

Debtors & Creditors

A-486

NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF DOUGHERTY
All creditors of the Estate of Roger L. Drake., Sr. deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to us.
This 13th day of May, 2026.
Christopher Drake and Ray D. Drake,
Successor Co-Executors of the Estate of Roger L. Drake
1701 Lowell Ln.
Albany, GA 31707

May 16, 23, 30, June 6, 2026

Divorces

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 will be taken against you, and the Petitioner will get everything he asked for in the Complaint for Divorce.
This the 15th day of April, 2026.
Whitley Williams, Dep
Dougherty County Superior Court
State of Georgia

April 25, May 2, 9, 16, 2026

Divorces

A-437

Dougherty COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: Patricia Davis
V.
Respondent: Quavan Davis
Civil Action Case Number: 26-CV-369-7
NOTICE OF SUMMONS
TO: Quavan Davis, 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 April 16, 2026. The court issued an order for service of summons by publication on April 22, 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 200 Arbor Ct Albany, GA 31705. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything he asked for in the Complaint for Divorce.
This the 22nd day of April, 2026.
Whitley Williams, Dep.
Dougherty County Superior Court
State of Georgia

May 9, 16, 23, 30, 2026

Divorces

A-477

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY
STATE OF GEORGIA
HERLINDA CARRETO DIAZ,
Petitioner
VS.
MIGUEL ESCOBAR CABRERA,
Respondent.
CIVIL ACTION FILE NO.: SUCV2025001281
NOTICE OF PUBLICATION
To: Miguel Escobar Cabrera Guatemala
By Order for Service by Publication dated **22nd** day of **April, 2026**. You are hereby notified that on the 22nd day of December 2025, the Petitioner filed suit against you for Divorce.
You are required to file with the Clerk of Superior Court of Dougherty County, and to serve upon the Petitioner Herlinda Carreto Diaz at this address: 211 Pine Bluff RD Lot 72, Albany, GA 31705, and answer to the Petition for Divorce within sixty (60) days of the date of the first publication of notice.
Witness the Honorable **Denise Marshall**, Judge of this Court.
This **22nd** day of **April, 2026**.
Phyllis N Johnson
Clerk, Superior Court of Dougherty County

May 16, 23, 30, June 6, 2026

Juvenile Court

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

Juvenile Court

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 legitimize the child(ren). AND a notice of the filing of the petition to legitimize 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 of CRISP County, Georgia

April 25, May 2, 9, 16, 2026

Miscellaneous

A-436

SUPREME COURT OF GEORGIA
Case No. S26B1012
March 17, 2026
The Honorable Supreme Court met pursuant to adjournment.
The following order was passed:
IN THE MATTER OF JOSEPH PRYOR DURHAM, JR.
Joseph Pryor Durham, Jr. (State Bar No. 235524) died on March 4, 2026, and has no partner, associate or other appropriate representative available to notify his clients of his death and protect their interests. As such, Durham is an Absent Attorney as defined in Bar Rule 4-228(a). On March 13, 2026, the Office of the General Counsel of the State Bar of Georgia petitioned for the appointment of a receiver pursuant to Bar Rule 4-228. Under that rule, the appointment of a receiver is appropriate, and it is therefore ordered that Beau Tillman Shrable (State Bar No. 453977), who is an active member of the State Bar of Georgia in good standing, be appointed as a receiver of Durham's client files and records, trust and escrow accounts, any other accounts containing clients funds, and that he notify Durham's clients about how to retrieve their files and funds. It is further ordered that Shrable be granted immunity from suit for any conduct undertaken in the course of his official duties, such immunity being the type of immunity ordinarily granted to a receiver under Bar Rule 4-228(j).
SUPREME COURT OF THE STATE OF GEORGIA
Clerk's Office, Atlanta
I certify that the above is a true extract from the minutes of the Supreme Court of Georgia.
Witness my signature and the seal of said court hereto affixed the day and year last above written.
Thrice S Banne
Clerk
Shrable Law Firm - (229) 349-6291
May 9, 16, 23, 30, 2026

Miscellaneous

A-452

CITY OF ALBANY MUNICIPAL COURT
CITY OF ALBANY, Petitioner,
vs.
906 Tenth Ave., Albany, Georgia, bearing Tax ID# 000FF/00004/015; and BESSIE JOHNSON, Property Owner; and Interested Persons as Defined in O.C.G.A. § 41-2-8(8): DOUGHERTY COUNTY TAX DEPARTMENT, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 906 TENTH AVE., ALBANY, GA, Respondent(s).
CIVIL DOCKET NO. 26-NA-22
LEGAL NOTICE
TO: BESSIE JOHNSON, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN 906 TENTH AVE., ALBANY, DOUGHERTY COUNTY, GEORGIA:
You are hereby notified that a Petition To Remedy Code and Ordinance Violations has been filed concerning the property located at 906 Tenth Ave. in the City of Albany, Dougherty County, Georgia, and more particularly described as follows:
All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being all of Lot 21 and the West 3 feet of Lot 22 in Block 35 of Rawson Circle Subdivision, according to a map or plat of said subdivision as same is recorded in Plat Book 2, Page 17 (Plat Cabinet 1, Slide A-39), in the Office of the Clerk of the Superior Court of Dougherty County, Georgia.
Said Petition seeks to abate the conditions existing on said property which constitute a nuisance in violation of codes and ordinances of the City of Albany, Georgia. You are ordered to show cause before the undersigned on the 22nd day of May, 2026, at 9:00 a.m. and from time to time thereafter as the same may be called in the Municipal Court located at the Law Enforcement Center, 201 W. Oglethorpe Blvd., Albany, Georgia, why the relief requested in said Petition should not be granted and the Code violations remedied and the nuisance abated at your expense.
Let this notice be published and posted as required by law.
Witness the Honorable Ingrid Driskell, Chief Judge, Municipal Court.
Michael M. Custer
Ga. Bar No. 525350
Attorney for Petitioner
222 Pine Ave., Suite 560
Albany, Georgia 31701
(229) 431-2805 (office)
mcuster@albanyga.gov

May 9, 16, 2026

Name Changes

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, Georgia on the 16th day of April, 2026 praying for a change in the name of Petitioner's minor child from 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

Name Changes

A-434

IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In re the Name Change of the Child(ren)
Rashard Broadrax, Minor child(ren)
Civil Action File No. 26CV403-3
NOTICE OF PETITION TO CHANGE NAME
I, Teannia Broadrax filed this petition to the Superior Court of Dougherty County, Georgia on the 29 day of April, 2026, to change the name(s) of the minor child(ren) as follows:
Current Name of Child: Rashard Broadrax
Date of Birth: 07-11-17
Proposed New Name: Rashard Charnad Lane
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 29 day of April, 2026.
Teannia Broadrax
Petitioner pro se
2611 Gillionville Road
Albany, GA 31707
229-352-7281

May 2, 9, 16, 23, 2026

Name Changes

A-435

IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In re the name change of: Reid Brown
Civil Action File No. 26-CV-396
NOTICE OF PETITION TO CHANGE NAME
I, Tiffany Penelope Reid Brown, filed a petition in the Superior Court of Dougherty County, Georgia on the 28th day of April, 2026 to change my name from Tiffany Penelope Reid Brown to Tiffany Penelope Wilson Brown. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Signed the 28 day of April, 2026.
Tiffany Brown, Petitioner
101 Constitution Court Apt B
Albany, GA 31721
229-395-8923

May 2, 9, 16, 23, 2026

Name Changes

A-449

IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In re the Name Change of the Child(ren)
Mauro Perez Cabrera Jr., Minor child(ren)
Civil Action File No. 26CV-423-3
NOTICE OF PETITION TO CHANGE NAME
I, Mauro Perez Gomez, filed this petition to the Superior Court of Dougherty County, Georgia on the 5th day of May, 2026, to change the name(s) of the minor child(ren) as follows:
Current Name of Child: Mauro Perez Cabrera Jr.
Date of Birth: 03-23-23
Proposed New Name: Mauro Jr.

Name Changes

Perez Cabrera

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 5th day of May, 2026.
Mauro Perez Gomez
Petitioner pro se
211 Pinebluff Road Lot 227
Albany, GA 31705
229-349-3696

May 9, 16, 23, 30, 2026

Name Changes

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

Name Changes

A-408

IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In re the name change of: Daniel Charles Myers
Civil Action File No. 26CV386-2
NOTICE OF PETITION TO CHANGE NAME
I, Daniel Charles Myers, filed a petition in the Superior Court of Dougherty County, Georgia on the 23rd day of April, 2026 to change my name from Daniel Charles Myers to Daniel Charles DesVerges. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Signed the 23rd day of April, 2026.
Daniel Charles Myers, Petitioner
2425 Schley Ave
Albany, GA 31707
410-635-5095

May 2, 9, 16, 23, 2026

Name Changes

IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In re the name change of: Catlina Leon Loud
Civil Action File No. 26SUCV443-2
NOTICE OF PETITION TO CHANGE NAME
I, Catlina Leon Loud, filed a petition in the Superior Court of Dougherty County, Georgia on the 11th day of May, 2026 to change my name from Catlina Leon Loud to Leon Catlin Loud. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Signed this 11 day of May, 2026.
Catlina Loud, Petitioner
1409 Greenbrier Court
Albany, GA 31705
229-815-6959

May 16, 23, 30 & June 6, 2026

Name Changes

A-476

IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In re the Name Change of the Child(ren)
Ty'Leyn Kior Hamilton., Minor child(ren)
Civil Action File No. 26CV354-2
NOTICE OF PETITION TO CHANGE NAME
I, Shakiera L. Hammond, filed this petition to the Superior Court of Dougherty County, Georgia on the 10th day of April, 2026, to change the name(s) of the minor child(ren) as follows:
Current Name of Child: Ty'Leyn Kior Hamilton
Date of Birth: 12-11-25
Proposed New Name: Ty'Leyn Kior Hammond
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 10th day of April, 2026.
Shakiera L. Hammond
Petitioner pro se
2519 Crescent Drive
Albany, GA 31705
229-583-5813

May 16, 23, 30, June 6, 2026

Election Notices

A-484

The Dougherty County Democratic Committee officially announces that we will hold Postseat Holder Elections during our business meeting on June 18, 2026 at 6:00 PM.
The Districts available for candidacy are District 2, District 4 and District 6.
Plan on attending our June 18, meeting if you are interested in seeking a Postseat Holder position.
May 16, 23, 2026

Probate Court Administration

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**.

Probate Court Administration

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

Probate Court Administration

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 25, May 2, 9, 16, 2026

Probate Court Administration

A-448
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: KEITHRICK DONELL WILLIAMS
ESTATE FILE NO: 2026-ES-065
Crystal N. Williams has petitioned to be appointed **administrator** of the estate of **KEITHRICK DONELL WILLIAMS**, 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 **June 8, 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

May 16, 23, 30, June 6, 2026

Probate Court Administration

A-403
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: PATRICIA DELORIS CLAYTON & ROBERT LEE CLAYTON
ESTATE FILE NO: 2026-ES-147 & 2026-ES-148
TO WHOM IT MAY CONCERN:
Rodney Clayton has petitioned to be appointed administrator of the estates of **PATRICIA DELORIS CLAYTON & ROBERT LEE CLAYTON**, 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 26, 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

May 2, 9, 16, 23, 2026

Probate Court Administration

A-459
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: MARTHA

Probate Court Administration

MARIE THOMPSON
ESTATE FILE NO: 2026-ES-156
Michael Wayne Thompson has petitioned to be appointed **administrator** of the estate of **MARTHA MARIE THOMPSON**, 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 **June 8, 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

May 16, 23, 30, June 6, 2026

Probate Court Misc.

A-460
IN THE PROBATE COURT OF DOUGHERTY COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF ROBBIE ANN HORNE, DECEASED
ESTATE NO. 2026-ES-163
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS
NOTICE
Leonard E. Horne, III, has petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **June 8, 2026**. **BE NOTIFIED FURTHER:** All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County Probate Court
225 Pine Ave, Suite 123
Albany, GA 31702
229-431-2102
May 16, 23, 30, June 6, 2026

Probate Court 12 mth Support

A-376
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: JAMES SAMUEL DURHAM
ESTATE FILE NO: 2026-ES-133
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of **Barbara Ann 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. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed on or before the time stated in the preceding sentence. All pleading/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102

April 25, May 2, 9, 16, 2026

Probate Court 12 mth Support

A-429
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: JAMES ARTHUR COX
ESTATE FILE NO: 2026-ES-154
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of **Elizabeth Ann Cox** for a year's support

Public Sales/
Auctions

A-439
ABANDONED MOTOR VEHICLE
ADVERTISEMENT NOTICE:
You are hereby, in accordance with OCGA 40-11-19 (A) 2, that petitions were filed in the Magistrate Court of Dougherty County to foreclose liens for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at: Strums Elite Towing & Recovery, 2800 Phillips Drive Albany Ga 31721. Anyone with an ownership interest in this vehicle should contact the business above.

Year: 1GNFC13C87J380584
Year: 2011
Make: CHEV
Model: Tahoe*

VIN: 1GNEC16Z04J290899
Year: 2004
Make: CHEV
Model: Suburban*

Vin: 5XYKTD428BG065957
Year: 2011
Make: Kia
Model: Sorento

VIN: 1C4HXEN1JW304448
Year: 2018
Make: JEEP
Model: All-New Wrangler*

VIN: WDBRF52H27F920224
Year: 2007
Make: MERZ
Model: C Class*

VIN: 2G1WC583889266583
Year: 2008
Make: CHEV
Model: Impala*

VIN: 1N4AL3AP2GN340584
Year: 2016
Make: NISS
Model: Altima*

May 9, 16, 2026

Public Sales/
Auctions

A-475
ABANDONED MOTOR VEHICLE
ADVERTISEMENT NOTICE
You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that each of the below referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. Vehicles are currently located at: A1 Wrecker Service
The vehicles subject to liens as stated above are identified as:

Make: Kia
Model: Telluride
Year: 2027
Vin #: 5XUPC5S17VG014097
Tag: DFN2423
State: GA

Make: Suzuki
Model: GSX-R
Year: 2005
Vin #: JS1GN7CA52109630
Tag: MYUH65
State: FL

Model: Ford
Make: E350
Year: 2023
Vin #: 1FDWE3FK7PDD28424
Tag: 3HR374
State: OK

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:
A1 Wrecker
213 7th Ave
Albany, GA 31701
Phone: (229)-436-3990

May 16, 23, 2026

Public Sales/
Auctions

A-482
PUBLIC AUTO AUCTION
5-25-2026 9:00 AM
LOCATION: Strums Elite Towing & Recovery 2800 Phillips Dr ALBANY, GA 31721
229-319-5924
IN ACCORDANCE WITH O.C.G.A. SECTION 40-11-02, FIFTY-FOUR (54) ABANDONED, WRECKED AND STOLEN VEHICLES ARE TO BE AUCTIONED TO THE HIGHEST BIDDER. TERMS OF PAYMENT: CASH, CASHIERS CHECK OR PERSONAL CHECK WITH LETTER OF CREDIT FROM YOUR BANK. 7% CAR PREMIUM CHARGE ON EACH PURCHASE.
ABANDONED MOTOR VEHICLE
ADVERTISEMENT NOTICE:
You are hereby, in accordance with OCGA 40-11-19 (A) 2, that petitions were filed in the Magistrate Court of Dougherty County to foreclose liens for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at: Strums Elite Towing & Recovery, 2800 Phillips Drive Albany Ga 31721. Anyone with an ownership interest in this vehicle should contact the business above.

Year: 2025
Vehicle: Freightliner
Model:Cascadia
Vin: 3AKUJHDDR1SSVZ3791

Year: 2015
Vehicle: Jeep
Model:Cherokee
Vin: 1C4PJMCB4FW687862

Year: 2021
Vehicle: MATERIAL HANDLING OF GEORGIA
Model:Car Carrier 20*
Vin:4M9BU2021MA152780
Type: Trailer

Year: 2022
Vehicle: Hyundai
Model: Translead
Vin: 3H3V532K0NJ345447

Year:2022
Vehicle:Kia
Model:K5
Vin: 5XXG64J22NG164635

Year:2018
Vehicle:Chevrolet
Model: Equinox
Vin: 2GNAXJEV5J6270870

Year:2017
Vehicle:Chevrolet
Model:Impala
Vin: 2G1WB5EK5B1141996

Year:2015
Vehicle:GMC
Model:YukonXL
Vin:1GKS11HKC3FR293381

Year:2008
Vehicle:Audi
Model:A4
Vin: WAUAF78E88A045945

Public Sales/
Auctions

Year:2010
Vehicle:FORD
Model:F350
Vin:1FTWW3DR4AEA79499
May 16, 23, 2026

Foreclosures

A-417
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 BERNICE THOMAS HAMILTON to DOCO CREDIT UNION , dated 11/07/2017, and Recorded on 11/20/2017 as Book No. 4462 and Page No. 291 295, DOUGHERTY County, Georgia records, as last assigned to MEMBER FIRST MORTGAGE (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount of \$58,039.36, 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 June, 2026, the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN PART OF LANO LOT 380 IN THE FIRST LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHERE THE EAST LAND LOT LINE OF LAND LOT 380 INTERSECTS THE NORTH RIGHT OF WAY OF LILY POND ROAD; FROM SAID STARTING POINT GO SOUTH 88 DEGREES 09 MINUTES 00 SECONDS WEST A DISTANCE OF 520.0 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 88 DEGREES 09 MINUTES 00 SECONDS WEST A DISTANCE OF 150.0 FEET TO AN IRON PIN FOUND; RUN THENCE NORTH 01 DEGREES 12 MINUTES 29 SECONDS WEST A DISTANCE OF 300.0 FEET TO AN IRON PIN FOUND; RUN THENCE NORTH 88 DEGREES 09 MINUTES 00 SECONDS EAST A DISTANCE OF 150.0 FEET TO AN IRON PIN FOUND; RUN THENCE SOUTH 01 DEGREES 12 MINUTES 29 SECONDS EAST A DISTANCE OF 300.0 FEET TO THE POINT OF BEGINNING. AS MORE PARTICULARLY SHOWN ON THAT CERTAIN PLAT OF SURVEY PREPARED BY MALCOLM BURNSED, GA REGISTERED LAND SURVEYOR NO. 1691, DATED SEPTEMBER 17, 1997 ENTITLED "PLAT PROPERTY OF BERNICE W. HAMILTON". The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). MEMBER FIRST MORTGAGE holds the duly endorsed Note and is the current assignee of the Security Deed to the property. MEMBER FIRST MORTGAGE, LLC., acting on behalf of and, as necessary, in consultation with MEMBER FIRST MORTGAGE (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, MEMBER FIRST MORTGAGE, LLC. may be contacted at: MEMBER FIRST MORTGAGE, LLC., 616 44TH STREET SE, GRAND RAPIDS, MI 49548, 866 898 1818. 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 **1403 LILY POND RD, ALBANY, GEORGIA 31707** is/are: BERNICE THOMAS HAMILTON 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. MEMBER FIRST MORTGAGE as Attorney in Fact for BERNICE THOMAS HAMILTON. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010771277 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. May 9, 16, 23, 30, 2026

Foreclosures

A-416
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 RONALD J. BREEDLOVE, AN UNMARRIED MAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR QUICKEN LOANS INC. , dated 12/30/2016, and Recorded on 01/25/2017 as Book No. 4387 and Page No. 293 310, DOUGHERTY County, Georgia records, as last assigned to ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. (the Secured Creditor), by assignment, conveying the after described property to secure a Note of even date in the original principal amount

Foreclosures

of \$39,150.00, 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 June, 2026, the following described property: TAX ID NUMBER(S): 000MM/00017 /003 LAND SITUATED IN THE COUNTY OF DOUGHERTY IN THE STATE OF GA BEING ALL OF LOT 1 OF HILLTOP ACRES SUBDIVISION, SECTION "1" ACCORDING TO A MAP OR PLAT OF SAME AS RECORDED IN PLAT BOOK 5, PAGE 101 (PLAT CABINET 1, SLIDE B 58) IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES. COMMONLY KNOWN AS: **1901 STUART AVE, ALBANY, GA 31707 1705** The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. ROCKET MORTGAGE, LLC, acting on behalf of and, as necessary, in consultation with ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. (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, ROCKET MORTGAGE, LLC may be contacted at: ROCKET MORTGAGE, LLC, 635 WOODWARD AVE., DETROIT, MI 48226, 800 508 0944. Please note that, pursuant to O.C.G.A. § 44 14 162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1901 STUART AVE, ALBANY, GEORGIA 31707 is/are: RONALD J. BREEDLOVE, AN UNMARRIED MAN or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. 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. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., as Attorney in Fact for RONALD J. BREEDLOVE, AN UNMARRIED MAN, THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 00000010578482 BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341 5398. May 9, 16, 23, 30, 2026

Foreclosures

A-397
NOTICE OF SALE UNDER POWER
GEORGIA, DOUGHERTY COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from ISSAC LINK to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, dated October 10, 2025, recorded October 21, 2025, in Deed Book 5346, Page 267, Dougherty County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Thirty-Eight Thousand Five Hundred and 00/100 dollars (\$238,500.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to NEWREZ LLC, there will be sold at public outcry to the highest bidder for cash at the Dougherty County Courthouse, within the legal hours of sale on the **first Tuesday in June, 2026**, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 412 IN THE FIRST LAND DISTRICT, CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 280 OF LAKE PARK SUBDIVISION "C", SECTION 2, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 3, PAGE 59 (PLAT CABINET 1, SLIDE A-82), IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

Said legal description being controlling, however the property is more commonly known as **2001 ROBINHOOD RD, ALBANY, GA 31707**.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale,

Foreclosures

including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is ISSAC LINK, or tenants(s).
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) purchaser's tendering to Rubin Lublin, LLC, anti-money laundering information as required pursuant to the FinCEN Real Estate Report Rule. Failure to provide information, could result in rescission of the sale.
The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601, Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
NEWREZ LLC
as Attorney in Fact for ISSAC LINK
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992
Case No. SHP-26-01656-1
rslaw.com/property-listing
May 9, 16, 23, 30, 2026

Foreclosures

A-385
NOTICE OF DEFAULT AND FORECLOSURE SALE
WHEREAS, on February 26, 2010, a certain Security Deed was executed by Helen Redding as grantor(s) in favor of Generation Mortgage Company as grantee, and was recorded on March 12, 2010, in Book 9L, in Page 408 in the Office of the Superior Court of Terrell County, State of Georgia; and WHEREAS, the Security Deed was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS, the Security Deed is now owned by the Secretary, pursuant to an assignment dated June 12, 2019 and recorded on June 12, 2019, in Book 0012D, in Page 0276 in the office of the Superior Court of Terrell County, State of Georgia; and WHEREAS, a default has been made in the covenants and conditions of the Security Deed in that the payment due on the death of the borrower(s), was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of April 8, 2026 is \$91,073.69; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Security Deed to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on June 2, 2026 between the hours of 11:00 a.m. and 4:00 p.m. local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 4TH LAND DISTRICT OF TERRELL COUNTY, GEORGIA, AND BEING MORE, PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT AN IRON PIPE ON THE EAST SIDE OF NEW HOPE PUBLIC ROAD NORTH 350 FEET FROM THE INTERSECTION OF THE NORTH SIDE OF BELFLOWER ROAD AND THE EAST SIDE OF NEW HOPE PUBLIC ROAD, AND FROM SAID BEGINNING POINT RUN NORTH 02 DEGREES 30 MINUTES WEST ALONG THE EAST SIDE OF SAID NEW HOPE PUBLIC ROAD 125 FEET TO AN IRON PIPE; THENCE NORTH 87 DEGREES 30 MINUTES EAST 350 FEET TO AN IRON PIPE; THENCE SOUTH 02 DEGREES 30 MINUTES EAST 128.5 FEET TO AN IRON PIPE; THENCE SOUTH 85 DEGREES 29 MINUTES WEST 350.4 FEET TO AN IRON PIPE ON THE EAST SIDE OF SAID NEW HOPE PUBLIC ROAD, THE POINT OF BEGINNING
Commonly known as: **3073 New Hope Road, Dawson, GA 39842-4847**
Sale will be held at the courthouse door of the Terrell County Courthouse, Georgia
The Secretary of Housing and Urban Development estimated bid will be \$41,805.70
There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, their prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.
When making their bids, all bidders except the Secretary must submit a deposit totaling \$4,180.57 (10% of Secretary's bid) in the form of a certified check or cashier's check made out to the Secretary of HUD. A

Foreclosures

deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$4,180.57 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the grantor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the security deed agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the security deed is to be reinstated prior to the scheduled sale is based upon the nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale or the breach must be otherwise cured. A description of the default is as follows: FAILURE TO PAY THE PRINCIPAL BALANCE AND ANY OUTSTANDING FEES, COSTS, AND INTEREST WHICH BECAME ALL DUE AND PAYABLE BASED UPON THE MOVE-OUT OF ALL GRANTORS OF THE PROPERTY, CEASING TO USE THE PRINCIPAL RESIDENCE. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.
Dated this 9th date of April, 2026.
Summer Parker
Halliday, Watkins & Mann, P.C.
Foreclosure Commissioner
244 Inverness Center Drive
Suite 200
Birmingham, AL 35242
Phone: (801) 355-2886
Fax: (801) 328-9714
HWM File: GA21264
May 16, 23, 2026

Foreclosures

A-394
NOTICE OF DEFAULT AND FORECLOSURE SALE
WHEREAS, on August 3, 2011, a certain Security Deed was executed by Betty J. Williams as grantor(s) in favor of Mortgage Electronic Registration Systems, Inc., as Grantee, as nominee for Genworth Financial Home Equity Access, Inc., its successors and assigns as grantee, and was recorded on August 9, 2011, in Book 3831, in Page 187-200, as Instrument Number 005091 in the Office of the Superior Court of Dougherty County, State of Georgia; and WHEREAS, the Security Deed was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS, the Security Deed is now owned by the Secretary, pursuant to an assignment dated March 16, 2017 and recorded on March 31, 2017, in Book 4404, in Page 146-146, as Instrument Number 002051 in the office of the Superior Court of Dougherty County, State of Georgia; and WHEREAS, a default has been made in the covenants and conditions of the Security Deed in that the payment due on the death of the borrower(s), was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of April 13, 2026 is \$117,346.97; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Security Deed to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on June 2, 2026 between the hours of 11:00 a.m. and 4:00 p.m. local time, all real and personal property at or used in connection with the following

Foreclosures

described premises ("Property") will be sold at public auction to the highest bidder:
All that tract or parcel of Land situate, lying and being in the City of Albany and being Lot No. 6 in East Towne Subdivision according to a plat of map of record, recorded in Plat Book 3 Pages 267 & 268 in the Office of the Clerk of Superior Court of Dougherty County, Georgia
Commonly known as: **710 Andover Ln, Albany, GA 31705-1253**
Sale will be held at the Dougherty County Courthouse, Albany, GA 31701.
The Secretary of Housing and Urban Development estimated bid will be \$118,835.87.
There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.
When making their bids, all bidders except the Secretary must submit a deposit totaling \$11,883.59 (10% of Secretary's bid) in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$11,883.59 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the grantor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the security deed agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the security deed is to be reinstated prior to the scheduled sale is based upon the nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale or the breach must be otherwise cured. A description of the default is as follows: FAILURE TO PAY THE PRINCIPAL BALANCE AND ANY OUTSTANDING FEES, COSTS, AND INTEREST WHICH BECAME ALL DUE AND PAYABLE BASED UPON THE DEATH OF ALL GRANTORS OF THE PROPERTY, CEASING TO USE THE PROPERTY AS THE PRINCIPAL RESIDENCE. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.
Dated this 15th date of April, 2026
Summer Parker
Halliday, Watkins & Mann, P.C.
Foreclosure Commissioner
244 Inverness Center Drive
Suite 200
Birmingham, AL 35242
Phone: (801) 355-2886
Fax: (801) 328-9714
HWM File: GA21268
May 16, 23, 30, 2026

Foreclosures

A-424
NOTICE OF SALE UNDER POWER
GEORGIA, DOUGHERTY COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Gerald A Whitsett to Navy Federal Credit Union dated January 29, 2019, recorded in Deed Book 4574, Page 168, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-NINE THOUSAND NINE AND 0/100 DOLLARS (\$167,709.00), 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 June, 2026, the following described property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security

Foreclosures

Deed has been and is hereby declared due and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale, as provided in the Security Deed and by law which includes, but is not limited to, attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Prospective bidders must perform their own due diligence.
Navy Federal Credit Union 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: Navy Federal Credit Union, 820 Follin Lane, Vienna, VA 22180, (800)258-5948.
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 **530 Iveys Scenic, Albany, GA 31721**. Should a conflict arise between the property address and the legal description, the legal description shall control.
ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, went into effect. The Rule applies to certain residential real estate sale transactions (including some that go beyond the typical one-to-four family residence) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. If applicable, as part of this Rule, buyers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements, if applicable.* This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.
*The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258, if applicable.
Navy Federal Credit Union
as Attorney in Fact for
Gerald A Whitsett
McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"
ALL OF LOT 213 OF SPRINGFIELD SUBDIVISION SECTION II, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS RECORDED IN PLAT BOOK 5 PAGE 89, IN THE OFFICE OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.
MR / JD June 2, 2026
Our file no. 26-22463GA-FT8
26-22463GA
May 9, 16, 23, 2026

Foreclosures

A-426
NOTICE OF SALE UNDER POWER
GEORGIA, DOUGHERTY COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Barbara L Horry to Navy Federal Credit Union dated April 30, 2014, recorded in Deed Book 4119, Page 184, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-SEVEN THOUSAND SEVEN HUNDRED NINE AND 0/100 DOLLARS (\$167,709.00), 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 June, 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,

Foreclosures

covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Prospective bidders must perform their own due diligence.

Navy Federal Credit Union 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: Navy Federal Credit Union, 820 Follin Lane, Vienna, VA 22180, (800)258-5948.

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 **3702 Castle Pines Ln, Albany, GA 31721**. Should a conflict arise between the property address and the legal description, the legal description shall control.

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

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

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

Navy Federal Credit Union as Attorney in Fact for Barbara L. Horry

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

All that tract or parcel of land situated, lying and being in Land Lot 44 of the 2nd Land District of Dougherty County, Georgia and being more particularly described as follows:

All of Lot 2, Oakhill Subdivision, Phase I according to a map or plat of said subdivision as same is recorded in Plat Cabinet 1, Slide C48B, in the Dougherty County, Georgia Superior Court Clerk's office.

MR / MA June 2, 2026
Our file no. 26-22464GA-FT8
26-22464GA

May 9, 16, 23, 30, 2026

Foreclosures

A-425
NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Jeffrey D. Thomas to Wells Fargo Financial Georgia, Inc. dated 9/11/2007 and recorded in Deed Book 3416 Page 202 and modified at Deed Book 5114

Page 258, Dougherty County, Georgia records; as last transferred to or acquired by JPMorgan Chase Bank, NA as Successor By Merger to J.P. Morgan Mortgage Acquisition Corp., conveying the after-described property to secure a Note in the original principal amount of \$120,015.94, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on June 2, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: THE LAND REFERRED TO IN THIS

EXHIBIT IS LOCATED IN THE COUNTY OF DOUGHERTY AND THE STATE OF GEORGIA IN DEED BOOK 3373 AT PAGE 238 AND DESCRIBED AS FOLLOWS. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 306 OF WINTERWOOD SUBDIVISION, SECTION III, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 4, PAGE 142 (PLAT CABINET 1, SLIDE B37), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, 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 the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **2909 Autumn Avenue, Albany, GA 31721** together with all fixtures and personal property attached to and constituting a part of said property, if

Foreclosures

any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Jeffrey D. Thomas or tenant or tenants. Nationstar Mortgage LLC d/b/a Mr. Cooper is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 1-888-480-2432 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. JPMorgan Chase Bank, NA as Successor By Merger to J.P. Morgan Mortgage Acquisition Corp. as agent and Attorney in Fact for Jeffrey D. Thomas Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1006-1943A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1006-1943A

May 9, 16, 23, 30, 2026

Foreclosures

A-428
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 Joseph Corbin to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns, dated August 30, 2023 and recorded on August 31, 2023 in Deed Book 5121, Page 33, 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 Ninety-Two Thousand Four Hundred Fifty-Three and 00/100 dollars (\$92,453.00) with interest thereon as provided therein, as last transferred to PennyMac Loan Services, LLC, recorded in Deed Book 5368, Page 512, 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 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 Lots 371 and 372 in the First Land District, City of Albany, Dougherty County, Georgia, and being more particularly described as follows: All of Lot 5 in Block 12 of Palmyra Homes, Inc., according to a map or plat of said subdivision as the same is recorded in Plat Book 1, Pages 210-211 (Plat Cabinet 1, Slide A-27), in the office of the Clerk of Superior Court, Dougherty County, Georgia. Said property will be more commonly be known as **1107 7th Ave, Albany, GA 31707**. 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 PennyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361 818-224-7442. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are _ Estate of Joseph Wayne Corbin, Joseph Corbin 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.

May 9, 16, 23, 30, 2026

Foreclosures

A-428
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 Joseph Corbin to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, its successors and assigns, dated August 30, 2023 and recorded on August 31, 2023 in Deed Book 5121, Page 33, 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 Ninety-Two Thousand Four Hundred Fifty-Three and 00/100 dollars (\$92,453.00) with interest thereon as provided therein, as last transferred to PennyMac Loan Services, LLC, recorded in Deed Book 5368, Page 512, 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 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 Lots 371 and 372 in the First Land District, City of Albany, Dougherty County, Georgia, and being more particularly described as follows: All of Lot 5 in Block 12 of Palmyra Homes, Inc., according to a map or plat of said subdivision as the same is recorded in Plat Book 1, Pages 210-211 (Plat Cabinet 1, Slide A-27), in the office of the Clerk of Superior Court, Dougherty County, Georgia. Said property will be more commonly be known as **1107 7th Ave, Albany, GA 31707**. 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 PennyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361 818-224-7442. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is RICHARDO CORTEZ BANNISTER, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) purchaser's tendering to Rubin Lublin, LLC, anti-money laundering information as required pursuant to the FinCEN Real Estate Report Rule. Failure to provide information, could result in rescission of the sale.

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

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) purchaser's tendering to Rubin Lublin, LLC, anti-money laundering information as required pursuant to the FinCEN Real Estate Report Rule. Failure to provide information, could result in rescission of the sale.

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

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) purchaser's tendering to Rubin Lublin, LLC, anti-money laundering information as required pursuant to the FinCEN Real Estate Report Rule. Failure to provide information, could result in rescission of the sale.

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

PENNYMAC LOAN SERVICES, LLC
as Attorney in Fact for RICHARDO CORTEZ BANNISTER
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC
3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992
Case No. PNY-25-03924-6
Ad Run Dates 05/09/2026, 05/16/2026, 05/23/2026, 05/30/2026

rtselaw.com/property-listing
May 9, 16, 23, 30, 2026

Foreclosures
A-461
IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA
SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827, ALBANY, GA 31702, 229-431-2130, Petitioner vs.

LOT 5, BLOCK A, PINEVIEW SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 106 N. WEST ROAD, ALBANY, GEORGIA, GREENLEO RESIDENTIAL RENTAL, LLC, OR ITS SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.
CIVIL ACTION FILE NUMBER: SUCV2026000427
NOTICE OF PETITION FOR IN REM FORECLOSURE
To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on May 6, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2023 through 2025 in the amount of \$3,214.55 (amount includes principal amount of taxes owed and any accrued interest and penalties as of February 20, 2026) for real property located at the address identified above. The applicable parcel identification number is 00001/0003/0304.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein. This 7th day of May, 2026, PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C. By: s/Stephen G. Gunby Stephen G. Gunby Ga. Bar No.: 315212 Attorneys for Dougherty County Tax Director P.O. Box 1199 1111 Bay Avenue, Third Floor Columbus, Georgia 31901 (706) 243-5630 sgunby@pagescrantom.com

EXHIBIT "A"
All of Lot 5, of a re-subdivision of Lot 32, Block C, Emily G. Henderson Subdivision, as per map or plat of same recorded in Plat Book 2, Page 161, 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.

Foreclosures

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.

PennyMac Loan Services, LLC as Attorney-in-Fact for Joseph Corbin Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
Case #: 26-005509-1

May 9, 16, 23, 30, 2026

Foreclosures

A-366
NOTICE OF SALE UNDER POWER

GEORGIA, DOUGHERTY COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from RICARDO CORTEZ BANNISTER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR RENASANT BANK, dated June 7, 2019, recorded June 13, 2019, in Deed Book 4609, Page 221, Dougherty County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Sixty-Five Thousand and 00/100 dollars (\$65,000.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to PennyMac Loan Services, LLC, there will be sold at public outcry to the highest bidder for cash at the Dougherty County Courthouse, within the legal hours of sale on the **first Tuesday in June, 2026**, all property described in said Security Deed including but not limited to the following described property:

ALL OF LOT 6, BLOCK 46, RAWSON CIRCLE SUBDIVISION, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 17, OFFICE OF THE CLERK OF SUPERIOR COURT, DOUGHERTY COUNTY, GEORGIA.

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

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

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

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

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) purchaser's tendering to Rubin Lublin, LLC, anti-money laundering information as required pursuant to the FinCEN Real Estate Report Rule. Failure to provide information, could result in rescission of the sale.

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

PENNYMAC LOAN SERVICES, LLC
as Attorney in Fact for RICHARDO CORTEZ BANNISTER
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC
3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992
Case No. PNY-25-03924-6
Ad Run Dates 05/09/2026, 05/16/2026, 05/23/2026, 05/30/2026

rtselaw.com/property-listing
May 9, 16, 23, 30, 2026

Foreclosures
A-461
IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA
SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827, ALBANY, GA 31702, 229-431-2130, Petitioner vs.

LOT 5, BLOCK A, PINEVIEW SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 106 N. WEST ROAD, ALBANY, GEORGIA, GREENLEO RESIDENTIAL RENTAL, LLC, OR ITS SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.
CIVIL ACTION FILE NUMBER: SUCV2026000427
NOTICE OF PETITION FOR IN REM FORECLOSURE
To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on May 6, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2023 through 2025 in the amount of \$3,272.71 (amount includes principal amount of taxes owed and any accrued interest and penalties as of February 20, 2026) for real property located at the address identified above. The applicable parcel identification number is 0001/00011/004.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein. This 7th day of May, 2026, PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C. By: s/Stephen G. Gunby Stephen G. Gunby Ga. Bar No.: 315212 Attorneys for Dougherty County Tax Director P.O. Box 1199 1111 Bay Avenue, Third Floor Columbus, Georgia 31901 (706) 243-5630 sgunby@pagescrantom.com

EXHIBIT "A"
All that tract or parcel of land situate, lying and being in Dougherty County, Georgia and being more particularly described as follows: All of Lot 5 in Block "A" of Pineview Subdivision, according to a map or plat of said subdivision as recorded in Plat Book 1, page 259, 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.

Foreclosures

those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on May 6, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2023 through 2025 in the amount of \$2,787.38 (amount includes principal amount of taxes owed and any accrued interest and penalties as of February 20, 2026) for real property located at the address identified above. The applicable parcel identification number is 0001/00011/006.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein.

This 7th day of May, 2026, PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C. By: s/Stephen G. Gunby Stephen G. Gunby Ga. Bar No.: 315212 Attorneys for Dougherty County Tax Director P.O. Box 1199 1111 Bay Avenue, Third Floor Columbus, Georgia 31901 (706) 243-5630 sgunby@pagescrantom.com

EXHIBIT "A"
All that tract or parcel of land situate, lying and being in Dougherty County, Georgia and being more particularly described as follows: All of Lot 5 in Block "A" of Pineview Subdivision, according to a map or plat of said subdivision as recorded in Plat Book 1, page 259, 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.

May 16, 23, 2026
Foreclosures
A-464
IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA
SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827, ALBANY, GA 31702, 229-431-2130, Petitioner, vs.

PART OF LAND LOT 343, FIRST LAND DISTRICT, DOUGHERTY COUNTY, GEORGIA, 1020 BUTTERNUT AVE, ALBANY, GEORGIA, JOHN LEE FAVORS AND MARY ANN FAVORS, OR THEIR ESTATE AND ANY OF THEIR RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.
CIVIL ACTION FILE NUMBER: SUCV2026000430
NOTICE OF PETITION FOR IN REM FORECLOSURE
To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on May 6, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2023 through 2025 in the amount of \$3,214.55 (amount includes principal amount of taxes owed and any accrued interest and penalties as of February 20, 2026) for real property located at the address identified above. The applicable parcel identification number is 00001/0003/0304.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein.

This 7th day of May, 2026, PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C. By: s/Stephen G. Gunby Stephen G. Gunby Ga. Bar No.: 315212 Attorneys for Dougherty County Tax Director P.O. Box 1199 1111 Bay Avenue, Third Floor Columbus, Georgia 31901 (706) 243-5630 sgunby@pagescrantom.com

EXHIBIT "A"
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN Land Lot 343 of the First Land District of Dougherty County, Georgia, and being more particularly described as follows, to wit:

Beginning at the intersection of the northern right-of-way line of Fifth Avenue and the eastern right-of-way line of Avenue K and run thence South 20° 08' West 93.33 feet to a point on the southern line of Fifth Avenue, and run thence North 88° 00' West 1500 feet along the right-of-way to a point on the southern line of Fifth Avenue which is the point of beginning of the hereindescribed tract; FROM THE POINT OF BEGINNING, run thence South 2° 00' West 290.40 feet to a point; run thence North 88° 00' East 150 feet to a point; run thence North 2° 00' East 290.40 feet to a point on the southern right-of-way of Fifth Avenue; and run thence South 88° 00' East along the right-of-way line 150 feet to the point; of beginning. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

May 16, 23, 2026
Foreclosures
A-463
IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA
SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827, ALBANY, GA 31702, 229-431-2130, Petitioner, vs.

LOT 9, BLOCK A, PINEVIEW SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 110 N. WEST ROAD, ALBANY, GEORGIA, GREENLEO RESIDENTIAL RENTAL, LLC, OR ITS SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.
CIVIL ACTION FILE NUMBER: SUCV2026000429
NOTICE OF PETITION FOR IN REM FORECLOSURE
To Whom It May Concern, and to those Respondents named above: Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on May 6, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2023 through 2025 in the amount of \$3,214.55 (amount includes principal amount of taxes owed and any accrued interest and penalties as of February 20, 2026) for real property located at the address identified above. The applicable parcel identification number is 00001/0003/0304.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein. This 7th day of May, 2026, PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C. By: s/Stephen G. Gunby Stephen G. Gunby Ga. Bar No.: 315212 Attorneys for Dougherty County Tax Director P.O. Box 1199 1111 Bay Avenue, Third Floor Columbus, Georgia 31901 (706) 243-5630 sgunby@pagescrantom.com

EXHIBIT "A"
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN Land Lot 343 of the First Land District of Dougherty County, Georgia, and being more particularly described as follows, to wit:

Beginning at the intersection of the northern right-of-way line of Fifth Avenue and the eastern right-of-way line of Avenue K and run thence South 20° 08' West 93.33 feet to a point on the southern line of Fifth Avenue, and run thence North 88° 00' West 1500 feet along the right-of-way to a point on the southern line of Fifth Avenue which is the point of beginning of the hereindescribed tract; FROM THE POINT OF BEGINNING, run thence South 2° 00' West 290.40 feet to a point; run thence North 88° 00' East 150 feet to a point; run thence North 2° 00' East 290.40 feet to a point on the southern right-of-way of Fifth Avenue; and run thence South 88° 00' East along the right-of-way line 150 feet to the point; of beginning. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

May 16, 23, 2026
Foreclosures
A-463
IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA
SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827, ALBANY, GA 31702, 229-431-2130, Petitioner, vs.

LOT 9, BLOCK A, PINEVIEW SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 110 N. WEST ROAD, ALBANY, GEORGIA, GREENLEO RESIDENTIAL RENTAL, LLC, OR ITS SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.
CIVIL ACTION FILE NUMBER: SUCV2026000429
NOTICE OF PETITION FOR IN REM FORECLOSURE

Foreclosures

HENDERSON SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 619 PARKWOOD AVENUE, ALBANY, GEORGIA, JANICE TEEMER, OR HER ESTATE AND ANY OF HER RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents. CIVIL ACTION FILE NUMBER: SUCV2026000435 NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above:

Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on May 6, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2023 through 2025 in the amount of \$708.12 (amount includes principal amount of taxes owed and any accrued interest and penalties as of April 21, 2026) for real property located at the address identified above. The applicable parcel identification number is 000BB/00008/033.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein.

This 7th day of May, 2026.

PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C.
By: s/Stephen G. Gunby
Stephen G. Gunby
Ga. Bar No.: 315212
Attorneys for Dougherty County Tax Director
P.O. Box 1199
1111 Bay Avenue, Third Floor
Columbus, Georgia 31901
(706) 243-5630
sgunby@pagescrantom.com

EXHIBIT "A"

All of Lot 9, of a re-subdivision of Lot 33, Block C, Emily G. Henderson Subdivision, as per map or plat of same recorded in Plat Book 2, Page 161, 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.

May 16, 23, 2026

Foreclosures

A-470

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827, ALBANY, GA 31702, 229-431-2130, Petitioner, vs.

LOT 11, A RESUBDIVISION OF LOTS 33 & 34, EMILY G. HENDERSON SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 621 PARKWOOD AVENUE, ALBANY, GEORGIA, DELORSE MCGAHEE, OR HER ESTATE AND ANY OF HER RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents. CIVIL ACTION FILE NUMBER: SUCV2026000436 NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above:

Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on May 6, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclosure for failure of the payment of ad valorem taxes due for the years 2023 through 2025 in the amount of \$2,384.37 (amount includes principal amount of taxes owed and any accrued interest and penalties as of April 21, 2026) for real property located at the address identified above. The applicable parcel identification number is 000BB/00008/031.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein.

This 7th day of May, 2026.

PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C.
By: s/Stephen G. Gunby
Stephen G. Gunby
Ga. Bar No.: 315212
Attorneys for Dougherty County Tax Director
P.O. Box 1199
1111 Bay Avenue, Third Floor
Columbus, Georgia 31901
(706) 243-5630
sgunby@pagescrantom.com

EXHIBIT "A"

All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia and more particularly describes as follows: Lot 11, of the resubdivision of Lots Thirty-Three (33) and Thirty-Four (34) of Block C of the Emily G. Henderson Subdivision according to a map or plat of said resubdivision recorded in Plat Book 2, Page 161, 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.

May 16, 23, 2026

Foreclosures

A-409

NOTICE OF SALE UNDER POWER GEORGIA, DOUGHERTY COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from IRMA HOLDER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR WEST TOWN SAVINGS BANK, dated April 24, 2012, recorded May 29, 2012, in Deed Book 3910, Page 58-72, Dougherty County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Eighty-Six

Foreclosures

Thousand Nine Hundred Fifty and 00/100 dollars (\$286,950.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely in its capacity as Owner Trustee for Onity Loan Acquisition Trust 2026-HB1, there will be sold at public outcry to the highest bidder for cash at the Dougherty County Courthouse, within the legal hours of sale on the first Tuesday in June, 2026, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 318 OF THE 2ND LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA AND BEING ALL OF TRACT 2 (CONTAINING 12.43 ACRES) OF THAT CERTAIN PLAT - PROPERTY OF WILLIAM W. HAIRE RECORDED IN DEED BOOK 1471, PAGE 81, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. THE IMPROVEMENTS THEREON BEING KNOWN AS 6629 NEWTON ROAD, ALBANY, GEORGIA-31721.

Said legal description being controlling, however the property is more commonly known as **6629 NEWTON ROAD, ALBANY, GA 31721.**

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

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

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

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) purchaser's tendering to Rubin Lublin, LLC, anti-money laundering information as required pursuant to the FinCEN Real Estate Report Rule. Failure to provide information, could result in rescission of the sale.

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS OWNER TRUSTEE FOR ONITY LOAN ACQUISITION TRUST 2026-HB1 as Attorney in Fact for IRMA HOLDER

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992
Case No. RMU-26-01558-1
rslaw.com/property-listing

May 9, 16, 23, 30, 2026

Foreclosures

A-440

NOTICE OF SALE UNDER POWER GEORGIA, DOUGHERTY COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Jennifer D Clark to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for First Bank Mortgage a division of First Bank of Georgia, its successors and assigns dated October 29, 2008, recorded in Deed Book 3544, Page 276, Dougherty County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 5067, Page 53, Dougherty County, Georgia Records, as last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST by assignment recorded in Deed Book 4945, Page 266, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-THREE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$123,500.00), 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 June, 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

Foreclosures

A-440

NOTICE OF SALE UNDER POWER GEORGIA, DOUGHERTY COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Jennifer D Clark to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for First Bank Mortgage a division of First Bank of Georgia, its successors and assigns dated October 29, 2008, recorded in Deed Book 3544, Page 276, Dougherty County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 5067, Page 53, Dougherty County, Georgia Records, as last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST by assignment recorded in Deed Book 4945, Page 266, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED TWENTY-THREE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$123,500.00), 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 June, 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

Foreclosures

O.C.G.A. § 13-1-11 having been given).

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

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST 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: Selene Finance LP, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 8777683759.

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 **2011 Sharon Drive, Albany, GA 31707.** Should a conflict arise between the property address and the legal description, the legal description shall control.

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, 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.

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST as Attorney in Fact for Jennifer D Clark

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

EXHIBIT "A"

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 51 of Gailshar Gardens Subdivision "E," Section II, according to the map or plat of said subdivision as the same is recorded in Plat Book 3, Page 270 (Plat Cabinet 1, Slide B-8), in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

Subject to any and all easements and restrictions of record. Parcel ID No. 000NN/00005/022

Property Address: 2011 Sharon Avenue Albany, GA 31707
JD June 2, 2026
Our file no. 23-12941GA
23-12941GA

May 9, 16, 23, 30, 2026

Foreclosures

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

A-456

IN THE SUPERIOR COURT OF JONES COUNTY STATE OF GEORGIA

IN THE INTEREST OF: K.M.W. , a female child

Petition of RODERICK DELANIO ROBBINS

CIVIL ACTION NO. 2026-AAD-008

NOTICE OF PUBLICATION

To: TERRY LEON WILLIAMS, whose last known address is: 32 Desota Street NE, Arlington, Georgia 39813

Calhoun Co. Legals

You are hereby notified that on *the 29th day of April, 2026*, a Petition for Adoption was filed in the Superior Court of Jones County, Georgia, seeking the adoption of the above-named child.

You are hereby commanded and required to file with the Clerk of said Court and serve upon Petitioner's attorney, **Kaitlin P. Hinson, 183 W. Clinton Street, Gray, Georgia 31032**, an answer to the Petition within **thirty (30) days** of the last date of publication of this notice.

If you fail to do so, the Court may enter a judgment terminating your parental rights and granting the adoption of the child without further notice to you.

May 9, 16, 23, 2026

Calhoun Co. Legals

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

Calhoun Co. Legals

A-456

IN THE SUPERIOR COURT OF JONES COUNTY STATE OF GEORGIA

IN THE INTEREST OF: K.M.W. , a female child

Petition of RODERICK DELANIO ROBBINS

CIVIL ACTION NO. 2026-AAD-008

NOTICE OF PUBLICATION

To: TERRY LEON WILLIAMS, whose last known address is: 32 Desota Street NE, Arlington, Georgia 39813

Release Date: Saturday, May 16, 2026

Los Angeles Times Daily Crossword Puzzle

Edited by Patti Varol

ACROSS

1 Studies

8 Google Play download

15 Woodcutter in a tale told by Scheherazade

16 Went by yacht

17 Navel brass?

19 Patisserie treat

20 Cocktail whose color comes from grenadine

21 Winter hrs. for most of western Indiana

22 Relieve (of)

23 "Milk" director Gus Van ____

25 Sector

26 Not discourteous

30 The CW predecessor

31 "Ooh, bum!"

32 "The Tale of ____ Puddle-Duck"

33 Winless racehorses

35 Apple cultivar that dates to American colonial times

36 Euchre kin

37 Oscilloscope display

38 Sch. in Athens

39 Sparked again

40 Connection point

41 Barbaro's role in "A Complete Unknown"

42 Pyle player

44 Berkeley, familiarly

45 Kodai Senga's signature pitch

48 Yoga pose that alternates between arching and rounding the spine

51 Beyoncé challenge in the song "Energy"

53 Shows some major respect?

54 Mythical hunter transformed into a stag

55 Cunning

56 Lunar event

DOWN

1 Kapler who was NL Manager of the Year in 2021

2 Obi-Wan player

3 Microgeneration of the 1990s

4 Marketing method

5 "Just tell me!"

6 Dict. tag

7 ____ cross

8 On the move

9 Tending (to)

10 Anticonformist subculture

11 Some brunch dates

12 China setting

13 Make better

14 Anxious

18 Halloween prank

22 Puts on

23 Ancient region between the Tigris and Euphrates

24 Quickly

25 Niche mag

27 Facial expressions, e.g.

28 PR concern

29 Bolivian cultural center

31 One sextillion memory units

32 Speak unseriously

34 Mid-party errand

35 Balls (up)

37 Macrocosm

40 "We can manage without them"

41 Superhero star of a Lego movie

43 Sweets

44 Epic poem division

45 Admit, with "up"

46 Like a kumquat

47 Depend (on)

48 2025 French Open winner

49 ____-Missouria Tribe

50 Bounced

52 Vegetable related to lilies

ANSWER TO TODAY'S PUZZLE:

L	E	S	N	O	O	W	S	S	E	N	A	T	S		
N	O	E	V	I	O	V	S	E	L	I	N	T	V	S	
E	L	I	N	W	N	O	A	D	O	B	A	H	E	A	E
M	O	C	L	V	O	T	I	V	E	X	H	O	J		
Z	E	V	E	B	E	D	O	N	I	L	I	E	E		
V	E	N	E	A	V	M	E	L	I	V	E	O	E		
d	V	S	E	N	I	M	S	N	E	D	I	V	W		
V	W	I	W	E	R	E	N	I	Z	N	d	N			
T	I	A	I	C	O	E	N	O	Z	L	N	V	S		
A	D	V	T	K	N	I	D								
E	N	I	H	N	O	L	L	N	B	A	H	I	E		
D	E	S	I	N	H	O	C	V	B	V	B	I	T	V	
E	W	V	E	D	d	V									

05/16/26

By Karen Steinberg
©2026 Tribune Content Agency, LLC

05/16/26

Call 229-888-9300 to subscribe to the Albany Herald.

Got a Great Local News Story? Tell us about it today! Call Carlton Fletcher 229-888-9300 or carlton.fletcher@albanyherald.com

RELEASE DATE—Sunday, May 17, 2026

Los Angeles Times Sunday Crossword Puzzle

Edited by Patti Varol

"SEE ZEE SIGHTS!" BY MATT REVIS

ACROSS

1 Scattered

7 Georgetown athlete

11 Baking amts.

15 Labor agcy.

19 "Weekend Edition Sunday" host Rascoe

20 Smell

21 Neutral color lighter than greige

22 To-do

23 Place to learn about chili peppers?

25 Shimmery gem

27 Egg maker

28 Telegrams

29 "Weekend Edition Sunday" airer

30 Lake near Syracuse, New York

31 Salad bar accessory

32 Shearing event held under the big top?

35 Egg maker

38 Tara of "Sharknado"

39 Earring option

40 "Unfortunately ..."

41 Lucy Van ____: "Peanuts" kid

42 First number in many countdowns

43 Envelope part

47 Root for a Calgary franchise?

51 Unfinching

53 Part of a map

54 Countless lifetimes

55 "The Menu" star

56 More to the point

57 Colorful method of data visualization

60 ____ Kippur

61 Rowing implement

62 Secret suffix

63 Event for people who won't drink Coca-Cola?

66 "Gangster Malone takes the bait!"?

69 Above, poetically

70 Former U.N. head Hammarskjöld

71 Listening device?

73 Small gears

74 Assembled in advance

DOWN

1 Window part

2 Use keys to enter

3 Horse rider's strap

4 F1 neighbor

5 "Don't sweat the small stuff"

6 ____ rights: sponsorship option

7 Garden coils

8 Poems of 49-Down

9 "If I were ____"

10 Triceps locale

11 Home of Arizona State

12 Leaves char marks on

13 Maven

14 "Performance is what we do" brand

15 Air fryer gas

16 Unflappable

17 Dharma follower

18 Zones

24 Hankering

26 Quick cut

29 Composer

31 Shows some class, maybe?

32 Mac

33 Resonant chant

34 That way, quaintly

35 Stereotypical name for a poodle

36 Secret admirer's sign-off

37 Weight training exercise

38 Slo-mo reviewer

41 Punishment-related check

42 Work together

43 Bog

44 "Don't sweat the small stuff"

45 Advil alternative

46 Combustible heaps

48 Foursomes

49 Tribute

50 "Butt out!" initials

51 Bringing down the house

52 Auto engine booster

56 Part of the former Yugoslavia

58 Quinn of "Practical Magic"

59 Academy newbies

63 Stop in

64 Spooky

65 Connecticut Ivy

67 Thingamajig

68 Hyper-focused

72 Fame

75 May honoree

77 Led into a theater, slangily

80 Change machine inserts

81 End-of-unit check

83 Place that's all fun and games

84 ____ and yang

85 South American behemoth

87 Karate skill level

90 Dec. 25

91 Shake up

92 Word with age or wage

93 "____-Dick"

94 Cream-filled choux pastry

95 "Uncle," in Spanish

96 Catherine of "Beetlejuice"

97 Act clandestinely

98 Whoops

99 Guacamole ingredients

100 Verb in a roast recipe

103 School gps.

104 Letters on an envelope

105 Tennis great

106 Sweat the small stuff, say

108 Fracas

109 Infotainment spot

110 Tablet download

111 Brief moment?

5/17/26

ANSWERS ON PAGE 7B

©2026 Tribune Content Agency, LLC.