

THE ALBANY HERALD

# Classifieds

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

**Albany Classifieds**  
**ANNOUNCEMENTS**  
**Notices**

**VETERANS: STAY SAFE IN YOUR OWN HOME** Are you an aging Veteran who wants to keep your independence? Don't wait for a fall to happen. SoftLine Home Support provides professional Home Safety Checks and monthly "Watchman" visits to help you live safely at home. MSW-led and dedicated to our heroes. Call Shaniqua at 229-310-1438

**SERVICE DIRECTORY**  
**Home Repair/Remodeling**

**ENHANCED REMODELING & DRYWALL**

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

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

Residential-Commercial-Renovations

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

**Landscaping/Lawn Care**

**New Temple Praise Lawn Care**  
 Raymond Kennebrew  
 229-603-5899  
 raymondkennebrew19@gmail.com

**THE GRASSCUTTER**  
 Call or text 229-407-4832 and give the particulars about your yard. I will text you the prices. I am....  
 The Grasscutter.

**MERCHANDISE**

**Garage Sale**

**YARD SALE!**  
 3202 Lancaster Lane  
 Saturday, April 25  
 8 a.m. - 12:30 p.m.  
 Clothes, shoes, tables, lamps, beds...household items, etc.

**HUGE BENEFIT YARD SALE** to raise funds for medical expenses.  
 Saturday 4/25 8am-2pm  
 146 Paloma Dr., Leesburg  
 Chest of drawers, exercise bike, wall unit, clothes, lamps, household items.

**JOBS**

**Full-Time**

**IRRIGATION TECH** needed for a small irrigation co. Must have driver's license and be willing to learn. Call Tommy at 229-603-1373.

**Albany Legals**

**Construction/Service Bids**

**A-387**  
 REQUEST FOR PROPOSALS  
 Residential Property  
 Maintenance & Management  
 PROPOSAL REF. #26-049  
 Sealed proposals will be received by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 5:00 PM, on May 14, 2026. A Pre-Proposal Conference will be held through Zoom, on April 22, at 10:00 AM. Zoom credentials are contained in the proposal documents. Proposal

**Construction/Service Bids**

documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Ricky Gladney, Buyer, at rgladney@albanyga.gov. \by\ Michael Eaton, Chief Financial Officer  
 April 25, 2026

**A-395**  
 INVITATION TO BID  
 Boiler Replacement  
 225 Judicial Building  
 BID REF. #26-050  
 Sealed bids will be received, on behalf of Dougherty County by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on May 20, 2026. A Pre-Bid Conference will be held at 10:00 AM on April 28, at the Procurement Division Office. A 5% Bid Bond is required of all bidders. Bid documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Ricky Gladney, Buyer I, at rgladney@albanyga.gov. \by\ Michael Eaton, Chief Financial Officer  
 April 25, 2026

**Debtors & Creditors**

**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

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

**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-354**  
 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-298**  
 NOTICE TO DEBTORS AND CREDITORS  
 State of Georgia,  
 County of DOUGHERTY  
 Estate No. 2026-ES-014  
 All creditors of the Estate of Mary Francis Hart, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to the undersigned Administrator.  
 Patricia Purnell  
 Administrator of the Estate of Mary Francis Hart  
 c/o Christopher A. Flowers.  
 504 N. Jefferson Street  
 Albany, GA 31701  
 April 4, 11, 18, 25, 2026

**A-389**  
 NOTICE TO DEBTORS AND CREDITORS  
 State of Georgia,  
 County of DOUGHERTY  
 Estate No. 2026-ES-077  
 All creditors of the Estate of Mary L. Brown, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to the undersigned Administrator.  
 Rebecca Smith  
 Administrator of the Estate of Mary L. Brown  
 c/o Christopher A. Flowers.  
 504 N. Jefferson Street  
 Albany, GA 31701  
 April 25, May 2, 9, 16, 2026

**A-357**  
 NOTICE TO DEBTORS AND CREDITORS  
 All creditors of the Estate of Loring Albert Gray, Jr., late of Dougherty

**Debtors & Creditors**

County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment.  
 This 6th day of April, 2026.  
 Smith Wilson, Attorney for  
 Russell Burton Gray and Elizabeth Gray Barfield  
 Co-Executors of the Estate of Loring Albert Gray, Jr.  
 GARDNER WILLIS PLAIRE & WILSON, LLP  
 P.O. Drawer 71788  
 Albany, Georgia 31708-1788  
 229-883-2441  
 April 11, 18, 25, May 2, 2026

**A-356**  
 NOTICE TO DEBTORS AND CREDITORS  
 All creditors of the Estate of Dennis Paul, late of Dougherty County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment.  
 This 6th day of April, 2026.  
 Sherman Willis, Attorney for  
 Lucille McFarland Executrix of the Estate of Dennis Paul  
 GARDNER WILLIS PLAIRE & WILSON, LLP  
 P.O. Drawer 71788  
 Albany, Georgia 31708-1788  
 229-883-2441  
 April 11, 18, 25, May 2, 2026

**A-361**  
 Notice to Debtors and Creditors  
 Georgia, Dougherty County  
 In Re: Estate of Betty Jenks  
 All creditors of the Estate of Betty Jenks, deceased, late of Dougherty County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.  
 Gwendolyn Boone, as Administratrix, c/o The Law Offices of Gregory Terrell Williams, LLC, P.O. Box 1113, Camilla, GA 31730.  
 /s/ Gwendolyn Boone  
 Executor  
 Estate of Betty Jenks  
 Gregory T. Williams  
 The Law Offices of Gregory Terrell Williams  
 P. O. Box 1113  
 Camilla, GA 31730  
 229/330-0614  
 April 11, 18, 25, May 2, 2026

**A-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.  
 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-303**  
 NOTICE TO DEBTORS AND CREDITORS  
 STATE OF GEORGIA  
 COUNTY OF DOUGHERTY  
 NOTICE is hereby given to all debtors and creditors of the Estate of Charles Homer Roberts III of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the estate are hereby 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-332**  
 NOTICE TO DEBTORS AND CREDITORS  
 STATE OF GEORGIA,  
 COUNTY OF DOUGHERTY  
 All creditors of the Estate of REBECCA WANGEN KIMSEY, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to us.  
 This 30th day of March, 2026.  
 DONALD KIMSEY, JR.,  
 Administrator of the Estate of REBECCA WANGEN KIMSEY  
 3306 Forest Ridge Dr.  
 Albany, GA 31721  
 April 4, 11, 18, 25, 2026

**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.  
 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-355**  
 NOTICE TO DEBTORS AND CREDITORS  
 GEORGIA, DOUGHERTY COUNTY  
 All debtors and creditors of the estate of Timmie Lee Shelton, Sr., deceased, late of said State and County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned Executor.  
 This 1st day of April, 2026.  
 /s/ Misty G. Haskins, Attorney for  
 Emma Ruth Shelton  
 as Executor of the Estate of Timmie Lee Shelton, Sr., deceased  
 c/o Perry & Walters, LLP  
 Post Office Box 71209  
 Albany, Georgia 31708  
 April 11, 18, 25, May 2, 2026

**A-300**  
**NOTICE TO DEBTORS AND CREDITORS**  
 GEORGIA, DOUGHERTY COUNTY  
 All creditors of the estate of CHARLES TARVER, deceased, late of said State and County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to the Estate are hereby requested to make immediate payment to the undersigned.  
 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-345**  
**NOTICE**  
 STATE OF GEORGIA  
 COUNTY OF DOUGHERTY  
 NOTICE is hereby given to all

**Debtors & Creditors**

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-393**  
 NOTICE  
 GEORGIA  
 DOUGHERTY COUNTY  
 Notice is hereby given to all creditors of the Estate of Elizabeth Ann Tomlinson, 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.  
 Stacey Roxanne Chance  
 Executrix of the Estate of Elizabeth Ann Tomlinson  
 c/o Larry B. Owens, LLC  
 P.O. Box 352  
 Albany, GA 31702  
 (229) 430-9989  
 April 25, May 2, 9, 16, 2026

**A-375**  
 NOTICE  
 GEORGIA  
 DOUGHERTY COUNTY  
 Notice is hereby given to all creditors of the Estate of Vallera Joan Cole and the Estate of Richard Jerome Cole, 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.  
 Katherine Cole Hardison  
 Executrix of the Estates of Vallera Joan Cole and Richard Jerome Cole  
 c/o Larry B. Owens, LLC  
 P.O. Box 352  
 Albany, GA 31702  
 (229) 430-9989  
 April 18, 25, May 2, 9, 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-311**  
**NOTICE TO DEBTORS AND CREDITORS**  
 STATE OF GEORGIA  
 COUNTY OF DOUGHERTY  
 NOTICE is hereby given to all debtors and creditors of the Estate of Gregory Scott Cribb of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the estate are hereby requested to make immediate payment to the undersigned.  
 DATED this 27th day of March 2026.  
 Nicholas Scott Cribb, Administrator of the Estate of Gregory Scott Cribb  
 c/o John M. Moorhead, Esq.  
 314 W. Residence Ave.  
 Albany, GA 31701  
 April 4, 11, 18, 25, 2026

**A-331**  
**NOTICE TO DEBTORS AND CREDITORS**  
 STATE OF GEORGIA  
 COUNTY OF DOUGHERTY  
 NOTICE is hereby given to all debtors and creditors of the Estate of Gregory Scott Cribb of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the estate are hereby requested to make immediate payment to the undersigned.  
 DATED this 27th day of March 2026.  
 Nicholas Scott Cribb, Administrator of the Estate of Gregory Scott Cribb  
 c/o John M. Moorhead, Esq.  
 314 W. Residence Ave.  
 Albany, GA 31701  
 April 4, 11, 18, 25, 2026

**A-331**  
 Dougherty COUNTY SUPERIOR COURT  
 STATE OF GEORGIA  
 Petitioner: Telisa J Roberts  
 V.  
 Respondent: Horace Roberts, Sr  
 Civil Action Case Number 26CV248-4  
**NOTICE OF SUMMONS**  
 TO: Horace Roberts, Respondent  
 Named Above:  
 This notice has been published to let you know that a Complaint For Divorce case was filed against you in Superior Court on March 13, 2026. The court issued an order for service of summons by publication on March 20, 2026. You must file an Answer to the Petition with the clerk of Superior Court and serve the Petitioner with a copy of the Answer. The Petitioner's address is 3822 DOMINION CT., Albany, GA 31721. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything he asked for in the Complaint for Divorce.  
 This 15th day of April, 2026.  
 Whitley Williams, Dep  
 Dougherty County Superior Court  
 State of Georgia  
 April 25, May 2, 9, 16, 2026

**A-331**  
 Dougherty COUNTY SUPERIOR COURT  
 STATE OF GEORGIA  
 Petitioner: Telisa J Roberts  
 V.  
 Respondent: Horace Roberts, Sr  
 Civil Action Case Number 26CV248-4  
**NOTICE OF SUMMONS**  
 TO: Horace Roberts, Respondent  
 Named Above:  
 This notice has been published to let you know that a Complaint For Divorce case was filed against you in Superior Court on March 13, 2026. The court issued an order for service of summons by publication on March 20, 2026. You must file an Answer to the Petition with the clerk of Superior Court and serve the Petitioner with a copy of the Answer. The Petitioner's address is 3822 DOMINION CT., Albany, GA 31721. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything he asked for in the Complaint for Divorce.  
 This 20th day of March 2026.  
 Joseph W. Dent  
 Judge/Clerk  
 Dougherty County Superior Court  
 State of Georgia  
 April 4, 11, 18, 25, 2026

**Debtors & Creditors**

**A-398**  
 STATE OF GEORGIA  
 COUNTY OF CALHOUN  
 All creditors of the estate of DANIEL SIMMONS, deceased, late of Calhoun 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 me.  
 This 16th day of April, 2026.  
 Alesia Porter Simmons  
 Exec. of Daniel Simmons., Dec.d  
 282 Strickland St. Edison, GA 39846  
 Willis A. DuVall  
 P. O. Box 128  
 Edison, GA 39846  
 April 25, May 2, 9, 16, 2026

**Divorces**

**A-339**  
 Dougherty COUNTY SUPERIOR COURT  
 STATE OF GEORGIA  
 Petitioner: Genalder Milledge V.  
 Respondent: Kenneth Milledge. I  
 Civil Action Case Number: 25CV193-4  
**NOTICE OF SUMMONS**  
 TO: Kenneth Milledge, Jr., Respondent Named Above:  
 This notice has been published to let you know that a Complaint For Divorce case was filed against you in Superior Court on February 27, 2026. The court issued an order for service of summons by publication on January 8, 2026. You must file an Answer to the Petition with the clerk of Superior Court and serve the Petitioner with a copy of the Answer. The Petitioner's address is Genalder Milledge. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything she asked for in the Petition for Divorce.  
 This 8th day of January 2026.  
 Joseph W. Dent  
 Dougherty County Superior Court  
 State of Georgia  
 April 4, 11, 18, 25, 2026

**A-351**  
 Dougherty COUNTY SUPERIOR COURT  
 STATE OF GEORGIA  
 Petitioner: Adijah Rainey  
 V.  
 Respondent: Kevian Green  
 Civil Action Case Number: 26-CV-244-4  
**NOTICE OF SUMMONS**  
 TO: Kevian Green, Respondent  
 Named Above:  
 This notice has been published to let you know that a Complaint For Divorce case was filed against you in Superior Court on Dougherty, 2026. The court issued an order for service of summons by publication on March 20, 2026. You must file an Answer to the Petition with the clerk of Superior Court and serve the Petitioner with a copy of the Answer. The Petitioner's address is 925 Birchwood Ct, McDonough, GA 30253. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything he asked for in the Complaint for Divorce.  
 This 20th day of March, 2026.  
 Joseph W. Dent  
 Dougherty County Superior Court  
 State of Georgia  
 April 11, 18, 25, May 2, 2026

**A-390**  
 Dougherty COUNTY SUPERIOR COURT  
 STATE OF GEORGIA  
 Petitioner: Kiara Sloan  
 V.  
 Respondent: Christopher Sloan  
 Civil Action Case Number: 26-CV-194-2  
**NOTICE OF SUMMONS**  
 TO: Christopher Sloan, Respondent  
 Named Above:  
 This notice has been published to let you know that a Complaint For Divorce case was filed against you in Superior Court on March 2, 2026. The court issued an order for service of summons by publication on April 15, 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 2010 W Broad Ave Apt 117, Albany, GA 31701. 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 15th day of April, 2026.  
 Whitley Williams, Dep  
 Dougherty County Superior Court  
 State of Georgia  
 April 25, May 2, 9, 16, 2026

**Grand Jury Presentments**

**A-406**  
**DOUGHERTY COUNTY GRAND JURY PRESENTMENT**  
**MARCH TERM 2026**  
 To: The Honorable Denise Marshall  
 The Honorable Victoria S. Darrissaw  
 The Honorable Joseph W. Dent  
 The Honorable Victoria M. Johnson  
 (Judges of the Superior Court)  
 The Grand Jury would like to thank the District Attorney, Gregory W. Edwards, and his staff for the high level of professionalism and respect they demonstrated the entire time we were under their care. We further commend the District Attorney for enlightening us on the various crimes happening in our community and the laws that are to be enforced regarding those matters. We specially commend the District Attorney's Office along with the Clerk of Court's Office for their hard work and dedication in preparing the cases for the Grand Jurors.  
 Additionally, we thank the Albany Police Department, the Dougherty County Police Department, the Dougherty County Sheriff's Office, and the Albany Dougherty Special Investigative Unit (ADSIU), and specifically ADSIU Investigator Nazaret Sanchez who provided us with information on drugs and gangs in this area. Our thanks go out to these and other special employees for their hard work and concern for the citizens of Albany and Dougherty County. This Grand Jury appreciates the attentiveness and help of our bailiff, Clarence Lanier.  
 We further thank Corporal Lashana Hudson, Albany Police Department, and Tiesha Howard and Desmond Cook, Aspire Behavioral Health, for providing us with information on the REACH Co-Response Team ("Responding, Engaging, and Cultivating Hope").  
 We commend Sheriff Terron Hayes for allowing us to tour and inspect the Dougherty County Jail Facility and for the hospitality we were shown by the staff, including the lunch that was prepared for us. The tour was enlightening as well as educational for the members of the Grand Jury. We extend further commendations to Sheriff Hayes and his staff for their dedicated work, not just at their work sites, but also in the community.  
 The Grand Jury was presented with 83 indictments, 81 were returned as True Bills and there were 2 No Bills. An additional 20 were filed by the District Attorney for Accusation.  
 The Grand Jury makes the following recommendations:  
 We recommend the City and County reevaluate policies on granting of new licenses to include criminal background screenings tied to the licenses of minimarts/businesses that focus on vape and cannabis products. We encourage law enforcement to conduct random inspections to include field testing of THC in products sold and random searches of existing businesses to stop the distribution of illegal items.  
 We further recommend the City and County suspend the licenses immediately of any businesses when there is credible evidence of illegal controlled substance sales.  
 We recommend that private owners of vacant buildings collaborate with City and County governments to support the redevelopment efforts that promote job creation and small business growth. Property owners should be encouraged to participate in public-private partnerships that repurpose underutilized spaces to workforce training centers, small business incubators, and other commercial opportunities. Incentives such as tax abatements, grants, and streamlining the permitting process should be offered to facilitate participation.  
 We recommend the adoption of an ordinance requiring owners of vacant commercial properties to actively participate in redevelopment or revitalization efforts. Any building that remains vacant, unmaintained, or not in compliance with established redevelopment standards for a period exceeding two years should be subject to mandatory remediation, including rehabilitation or demolition. Property owners should be provided with notice, a timeline for compliance, and access to available incentives and partnership opportunities. Failure to comply within designated timeframes should result in enforcement actions to include fines, liens, or removal of structures.  
 We recommend the establishment of the Albany Artificial Intelligence Governance Advisory Committee (AI-GAC) as a permanent advisory arm of city government, charged with evaluating, governing, and providing oversight of all artificial intelligence systems used by or proposed for use by the City of Albany.  
 We recommend the Albany AI-GAC serve as the official advisory body to the Albany City Commission on all matters relating to artificial intelligence technology, systems, and policies. Its purpose is to ensure that AI adoption by the City of Albany is governed, evaluated, transparent, and aligned with the interest of Albany residents. The consequences of unengaged municipal AI are documented and growing.  
 A transitional facility for recently released inmates should go beyond basic housing by integrating structured support systems that promote long-term stability and independence. It is recommended that such facilities include dedicated spaces for skilled training centers focused on sustainable employment pathways. These centers can offer vocational programs in high-demand fields such as construction, manufacturing, IT, etc.  
 Respectfully submitted on the 22nd day of April 2026.  
 Amy Thomas Hemmings -Foreperson  
 Andre Thompson, Sr. - Vice Foreperson  
 Kristin Harris - Secretary  
**GEORGIA, DOUGHERTY COUNTY:**  
**THE GRAND JURORS, selected, chosen and sworn for the County of Dougherty, to wit:**  
 1. Amy Thomas Hemmings-Foreperson  
 2. Andre Thompson Sr. -Vice Foreperson  
 3. Kristin Harris - Secretary

**Grand Jury Presentments**

4. Jacob Vining H. Raughton- Sgt. At Arms  
 5. Tammy Terrell Covin  
 6. Malcolm Bernard Davis  
 7. Stanley Nelson Hobbs  
 8. Michael A. Harrelson Jr.  
 9. Sandra Gunn Gregors  
 10. Waylen Reid Hart  
 11. Kimbre Latavia Walker  
 12. Wendy Klais Haire  
 13. Gregory Plishka  
 14. Luther Demetris Bell  
 15. Raleigh Addy  
 16. Nancy Rogers Webb  
 17. Christi Rae Priest  
 18. Debra Devon Greenlee  
 19. Alexander L.E. Letchworth  
 20. Michael Leon Richardson Jr.  
 21. Kevin Edward Tilley  
 22. Laura Jean Cheeks  
 23. Denzel Fenton Washington

IN THE SUPERIOR COURTS OF GEORGIA DOUGHERTY COUNTY COUNTY OF DOUGHERTY  
 IN RE: MARCH TERM GRAND JURY PRESENTMENTS  
 ORDER  
 The Grand Jury concluded its service today and made its written and oral presentments in open court. Same shall be filed by the Clerk of Court and published in the legal organ as required by the state law.  
 So, ordered, this 22 day of April 2026.  
 Judge of Superior Court Dougherty Judicial Circuit  
 April 25, 2026

**Juvenile Court**

**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 Kajuanu 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 the office of the Clerk of Juvenile Court of Dougherty County, Georgia, and the Petitioner's Attorney, Gregory T. Williams.  
 Witness the Honorable Valerie Brown-Williams, Associate Judge of said Court this 24th day of March, 2026.  
 Tequilla Woods  
 Clerk of Dougherty County Juvenile Court

Gregory T. Williams  
 Special Assistant Attorney General  
 Post Office Box

## Juvenile Court

Juvenile Court of Dougherty County, Georgia, and the Petitioner's Attorney, Jenifer Cummings.

Be advised that any biological father who is not the legal father of this child shall lose all rights to this child and shall not be entitled to object to the termination of his rights unless within thirty (30) days of receipt of this notice, he files (1) a petition to legitimate the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimate with the Dougherty County Juvenile Court.

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

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

## A-402 IN THE JUVENILE COURT OF CRISP COUNTY STATE OF GEORGIA

IN THE INTEREST OF:

J. J. M., a child

DOB: 07/02/2011

SEX: M

CASE NUMBER: 040-26J-047

TO: WILLIE MILLS, putative father of the child.

Any other person(s) claiming a parental interest who appear to the court to be proper or necessary parties to the proceeding and to the above-named child.

### AMENDED SUMMONS AND NOTICE

On February 23, 2026, a petition was filed in this court under the above style, seeking to terminate the parental rights of the parents of the above-named children.

**THIS IS A SUMMONS REQUIRING YOU TO BE IN COURT.** If you fail to come to court as required, you may be held in contempt of court and punished by imprisonment for up to twenty (20) days and/or a fine of up to one thousand dollars (\$1,000.00).

Now therefore, you, the party(s) named above, are commanded to be and appear on the date and time stated below, and to remain in attendance from hour to hour, day to day, month to month, year to year, and time to time, as said case may be continued, and until discharged by the court, and you are commanded to lay any and all business aside and to be and appear before the Juvenile Court of Crisp County, Georgia, located at The Crisp County Courthouse, 510 North 7th Street, Cordele, Crisp County, Georgia 31015 on the 24th day of June, 2026, at 9:00 a.m., to answer the allegations of the petition. The parent(s), guardian(s), legal custodian(s) or any other person(s) having physical custody or control of the above-named child(ren) are hereby commanded to bring the above-named child(ren) to the aforementioned hearing at the aforesaid time and place.

If you are served with this summons by publication as provided by law, you are likewise required to appear before this court at the above-stated date, time, and place to answer the allegations of the petition. A copy of the petition seeking termination of the parental rights of the parents of the above-named child(ren) may be obtained at the office of the Clerk of the Juvenile Court of Crisp County, Georgia, located at 510 North 7th Street, Cordele, Crisp County, Georgia 31015.

**TO ANY BIOLOGICAL FATHER REQUIRED TO BE SERVED PURSUANT TO O.C.G.A. §15-11-283: Please be advised that any biological father who is not the legal father of the above-named child(ren) may lose all rights to the child(ren) named in the petition brought in the above-styled matter and will not be entitled to object to the termination of his rights to the child(ren) unless, within 30 days of receipt of this notice, he files a petition to legitimate the child(ren), AND a notice of the filing of the petition to legitimate with this court.**

**NOTICE OF EFFECT OF TERMINATION JUDGMENT TO THE MOTHER, BIOLOGICAL FATHER AND LEGAL FATHER OF THE CHILD(REN) (IF ANY):**

Georgia law provides that you can permanently lose your rights as a parent. A petition to terminate parental rights has been filed requesting the court to terminate your parental rights to your child. A copy of the petition to terminate parental rights is attached to this notice. A court hearing of your case has been scheduled for 9:00 a.m. on the 24th day of June 2026, at the Juvenile Court of Crisp County, Georgia, located at The Crisp County Courthouse, 510 North 7th Street, Cordele, Crisp County, Georgia 31015.

If you fail to appear, the court can terminate your rights in your absence. If the court at the trial finds that the facts set out in the petition to terminate parental rights are true and that termination of your rights will serve the best interests of your child, the court can enter a judgment ending your rights to your child. If the judgment terminates your parental rights, you will no longer have any rights to your child. This means that you will not have the right to visit, contact, or have custody of your child or make any decisions affecting your child or your child's earnings or property. Your child will be legally freed to be adopted by someone else. Even if your parental rights are terminated: (1) You will still be responsible for providing financial support (child support payments) for your child's care unless and until your child is adopted; and (2) Your child can still inherit from you unless and until your child is adopted.

This is a very serious matter. You should contact an attorney immediately so that you can be prepared for the court hearing. You have the right to hire an attorney and to have him or her represent you. If you cannot afford to hire an attorney, the court will appoint an attorney if the court finds that you are an indigent person. Whether or not you decide to hire an attorney, you have the right to attend the hearing of your case, to call witnesses on your behalf, and to question those witnesses brought against you. If you have any questions concerning this notice, you may call the telephone number of the clerk's office which is 229-271-4726 Crisp.

WITNESS the Kristen W. Pack, Judge of said Court, this 20th day of April, 2026.

TARA HAYSLIP, Clerk

## Juvenile Court

Juvenile Court of CRISP County, Georgia

April 25, May 2, 9, 16, 2026

A-383

**PUBLICATION DOUGHERTY COUNTY JUVENILE COURT IN THE MATTER OF: O.M. B/M 06/19/2024**

To: Gregory Broner, all unknown biological fathers, putative fathers, legal fathers, or any other individuals alleging custody or any other individuals who might be the father of O.M. B/M 06/19/2024 born to mother Rhonique Myers on the aforementioned date

To: Rhonique Myers, biological mother and any other individuals alleging custody or any other individuals who might be the mother of O.M. B/M 06/19/2024 born to mother Rhonique Myers on the aforementioned date

A petition for guardianship was filed in this Court by Social Services Manager on the 2nd day of February 2026. The Petition alleges the above-referenced child to be dependent according to Georgia law and seeks petition for guardianship. You may obtain a copy of the Petition, which sets forth the specific allegations in detail, from the Clerk of Juvenile Court of Dougherty County, 225 Pine Avenue, Room G-7, Ground Floor, Albany, Georgia, 31701, phone 229-431-2162.

By authority of an Order for Service by Publication by the Judge of said Court on or about the 14th day of November, 2025, you are commanded to be an appear in the Juvenile Court of Dougherty County, Georgia, located at 225 Pine Avenue, Room G-7, Ground Floor, Albany, Georgia, 31701, within sixty (30) days of said Order for Service by Publication and on the 26th day of May, 2026, 2:15 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 a petition for guardianship.

You or any other interested party may file a written objection or answer on or before the date and time for the hearing stated above by filing the same at the office of the Clerk of Juvenile Court of Dougherty County, Georgia, and the Petitioner's Attorney, William Godfrey Be advised that any biological father who is not the legal father of this child shall lose all rights to this child and shall not be entitled to object to the petition for guardianship unless within thirty (30) days of receipt of this notice, he files a petition to legitimate the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimate with the Dougherty County Juvenile Court. Witness the Honorable Herbie L. Solomon, Judge of said Court this 14th day of April, 2026.

Tequila B. Woods, Clerk of Dougherty County Juvenile Court  
William Godfrey  
Special Assistant Attorney General  
Post Office Box 2321  
Albany, Georgia 31702 Phone (229) 573-7225/wigodfrey@wigodfrey.com  
April 18, 25, May 2, 9, 2026

## Name Changes

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

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-405

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

In re the Name Change of the Child(ren)

Xemora Seay, Minor child(ren)

Civil Action File No. 59CV282-2

NOTICE OF PETITION TO CHANGE NAME

I, J'Niya Seay filed this petition to the Superior Court of Dougherty County, Georgia on the 25 day of March, 2026, to change the name(s) of the minor child(ren) as follows:  
Current Name of Child: Xemora Seay  
Date of Birth: 03-15-20  
Proposed New Name: Xemora Carter

Any interested or affected party has the right to appear in this case and file objections within thirty days as set forth in O.C.G.A. § 19-12-1(f)(2) and (3).

This 25 day of March, 2026.  
J'Niya Seay  
Petitioner pro se  
3603 Oliver Drive.  
Albany, GA 31721  
229-376-3153

April 25, May 2, 9, 16, 2026

A-391

NOTICE OF PETITION TO CHANGE NAME DOUGHERTY COUNTY, GEORGIA

Notice is hereby given that Ashley Warner filed her petition in the Superior Court of Dougherty County,

## Name Changes

Georgia on the 16th day of April, 2026 praying for a change in the name of Petitioner's minor child in EMILY ANN WARNER to EMILY ANN HATCHER. Notice is hereby given pursuant to law to any interested or affected party to appear in said court and to file objections to such name change. Objections must be filed with said court within 30 days of the filing of said petition.

April 25, May 2, 9, 16, 2026

## Probate Court Administration

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

Citation dates: April 18 and 25, 2026  
May 2 and May 9, 2026

A-379

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: GANIYU TITILAYO OLADUNJOYE  
ESTATE FILE NO: 2026-ES-134  
TO WHOM IT MAY CONCERN:

Busurat K. Oladunjoye has petitioned to be appointed administrator of the estate of GANIYU TITILAYO OLADUNJOYE, 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 of any such objections, and must be filed with the court on or before May 18, 2026.

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Busurat K. Oladunjoye for a year's support from the estate of GANIYU TITILAYO OLADUNJOYE,

Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before May 18, 2026, why said petition should not be granted. 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 25, May 2, 9, 16, 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-386

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: BETTIE JEAN RICHARDSON  
ESTATE FILE NO: 2026-ES-138  
Harriet Loretta Richardson has petitioned to be appointed administrator of the estate of BETTIE JEAN RICHARDSON, 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 18, 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 18, 25, 2026

## Probate Court Administration

with the court on or before May 18, 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 25, May 2, 9, 16, 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 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-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-372

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

CASE NAME: ASIA LAW & AVA JONES  
ESTATE NO: 2026-GM-120  
IN RE: Petition for Temporary Guardianship of a Minor  
TO: DANTAVIS LAMAR JONES and ALL OTHER INTERESTED PARTIES

You are hereby notified that Gloria Williams and Donnell Williams filed a Petition seeking to be appointed temporary guardian of the above-named Minors. All objections to the Petition to the appointment of a temporary guardian or the appointment of the Petitioner as temporary guardian, must be in writing, setting forth the grounds of any such objections, and be filed with this Court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you were served by publication.

All objections should be sworn to before a notary public or Georgia 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.  
NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner(s) as guardian(s), or if a parent who is not a natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled for a later date. If no objection is filed, the Petition may be granted without a hearing.

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

April 25, 2026

## Probate Court Guardianship

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 May 5, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds for any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

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

April 25, 2026

A-399

NOTICE (For Discharge from Office and all Liability)

PROBATE COURT OF DOUGHERTY COUNTY  
ESTATE NO: 2025-ES-305  
PETITION OF TRACEY LORRAINE RUST

FOR DISCHARGE AS PERSONAL REPRESENTATIVE OF THE ESTATE OF: RUSSELL JAMES EDWARDS

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 May 5, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds for any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

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

April 25, 2026

A-400

NOTICE (For Discharge from Office and all Liability)

PROBATE COURT OF DOUGHERTY COUNTY  
ESTATE NO: 2025-ES-210  
PETITION OF DEBBIE LYNETTE PARKER

FOR DISCHARGE AS PERSONAL REPRESENTATIVE OF THE ESTATE OF: ELSIE MCCLAIN PARKER

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 May 5, 2026. BE NOTIFIED FURTHER: 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 18, 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 18, 25, 2026

## Probate Court 12 mth Support

Durham for a year's support from the estate of JAMES SAMUEL DURHAM, Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before May 18, 2026, why said petition should not be granted.

**Foreclosures**

belonging, or in any way appertaining to the Real Estate, including without limitation (i) all surface and subsurface soils, (ii) all minerals, elements, oil, gas, and other commercially valuable substances which may be in, under or produced from any part of the Real Estate, (iii) all air rights, and (iv) all water and water rights;

All rents, issues, profits, income, cash, proceeds, accounts, accounts receivable, instruments, letter of credit rights, insurance proceeds, deposit and other accounts, contract rights and general intangibles arising of or from the Real Estate or the improvements from time to time located thereon, including but not limited to the rents, income and profits arising from the operation of any business and all fees, charges, accounts or other payments for the use or occupancy of rooms and other public facilities in any hotel, motel, or other lodging properties located on the Real Estate (funds obtained as such rents, income, profits, fees, charges, accounts or other payments and held in any reserve, account or credit balance shall retain the character of such rents, income, profits, fees, charges, accounts or other payments);

All interests, estates or other rights and claims, arising in law or in equity, which Grantor now has or may hereafter acquire in any of the foregoing, including without limitation any greater estate Grantor may hereafter acquire in the Real Estate or improvements located thereon (the interests, estates and other rights and claims described in paragraphs A through F are hereinafter collectively referred to as the "Premises");

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

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

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

All insurance policies relating to the Premises and all claims and rights to payment of proceeds and other sums payable thereunder or in connection therewith;

All awards, compensation and settlements in lieu thereof made as a result of the taking by power of eminent domain of the whole or any part of the Premises, including any awards for damages sustained to the Premises, for a temporary taking, change of grade of streets or taking of access;

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

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

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

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

All present and future service and other agreements relating to the operation, management, maintenance and repair of the Premises or the buildings and improvements thereon, whether now owned by Grantor or hereafter acquired or arising, including without limitation any present or future management agreement relating to the management or operation of the Premises;

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

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

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

**Foreclosures**

by Grantor or hereafter acquired or arising;

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

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

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

All additions, accessions and accretions to, replacements and substitutions for, products of and any and all cash and non-cash proceeds from any of the property described above.

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

Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed.

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

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

The Premises shall be subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises.

To the best of the undersigned's knowledge and belief, the owner of the Premises is the Grantor and the party or parties in possession of the Premises is the Grantor or tenants of the Grantor.

**MERCHANTS BANK OF INDIANA**

As Attorney-in-Fact for  
**THE GABLES RESIDENTIAL, LLC.**  
Lisa Wolgast, Esq.  
Barnes & Thornburg LLP  
3340 Peachtree Rd NE  
Suite 2900  
Atlanta, GA 30326  
(470) 832-7535  
April 4, 11, 18, 25, May 2, 2026

**A-344****NOTICE OF SALE UNDER POWER**

STATE OF GEORGIA  
COUNTY OF DOUGHERTY

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt, Security Agreement and Assignment of Rents (Facility A) from The Gables North, LLC, a Florida limited liability company (the "Grantor") to and in favor of Merchants Bank of Indiana (the "Holder") dated July 29, 2022, and recorded in Deed Book 5005, Page 58 and re-recorded in Deed Book 5030, Page 289, Dougherty County, Georgia records (as assigned, amended and/or modified, the "Security Deed"), securing that certain Promissory Note (Facility A) dated July 29, 2022 in the original principal amount of \$8,391,000.00 executed by Grantor payable to Holder (as amended and/or modified, the "Note"), there will be sold at public outcry by Holder, as attorney-in-fact for Grantor, to the highest bidder for cash before the Courthouse door in Dougherty County, Georgia, on May 5, 2026, the following described land, improvements and appurtenances (hereinafter collectively referred to as the "Premises") to wit:

Property Address: **926 Lippitt Drive, Albany, GA 31701**

All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia and being more particularly described as follows: Begin at the northeast corner of the intersection of Slappey Drive and Lowe Road and go north 0 degrees 30 minutes west a distance of 1167.9 feet to a point; thence run north 87 degrees 30 minutes east a distance of 774.2 feet to a point and the point of beginning; from this point of beginning run north 87 degrees 30 minutes east a distance of 340 feet; thence run north 2 degrees 30 minutes west a distance of 427.9 feet to a point; thence run south 87 degrees 30 minutes west a distance of 340 feet to appoint; thence run south 2 degrees 30 minutes east a distance of 427.9 feet to the point of beginning. Said property being a part of Land Lot 361 in the First Land District of Dougherty County, Georgia.

ALSO BEING DESCRIBED AS: All that tract or parcel of land and being in the County of Dougherty, State of Georgia and being more particularly described as follows:

Begin at the northeast corner of the intersection of Slappey Drive and Lowe Road and go north 01 degrees 32 minutes 37 seconds east a distance of 1187.90 feet to a point; thence run north 89 degrees 38 minutes 37 seconds east a distance of 774.20 feet to a point and the point of beginning; from this point of beginning run north 89 degrees 38 minutes 37 seconds east a distance of 340.00 feet; thence run north 00 degrees 21 minutes 23 seconds west a distance of 427.90 feet to a point; thence run south 89 degrees 38 minutes 37 seconds west a distance of 340.00 feet to a point; thence run south 00 degrees 21 minutes 23 seconds east a distance of 427.90 feet to the point of

**Foreclosures**

beginning. Said property being part of Land Lot 361 in the First Land District of Dougherty County, Georgia.

TOGETHER WITH, All of the present and future estates, interests and rights of Grantor in and to (i) the Real Estate, (ii) all real estate in which Grantor may now or hereafter acquire an interest by reason of any accession or accretion with respect to the Real Estate and (iii) all real estate situated within the rights-of-way of any streets, alleys and roads adjoining the Real Estate; All buildings, structures, improvements and fixtures (including but not limited to all lighting fixtures and mechanical equipment) now or hereafter erected or placed in or upon the Real Estate or now or hereafter attached to or used in connection with the Real Estate to the extent such items may be considered part of the Real Estate under applicable law;

All tenements, hereditaments, easements, appurtenances and other rights and privileges thereunto now or hereafter attaching and belonging, or in any way appertaining to the Real Estate, including without limitation (i) all surface and subsurface soils, (ii) all minerals, elements, oil, gas, and other commercially valuable substances which may be in, under or produced from any part of the Real Estate, (iii) all air rights, and (iv) all water and water rights;

All rents, issues, profits, income, cash, proceeds, accounts, accounts receivable, instruments, letter of credit rights, insurance proceeds, deposit and other accounts, contract rights and general intangibles arising of or from the Real Estate or the improvements from time to time located thereon, including but not limited to the rents, income and profits arising from the operation of any business and all fees, charges, accounts or other payments for the use or occupancy of rooms and other public facilities in any hotel, motel, or other lodging properties located on the Real Estate (funds obtained as such rents, income, profits, fees, charges, accounts or other payments and held in any reserve, account or credit balance shall retain the character of such rents, income, profits, fees, charges, accounts or other payments);

All interests, estates or other rights and claims, arising in law or in equity, which Grantor now has or may hereafter acquire in any of the foregoing, including without limitation any greater estate Grantor may hereafter acquire in the Real Estate or improvements located thereon (the interests, estates and other rights and claims described in paragraphs A through F are hereinafter collectively referred to as the "Premises");

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

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

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

All insurance policies relating to the Premises and all claims and rights to payment of proceeds and other sums payable thereunder or in connection therewith;

All awards, compensation and settlements in lieu thereof made as a result of the taking by power of eminent domain of the whole or any part of the Premises, including any awards for damages sustained to the Premises, for a temporary taking, change of grade of streets or taking of access;

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

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

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

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

All present and future service and other agreements relating to the operation, management, maintenance and repair of the Premises or the buildings and improvements thereon, whether now owned by Grantor or hereafter acquired or arising, including without limitation any present or future management agreement relating to the management or operation of the Premises;

**Foreclosures**

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 any such contract or agreement) which is an interest rate protection agreement, foreign currency exchange agreement, commodity price protection agreement, or other interest or currency exchange rate or commodity price hedging arrangement, including without limitation any contract or agreement relating to a rate swap, basis swap, forward rate transaction, commodity swap, commodity option, equity or equity index swap, equity or equity index option, bond option, interest rate option, foreign exchange transaction, cap transaction, floor transaction, collar transaction, forward transaction, currency swap transaction, cross-currency rate swap transaction, currency option or any other similar hedging arrangement or transaction;

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

All additions, accessions and accretions to, replacements and substitutions for, products of and any and all cash and non-cash proceeds from any of the property described above.

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

Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed.

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

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

The Premises shall be 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-306**

Notice of Sale Under Power. State of Georgia, County of DOUGHERTY, Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by DENNIS DAVID MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR AB&T , dated 09/01/2017, and Recorded on 09/07/2017 as Book No. 4444 and Page No. 284 299, AS AFFECTED BY MODIFICATION AGREEMENTS BOOK 5040, PAGE 227 235 AND BOOK 5111, PAGE 245 254, DOUGHERTY County, Georgia records, as last assigned to PENNYMAC LOAN SERVICES, LLC (the "Secured Creditor"), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$89,381.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the DOUGHERTY County Courthouse within the legal hours of sale on the first Tuesday in May, 2026, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 223 OF THE FIRST LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 17 OF LORETTA HEIGHTS, ACCORDING TO A PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 4, PAGE 127 (PLAT CABINET 1, SLIDE B 35), IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale,

**Foreclosures**

as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). PENNYMAC LOAN SERVICES, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property, PENNYMAC LOAN SERVICES, LLC, acting on behalf of and, as necessary, in consultation with PENNYMAC LOAN SERVICES, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44 14 162.2, PENNYMAC LOAN SERVICES, LLC may be contacted at: PENNYMAC LOAN SERVICES, LLC, 3043 TOWNSGATE ROAD, SUITE 200, WESTLAKE VILLAGE, GA 91361, 866 549 3583. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 931 BARBRAGALE AVE, ALBANY, GEORGIA 31705 is/are: DENNIS DAVID GRAF AND PANDA GRAF or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. T h e sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9 13 172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. PENNYMAC LOAN SERVICES, LLC as Attorney in Fact for DENNIS DAVID GRAF AND PANDA GRAF. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 0000010652436 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398.

April 11, 18, 25, May 2, 2026

**A-224**

STATE OF GEORGIA  
COUNTY OF DOUGHERTY

**NOTICE OF SALE UNDER POWER**

Because of a default under the terms of the Security Deed executed by Rossie Batten III to Mortgage Electronic Registration Systems, Inc., as nominee for LendUS, LLC dated March 9, 2022, and recorded in Deed Book 4950, Page 206, Dougherty County Records, said Security Deed having been last sold, assigned, transferred and conveyed to NewRez LLC d/b/a Shellpoint Mortgage Servicing, securing a Note in the original principal amount of \$152,192.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, May 5, 2026, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

**All that tract or parcel of land lying and being in Land Lot 206 in the First Land District of Dougherty County, Georgia, and being more particularly described as follows:**

**All of Lot 80 of College Park Subdivision, Section 6, according to a map or plat of said subdivision as the same is recorded in Plat Cabinet 1, Slide C-9, in the office of the Clerk of Superior Court, Dougherty County, Georgia.**

Said property is known as **2522 Toni Lynne Lane, Albany, GA 31705**, together with all fixtures and personal property attached to and constituting a part of said property, if any.

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

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

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

The property is or may be in the possession of Rossie Batten, III, 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-283****NOTICE OF FORECLOSURE SALE UNDER POWER**

DOUGHERTY COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Martha Peterson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Reliance First Capital, LLC, dated July 12, 2022, and recorded in Deed Book 5000, Page 92, Dougherty County, Georgia Records, as last transferred to Reliance First Capital, LLC by assignment recorded on June 25,

2025 in Book 5309 Page 193 in the Office of the Clerk of Superior Court of Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Eighty-Seven Thousand Two Hundred Twenty and 0/100 dollars (\$187,220.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, within the legal hours of sale on May 5, 2026, the following described property: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGHERTY, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS: Being more particularly described as Lot 27 of Oak Hill Subdivision according to a map or plat recorded in Plat Cabinet 1, Slide C-48 in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Parcel ID: 044-2/0007/027

Commonly known as **3701 CASTLE PINE Lane, Albany, GA 31721**

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

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Reliance First Capital, LLC they can be contacted at (866) 397-5370 for Loss Mitigation Dept. or by writing to 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047, to discuss possible alternatives to avoid foreclosure.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Martha Peterson or tenant(s); and said property is more commonly known as **3701 Castle Pines Ln, Albany, GA 31721**.

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

Regions Bank d/b/a Regions Mortgage as Attorney in Fact for Deborah L. Ball, Brock & Scott, PLLC, 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no. : 19-05348 April 11, 18, 25, May 2, 2026

**Foreclosures**

2025 in Book 5309 Page 193 in the Office of the Clerk of Superior Court of Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Eighty-Seven Thousand Two Hundred Twenty and 0/100 dollars (\$187,220.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, within the legal hours of sale on May 5, 2026, the following described property: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGHERTY, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS: Being more particularly described as Lot 27 of Oak Hill Subdivision according to a map or plat recorded in Plat Cabinet 1, Slide C-48 in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Parcel ID: 044-2/0007/027

Commonly known as **3701 CASTLE PINE Lane, Albany, GA 31721**

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

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Reliance First Capital, LLC they can be contacted at (866) 397-5370 for Loss Mitigation Dept. or by writing to 1 Corporate Drive, Suite 360, Lake Zurich, Illinois 60047, to discuss possible alternatives to avoid foreclosure.

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

To the best knowledge and belief of the undersigned, the party in possession of the property is Martha Peterson or tenant(s); and said property is more commonly known as **3701 Castle Pines Ln, Albany, GA 31721**.

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

Reliance First Capital, LLC as Attorney in Fact for Martha Peterson, Brock & Scott, PLLC, 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no. : 25-16714 April 11, 18, 25, May 2, 2026

**A-279****NOTICE OF FORECLOSURE SALE UNDER POWER**

DOUGHERTY COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Deborah L. Ball to Regions Bank d/b/a Regions Mortgage, dated May 16, 2013, and recorded in Deed Book 4023, Page 208, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Ninety-Two Thousand Two Hundred Ninety-Seven and 0/100 dollars (\$92,297.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, within the legal hours of sale on May 5, 2026, the following described property: All that tract or parcel of land lying and being in Land Lot 410 in the First Land District, City of Albany, Dougherty County, Georgia, and being all of Lot 326 of Sherwood Acres Subdivision, Section 3 according to a map or plat of said subdivision as same is recorded in Plat Book 3, Page 228, (Plat Cabinet 1, Slide B-2), in the office of the Clerk of Superior Court of Dougherty County, Georgia.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

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

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed, and (3) 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](http://www.foreclosurehotline.net) EXHIBIT "A"

**Foreclosures**

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 3669, 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, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes 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

**A-341**

NOTICE OF SALE UNDER POWER GEORGIA, DOUGHERTY COUNTY

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

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

The debt secured by said Security Deed has been and is hereby declared due and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale, as provided in the Security Deed and by law which includes, but is not limited to, attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without

**Foreclosures**

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 Raymer Leibert Pierce, LLP 1544 Old Alabama Rd Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT "A"

All that tract or parcel of land situate, lying and being in Land Lot 251 of the First Land District of Dougherty County, Georgia and being more particularly described as 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-326**

NOTICE OF IN REM FORECLOSURE SALE

DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on March 5, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 3, Block Q, Isabella Heights, et al, Case No. SUCV2026000077, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Office Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of May, 2026, at approximately 10:00 a.m. ( May 5, 2026), to wit:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being more particularly described as all of Lot 3, Block "Q" of Isabella Heights Addition Subdivision according to a map or plat of said subdivision recorded in Plat book 2, page 84 in the office of Clerk of Superior Court of Dougherty County, Georgia

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: **608 S Maple Street, Albany, Georgia**.

Tax Parcel ID # 0000Q/00013/005  
Current Owner: Kenneth C. Thomas.

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2022 through 24. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the 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 Office Sheriff  
April 11, 18, 25, May 2, 2026

**Foreclosures**

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

**A-324**

NOTICE OF IN REM FORECLOSURE SALE

DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on March 5, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Part of City of Albany Lots 58 & 59, et al, Case No. SUCV2026000075, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Office 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 Office Sheriff  
April 11, 18, 25, May 2, 2026

**A-327**

NOTICE OF IN REM FORECLOSURE SALE

DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on March 5, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 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 Office Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of May, 2026, at approximately 10:00 a.m. ( May 5, 2026), to wit:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia and being all of Lot 12 of Banks Subdivision, according to plat of same as recorded in Plat Book 1, Page 247 in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: **112 East Road, Albany, Georgia**.

Tax Parcel ID # 0000L/00005/007.  
Current Owner: Greenleo Residential Rental, LLC

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

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner  
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 Office Sheriff  
April 11, 18, 25, May 2, 2026

**A-321**

NOTICE OF IN REM FORECLOSURE SALE

DOUGHERTY COUNTY, GEORGIA

**Foreclosures**

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 Office Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of May, 2026, at approximately 10:00 a.m. ( May 5, 2026), to wit:

All that tract or parcel of land lying and being in the First Land District of Dougherty County, Georgia, and being a part of Tract 313 of Albany Georgia Pecan Company Subdivision "C", according to the plat of that subdivision as recorded in Contract Book 2, Page 44, in the office of the Clerk of the Superior Court of Dougherty County, Georgia, and being more particularly described as a tract 90 feet wide by 100 feet deep off of the northeastern corner of the eastern 1.00 acre tract of 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 Office 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 Office Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of May, 2026, at approximately 10:00 a.m. ( May 5, 2026), to wit:

All that tract or parcel of land situate, lying and being in the City of Albany 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 # 0000C/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,

**Foreclosures**

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

**A-325**

NOTICE OF IN REM FORECLOSURE SALE

DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on March 5, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 1, Block C, Isabella Heights, et al, Case No. SUCV2026000076, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Office Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of May, 2026, at approximately 10:00 a.m. ( May 5, 2026), to wit:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia; and being Lot 1 in Block "C", Isabella Heights Subdivision, as per revised plat thereof recorded in Plat Book 1, Page 218, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, dated April, 1941, and being more particularly described as follows:

Beginning at the northwest corner of First Avenue and Collins Street and running north along the west side of Collins Street .a distance of 80 feet to the southeast corner of Lot 2; thence run west along the south line of said Lot 2, a distance of 150 feet to a 15 foot alley; thence south along the west side of said alley a distance of 80 feet to First Avenue; thence run east along the north side of First Avenue a distance of 150 feet to Collins Street and the point of beginning.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **113 Collins Street, Albany, Georgia**.

Tax Parcel ID # 000EE/00037/005.  
Current Owner: Greenleo Residential Rental, LLC

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2023 through 2024. The taxes remaining unpaid, the sale will be made for the purpose of 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 Office 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 Office 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,

**Foreclosures**

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

**A-323**

NOTICE OF IN REM FORECLOSURE SALE

DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on March 5, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus East ½ of the South 187 feet of Tract 13, Southern Nut and Fruit Company, Subdivision "B", et al, Case No. SUCV2026000074, Shonna Colley

### Foreclosures

Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

**SHONNA COLLEY JOSEY**,  
Dougherty County Tax Director,  
Petitioner  
Stephen G. Gunby  
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 REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on March 5, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 18, Block 3, Cleveland Heights Subdivision "A", et al, Case No. SUCV2026000071, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of May, 2026, at approximately 10:00 a.m. ( May 5, 2026), to wit:

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

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

**SHONNA COLLEY JOSEY**,  
Dougherty County Tax Director,  
Petitioner  
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-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 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 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 OR 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

### Foreclosures

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-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 HSBK 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

### 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 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 Eddie James Haynes, deceased, late of Calhoun County, 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 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 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-392 STATE OF GEORGIA CALHOUN COUNTY ESTATE NO. 3809 TO ALL DEBTORS AND CREDITORS MAXINE ADAMS WILLIAMS

All debtors and creditors of MAXINE ADAMS WILLIAMS, deceased, late of said county, are hereby notified to render an account of their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me. This day 16th of April, 2026. Wanda Williams Harrell, Executor of the Estate of MAXINE ADAMS WILLIAMS c/o AMOS JOHN SHEFFIELD Attorney at Law 94 Court Sq. Blakely, Georgia 39823 (229) 724-4471 Phone (888) 420-5792 Fax amos@pataulalaw.com  
April 25, May 2, 9, 16, 2026

### Foreclosures

**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

### Calhoun Co. Legals

#### 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-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-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 Cutbert., 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 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 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

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## Los Angeles Times Daily Crossword Puzzle

Edited by Patti Varol

- ACROSS**
- 1 Award for Attica Locke's "Bluebird, Bluebird"
  - 6 Gala portion
  - 15 Duane \_\_\_ NYC chain owned by Walgreens
  - 16 Personal compass
  - 17 "Precision Crafted Performance" sloganeer
  - 18 One who really gets people?
  - 19 Like a wise guy
  - 21 Draws
  - 22 Apt name for a cinematographer
  - 23 Visual aids
  - 25 Soccer great called "O Rei"
  - 26 Had the conn
  - 28 Gospel-singing sister of Aretha
  - 29 Degree of difficulty?
  - 32 Couture letters
  - 33 "How fun!"
  - 35 Features of some cold cases?
  - 38 Mark up
  - 39 Fabric
  - 40 Part of a Cuban combo
  - 42 Went first
  - 43 The hills of Rome, e.g.
  - 45 Parents
  - 47 Hidden assets
  - 52 Hostess treats
  - 54 First name in country pop
  - 55 Voice-activated, say
  - 57 Bucks
  - 58 Chiwere speaker
  - 59 Cheerful tune
  - 60 One bit
  - 61 \_\_\_ Reader
  - 62 Serpentine fish
  - 63 Bounce back
- DOWN**
- 1 Wipe
  - 2 Get on with one's half-life?
  - 3 Get a feel for
  - 4 Campaign managers?
  - 5 Wake-up calls
  - 6 Rock blaster
  - 7 Billy who wore a velvet tuxedo jacket and ball gown to the Oscars in 2019
  - 8 Speak highly of
  - 9 Kent co-worker
  - 10 \_\_\_ Club
  - 11 Loops into a chain
  - 12 Breakfast option
  - 13 The one, so to speak
  - 14 Spread throughout
  - 20 "Big yikes"
  - 24 People person?
  - 25 Bottled (up)
  - 27 Useful connections for networking?
  - 29 Chest day targets, for short
  - 30 Lucy of "Pretty Little Liars"
  - 31 Surprises with a call
  - 34 Place to blow off smoke?
  - 36 One who shows up
  - 37 Low-pressure approach
  - 41 As we speak
  - 44 Layered dessert often topped with syllabus
  - 46 City-state documented by Herodotus
  - 48 Inducing the heebie-jeebies
  - 49 "Inside the NBA" analyst since 2011
  - 50 Horan of One Direction
  - 51 "I hate to say it ..."
  - 52 The old you?
  - 53 Inventor who coined the term "horsepower"
  - 56 "Arrival" arrivals, briefly

### ANSWER TO TODAY'S PUZZLE:

A	T	T	V	H	S	T	E	E	E	N	L	O
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By Greg Snitkin & Amie Walker ©2026 Tribune Content Agency, LLC 04/25/26

RELEASE DATE—Sunday, April 26, 2026

## Los Angeles Times Sunday Crossword Puzzle

Edited by Patti Varol

- "A RIVER RUNS THROUGH IT" BY ZHOU ZHANG & KEVIN CURRY**
- ACROSS**
- 1 Salad follower?
  - 4 Like clothes after a spin cycle
  - 8 Dream state, briefly
  - 11 Savors the sun
  - 16 \_\_\_ carte menu
  - 17 Cookies that debuted with a lemon meringue variety
  - 19 French friend
  - 21 Italian fashion giant
  - 22 Understand
  - 23 "Don't interrupt!"
  - 25 Longs for
  - 26 Performs for only one side of the audience?
  - 29 Puzzle pieces?
  - 30 "Bleeding Love" singer Lewis
  - 31 "Otello" baritone
  - 32 Herd word
  - 33 Like mackerel
  - 34 Natural rope fiber
  - 35 Support for a fractured fruit?
  - Supermodel Heidi
  - 43 Use a keyboard
  - 44 Caterpillar roll ingredient
  - 45 Calendar col.
  - 48 Ye \_\_\_ Apothecary
  - 51 Snoop (around)
  - 53 Snoop
  - 55 Leave for a minute
  - 57 Beach volleyball team, e.g.
  - 58 Kitchen gloves
  - 59 First woman to be head writer on "SNL"
  - 61 Applies, as influence
  - 62 Head of the class
  - 64 Pair in a ring
  - 67 Crush it, informally
  - 68 With competence
  - 69 Sew angry?
  - 71 Wild guess
  - 72 Org. that sells "I Read Banned Books" bookmarks
  - 73 Headache remedy
  - 74 Texas symbol
  - 77 Primps
  - 79 High-end camera initials
  - 80 Was victorious in
  - 81 Sense of self
  - 82 Cobbler container
  - 84 Poorly lit
  - 86 Flabbiergasts
  - 87 California roll ingredient
  - 88 Donkey
  - 89 Gymnast Suni
  - 90 Direction in a Steinbeck title
  - 92 Hindi film star \_\_\_ Rukh Khan
  - 94 Mass celebrations?
  - 99 Shanghai salutation
  - 103 Prop for Zach Galifianakis' talk show
  - 105 \_\_\_ out!
  - 106 Home run
  - 108 Poor skiing condition
  - 109 Graph lines
  - 110 Needs size EEEEEEE shoes?
  - 114 Benefit
  - 116 Ability to spot details
  - 117 Moo \_\_\_ pork
  - 118 Scottish monster, affectionately
  - 119 Chow for a Clydesdale
  - 120 American Red Cross visitor
  - 121 Yoga chants
  - 122 Coin receivers
  - 123 Sound of disapproval
  - 124 Apprehends
  - 125 "I don't wanna"
  - 13 "Now's not the time"
  - 14 Pay respect, in a way
  - 15 Actress Spacek
  - 18 Channels that provide ocean access
  - 20 Freezer aisle waffles
  - 21 Playbill word
  - 24 Suffering
  - 27 Slithering reptile
  - 28 Crosses one's fingers
  - 36 Where a QR code may lead
  - 37 Toy ball blaster
  - 38 "Who cares if they do"
  - 39 Holly genus
  - 41 Foot or stone
  - 42 Parts of e-bikes
  - 46 Root vegetable high in vitamin C
  - 47 Tiny
  - 48 Words of praise
  - 49 Rapper in the "Fast & Furious" franchise
  - 50 Risky late-night coffee order
  - 52 Thin parts on tanks
  - 54 Cooler named for a cryptid
  - 56 Younger siblings, stereotypically
  - 58 Month that's rarely abbreviated
  - 60 "Slow down" light color
  - 63 Like crosswords
  - 64 Yorkie, for one
  - 65 Pollution stat
  - 66 Makes amends (for)
  - 70 Give an expensive coat to
  - 71 Adjust, as an alarm
  - 72 Dad, in Korean
  - 73 Liability opposite
  - 75 Basketball Hall of Famer Steve
  - 76 Actor Corddry
  - 78 \_\_\_ blue: biology stain
  - 80 Furniture prohibited in many apartment leases
  - 83 OutKast hit
  - 85 Small rug
  - 87 \_\_\_ crisp oil
  - 91 Hold back, as information
  - 93 Gets back to
  - 95 Stand firm
  - 96 Sauce made with pine nuts
  - 97 Genesis mountain
  - 98 Convinced of
  - 100 "Song Sung Blue" Oscar nominee
  - 101 Respiratory condition
  - 102 "Quiet, you"
  - 103 Followers of Bacchus
  - 104 Boot
  - 107 "Congo" singer-songwriter \_\_\_ Marie
  - 110 Laugh syllable
  - 111 Bits of butter
  - 112 Game whose board has 42 territories
  - 113 "Stay out of this," for short
  - 115 Put down

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