

THE ALBANY HERALD

Classifieds

TO PLACE A CLASSIFIED AD
CALL 229-888-9300
Hours: Monday-Friday
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 (Publishes on Tuesday, Thursday & Saturday)

Albany Classifieds

SERVICE DIRECTORY
Home Repair/Remodeling

ENHANCED REMODELING & DRYWALL

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

WE DO SMALL AND BIG JOBS!

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

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New Temple Praise
Lawn Care

Raymond Kennebrew
 229-603-5899
 raymondkennebrew19@gmail.com

MERCHANDISE

Garage Sale

Yardsale: 1206 Hobson St, Albany, May 23rd 7am-12pm. Women's/children's, household items, clothing, tires/wheels, etc

Estate Sales

Mortgage for Sale. This is the last asset in an old estate and the out-of-state Executor wants to sell it, so that he can close the estate. It is a 2023 mortgage and has always been paid on time. The monthly payment is \$800 and the outstanding balance now is approximately \$79,500. The interest rate is 9.5%. We have a recent appraisal of the residence for \$91,400. More details will be available to a serious possible buyer. If you need more earnings on your savings than a 3.6% savings account, contact Michael Hall, Hall & Williamson, attorneys for the estate at 229-888-6872.

Miscellaneous for sale

Attn: Bargain hunter & resellers. New & used items. Call for list & prices: 229-436-9471. Leave a message for a callback.

Wanted to Buy

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

JOBS

Full-Time

High School Special Education Teachers – Multiple positions available in the Dougherty County area. We are seeking candidates with a bachelor's degree and a valid Georgia Educator Certificate for the position of High School Special Education Teacher with the Dougherty County School System. Job duties would include teaching special education courses to high school students. Please email your resumé, including job history, to: Jill.addison@docoschools.org, Dougherty County School System, 200 Pine Ave, Albany, GA 31701.

Dougherty County School System is an Equal Opportunity Employer.

Middle School English Teachers – Multiple positions available in the Dougherty County area. We

Full-Time

are seeking candidates with a bachelor's degree and a valid Georgia Educator's Certificate for the position of Middle School English Teacher with the Dougherty County School System. Job duties would include teaching English courses to middle school students. Please email your resumé, including job history, to: Jill.addison@docoschools.org, Dougherty County School System, 200 Pine Ave, Albany, GA 31701.

Dougherty County School System is an Equal Opportunity Employer.

High School Science Teachers – Multiple positions available in the Dougherty County area. We are seeking candidates with a bachelor's degree and a valid Georgia Educator Certificate for the position of High School Science Teacher with the Dougherty County School System. Job duties would include teaching science courses to high school students. Please email your resumé, including job history, to: Jill.addison@docoschools.org, Dougherty County School System, 200 Pine Ave, Albany, GA 31701.

Dougherty County School System is an Equal Opportunity Employer.

Elementary School Classroom Teachers – Multiple positions available in the Dougherty County area. We are seeking candidates with a bachelor's degree and a valid Georgia Educator's Certificate for the position of Elementary School Teacher with the Dougherty County School System. Job duties would include teaching first through fifth grade courses to students. Please email your resumé, including job history, to: Jill.addison@docoschools.org, Dougherty County School System, 200 Pine Ave, Albany, GA 31701.

Dougherty County School System is an Equal Opportunity Employer.

Prekindergarten Special Education Teachers – Multiple positions available in the Dougherty County area. We are seeking candidates with a bachelor's degree and a valid Georgia Educator Certificate for the position of Prekindergarten Special Education Teacher with the Dougherty County School System. Job duties would include teaching special education courses to prekindergarten special education students. Please email your resumé, including job history, to: Jill.addison@docoschools.org, Dougherty County School System, 200 Pine Ave, Albany, GA 31701.

Dougherty County School System is an Equal Opportunity Employer.

Elementary School Art Teachers – Multiple positions available in the Dougherty County area. We are seeking candidates with a bachelor's degree and a valid Georgia Educator Certificate for the position of Elementary School Art Teacher with the Dougherty County School System. Job duties would include teaching art courses to elementary school students. Please email your resumé, including job history, to: Jill.addison@docoschools.org, Dougherty County School System, 200 Pine Ave, Albany, GA 31701.

Dougherty County School System is an Equal Opportunity Employer.

Elementary School Special Education Teachers – Multiple positions available in the Dougherty County area. We are seeking candidates with a bachelor's degree and a valid Georgia Educator Certificate for the position of Elementary School Special Education Teacher with the Dougherty County School System. Job duties would include teaching special education courses to elementary school special education students. Please email your resumé, including job history, to: Jill.addison@docoschools.org, Dougherty County School System, 200 Pine Ave, Albany, GA 31701.

Dougherty County School System is an Equal Opportunity Employer.

Full-Time

System, 200 Pine Ave, Albany, GA 31701. Dougherty County School System is an Equal Opportunity Employer.

Middle School Special Education Teachers – Multiple positions available in the Dougherty County area. We are seeking candidates with a bachelor's degree and a valid Georgia Educator Certificate for the position of Middle School Special Education Teacher with the Dougherty County School System. Job duties would include teaching special education courses to middle school special education students. Please email your resumé, including job history, to: Jill.addison@docoschools.org, Dougherty County School System, 200 Pine Ave, Albany, GA 31701.

Dougherty County School System is an Equal Opportunity Employer.

High School English Teachers – Multiple positions available in the Dougherty County area. We are seeking candidates with a bachelor's degree and a valid Georgia Educator's Certificate for the position of High School English Teacher with the Dougherty County School System. Job duties would include teaching English courses to high school students. Please email your resumé, including job history, to: Jill.addison@docoschools.org, Dougherty County School System, 200 Pine Ave, Albany, GA 31701.

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Middle School Math Teachers – Multiple positions available in the Dougherty County area. We are seeking candidates with a bachelor's degree and a valid Georgia Educator's Certificate for the position of Middle School Math Teacher with the Dougherty County School System. Job duties would include teaching mathematics courses to middle school students. Please email your resumé, including job history, to: Jill.addison@docoschools.org, Dougherty County School System, 200 Pine Ave, Albany, GA 31701.

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Middle School Science Teachers – Multiple positions available in the Dougherty County area. We are seeking candidates with a bachelor's degree and a valid Georgia Educator Certificate for the position of Middle School Science Teacher with the Dougherty County School System. Job duties would include teaching science courses to middle school students. Please email your resumé, including job history, to: Jill.addison@docoschools.org, Dougherty County School System, 200 Pine Ave, Albany, GA 31701.

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High School Math Teachers – Multiple positions available in the Dougherty County area. We are seeking candidates with a bachelor's degree and a valid Georgia Educator Certificate for the position of High School Mathematics Teacher with the Dougherty County School System. Job duties would include teaching mathematics courses to high school students. Please email your resumé, including job history, to: Jill.addison@docoschools.org, Dougherty County School System, 200 Pine Ave, Albany, GA 31701.

Dougherty County School System is an Equal Opportunity Employer.

VEHICLES

Boats/Motors

For Sale: 19ft Fiberglass Boat. 135 Mercury Motor with Power Trim and Trailer. Needs restoring. \$500. 229-886-1105-Larry.

Albany Legals

Adoptions

A-444 NOTICE OF ADOPTION

To: Casondra Lady Meredith, the biological and legal mother of a female child M.E.W., whose last known address is unknown within Dougherty County, Georgia, and Frederick Bernard Wink, the biological and legal father of a female child M.E.W., whose last known address is unknown within Dougherty County, Georgia; And all other biological fathers known and unknown:

You are hereby notified that on April 27, 2026, a Petition for Adoption of a female child born on July 23, 2025, in Albany, Georgia, was filed in the Superior Court of Pike County, Georgia, Adoption No. 2026-A-002. You are hereby advised that a hearing will be held before the Superior Court of Pike County, Georgia to determine why the prayers of the Petitioners should not be granted.

All parental rights you may have with respect to the minor child will be lost and you will neither receive notice nor be entitled to object to the adoption of said child unless, within thirty (30) days from the date of the last publication of this notice, you file the following: (1) a Petition to Legitimate the child pursuant to the Official Code of Georgia Annotated Section 19-7-22 as a separate civil action; (2) notice of the filing of such Petition to Legitimate with the Superior Court of Pike County and make known such other objections in writing as you may have; and (3) serve a copy of the Petition to Legitimate on the undersigned attorney for the Petitioners seeking to adopt said child at: The Law Offices of McGuire & Bullard, LLC, 904 Pavilion Ct, McDonough, GA 30253. Tempe Korb, Attorney for Petitioners Georgia Bar No. 409149, 904 Pavilion Ct, McDonough, GA 30253 Phone (678) 432-1100, Fax (678) 922-7740.

This 9th day of May, 2026.
 Clerk of Superior Court
 Pike County, Georgia
 May 9, 16, 23, 2026

A-457 STATE OF GEORGIA, COUNTY OF DOUGHERTY

All creditors of the Estate of Edwina Drinkwater 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.
 Charita Bullard, Executrix of the Estate of Annette Harris Bullard
 2368 Hannon Hill Dr., Tallahassee, FL 32309
 May 16, 23, 30, June 6, 2026

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

Alcoholic Beverages

A-488 NOTICE OF APPLICATION FOR CONSUMPTION OF LIQUOR, BEER AND WINE LICENSE

Notice is hereby given that **Ranjanbaeien N. Patel**, doing business as **Shivnarayan 2026 Inc.**, located at **17636 N Highland Avenue, Arlington, GA 39813**, has made application for an **Alcoholic Beverage License** for the **on-premises consumption sale of beer** for consideration and approval by the appropriate governing authority.

Citizens wishing to give written or oral comment should be present at the Council meeting at the Jimmie C. Harpe Community Center on 2nd Tuesday of the month, June 9, 2026 at 7:00pm.

May 23, 30, 2026

A-420 NOTICE TO Debtors and Creditors

All creditors of the estate of Corie Jackson late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.

This 2nd day of May, 2026
 Name: HORATIO L. EDWARDS
 Title: Administrator
 Address: 7393 Hodgson Memorial Drive Suite 202 Savannah GA 31406
 May 2, 9, 16, 23, 2026

A-504 NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY

All creditors of the Estate of ROBERT WAYNE SKAGGS 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 23rd day of May, 2026.
 Michael C. Hall, Administrator of the Estate of Robert Wayne Skaggs P.O. Drawer 70639 Albany, Georgia 31708-0639 Hall & Williamson, P.C.
 May 23, 30, June 6, 13, 2026

A-450 NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of Vernon Carson Williams of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the estate are hereby requested to make immediate payment to the undersigned.

This 6th day of May, 2026.
 Vernadette Marisa Williams, Executor of the Estate of Vernon Carson Williams
 c/o William D. Moorhead III, Esq., 314 W. Residence Ave. Albany, GA 31701
 May 9, 16, 23, 30, 2026

A-446 NOTICE TO DEBTORS & CREDITORS

All creditors of the Estate of John L. Glover, late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.

This 5th day of May 2026.
 Becky E. Dixon and Mavis L. Dunahoo Executors of the Estate of John L. Glover
 c/o DIVINE FINNEY DAVIS, PC
 600 N. Jackson Street
 Albany, GA 31701
 May 9, 16, 23, 30, 2026

Debtors & Creditors

3907 Edith Drive
 Albany, GA 31721
 May 23, 30, June 6, 13, 2026

A-485 NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY

All creditors of the Estate of Annette Harris Bullard 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.
 Charita Bullard, Executrix of the Estate of Annette Harris Bullard
 2368 Hannon Hill Dr., Tallahassee, FL 32309
 May 16, 23, 30, June 6, 2026

A-457 STATE OF GEORGIA, COUNTY OF DOUGHERTY

All creditors of the Estate of Edwina Drinkwater 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.
 Valerie Powell, Administrator of the Estate of Edwina Drinkwater
 1705 Lowell Rd.
 Albany, GA 31707
 May 9, 16, 23, 30, 2026

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

A-420 NOTICE TO Debtors and Creditors

All creditors of the estate of Lucy Hoffman Miller, late of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the Estate are hereby requested to make immediate payment to the undersigned.

This 12th day of May, 2026.
 Stephanie Miller Kosloske, Executor Kirbo & Kirbo, P.C.
 P. O. Box 70519
 Albany, GA 31708-0519
 May 16, 23, 30, June 6, 2026

A-496 NOTICE TO DEBTORS AND CREDITORS

GEORGIA, DOUGHERTY COUNTY

All creditors of the estate of SUSIE LYNNETTE JORDAN MULLINS, deceased, late of said State and County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned Executor.

This 19th day of May, 2026.
 To be published: Four consecutive Saturdays
 Julie Hamby, as Executor of the Estate of Susie Lynnette Jordan Mullins, deceased c/o Perry & Walters, LLP
 Post Office Box 71209
 Albany, Georgia 31708
 May 23, 30, June 6, 13, 2026

A-493 NOTICE TO DEBTORS & CREDITORS

All creditors of the estate of LOUIE LAMB, SR., late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.

This 18th day of May, 2026
 Louie Lamb, Jr., Executor of the Estate of Louie Lamb, Sr., deceased
 c/o David W. Orlowski
 1604 W. Third Avenue
 Albany, GA 31707
 May 23, 30, June 6, 13, 2026

A-414 NOTICE GEORGIA DOUGHERTY COUNTY

Notice is hereby given to all creditors of the Estates of Robert C. Lambert and Roberta Burke Lambert, deceased, to present an account of their demands to the undersigned within the time prescribed by law, and all persons indebted to the said estates are hereby requested to make immediate payment to the undersigned.

Teresa A. Burnham Executrix of the Estates of Robert C. Lambert and Roberta Burke Lambert
 c/o Larry B. Owens, LLC
 P.O. Box 352
 Albany, GA 31702
 (229) 430-9989
 May 2, 9, 16, 23, 2026

A-447 NOTICE TO DEBTORS & CREDITORS

All creditors of the Estate of Anne C. Wilson, late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.

This 5th day of May 2026.
 Georgeanne K. McPeters Executrix of the Estate of Anne C. Wilson
 c/o DIVINE FINNEY DAVIS, PC
 600 N. Jackson Street
 Albany, GA 31701
 May 9, 16, 23, 30, 2026

Debtors & Creditors

A-491 NOTICE TO CREDITORS AND DEBTORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY

IN RE: ESTATE OF RANDY MICHAEL HENRY, DECEASED

All creditors of the estate of Randy Michael Henry, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned Co-Executor of the Estate of Randy Michael Henry This 15th day of May, 2026.
 Amanda Sue Moore, Co-Executor of the Randy Michael Henry Estate
 PO Box 324
 Tuscarawas, Ohio 44682
 or
 Brandi Michelle Henry, Co-Executor of the Randy Michael Henry Estate
 PO Box 66
 Sale City, Georgia 31784
 or
 Joshua Carl Henry, Co-Executor of the Randy Michael Henry Estate
 15 Covey Cave Drive
 Dawson, Georgia 39842
 or
 MOORE, CLARKE, DuVALL & RODGERS, P.C.
 2829 Old Dawson Road
 Post Office Drawer 71727
 Albany, Georgia 31708-1727 (229) 888-3338
 May 23, 30, June 6, 13, 2026

A-498 NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of Kenderson Hill of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the estate are hereby requested to make immediate payment to the undersigned.

This 19th day of May, 2026.
 Tango Hill, Executor of the Estate of Kenderson Hill
 c/o William D. Moorhead III, Esq., 314 W. Residence Ave. Albany, GA 31701
 May 23, 30, June 6, 13, 2026

A-481 NOTICE STATE OF GEORGIA, COUNTY OF DOUGHERTY

NOTICE is hereby given to all creditors of the Estate of Lucy Hoffman Miller, late of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the Estate are hereby requested to make immediate payment to the undersigned.

This 12th day of May, 2026.
 Stephanie Miller Kosloske, Executor Kirbo & Kirbo, P.C.
 P. O. Box 70519
 Albany, GA 31708-0519
 May 16, 23, 30, June 6, 2026

A-496 NOTICE TO DEBTORS AND CREDITORS

GEORGIA, DOUGHERTY COUNTY

All creditors of the estate of SUSIE LYNNETTE JORDAN MULLINS, deceased, late of said State and County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned Executor.

This 19th day of May, 2026.
 To be published: Four consecutive Saturdays
 Julie Hamby, as Executor of the Estate of Susie Lynnette Jordan Mullins, deceased c/o Perry & Walters, LLP
 Post Office Box 71209
 Albany, Georgia 31708
 May 23, 30, June 6, 13, 2026

A-493 NOTICE TO DEBTORS & CREDITORS

All creditors of the estate of LOUIE LAMB, SR., late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.

This 18th day of May, 2026
 Louie Lamb, Jr., Executor of the Estate of Louie Lamb, Sr., deceased
 c/o David W. Orlowski
 1604 W. Third Avenue
 Albany, GA 31707
 May 23, 30, June 6, 13, 2026

A-414 NOTICE GEORGIA DOUGHERTY COUNTY

Notice is hereby given to all creditors of the Estates of Robert C. Lambert and Roberta Burke Lambert, deceased, to present an account of their demands to the undersigned within the time prescribed by law, and all persons indebted to the said estates are hereby requested to make immediate payment to the undersigned.

Teresa A. Burnham Executrix of the Estates of Robert C. Lambert and Roberta Burke Lambert
 c/o Larry B. Owens, LLC
 P.O. Box 352
 Albany, GA 31702
 (229) 430-9989
 May 2, 9, 16, 23, 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

Divorces

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 22nd day of April, 2026. Whitney Williams, Dep. Dougherty County Superior Court State of Georgia
 May 9, 16, 23, 30, 2026

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

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

Name Changes

A-489 IN THE SUPERIOR COURT OF DOUGHERTY COUNTY, STATE OF GEORGIA. In Re: the name change of the child, THIAGO ELIAM VAIL DIAZ, a minor child, Civil Action File No.: SUCV2026000375 VJ. NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD. Brenda Aracely Vail Diaz and Rudy Anselmo Che Xol, filed this Petition in the Superior Court of Dougherty County, Georgia, on the 23rd day of June, 2026, to change the name of the minor child as follows: Current Name of Child: THIAGO ELIAM VAIL DIAZ, Year of birth: 2025; Proposed New Name: THIAGO ELIAM CHE VAIL. Any interested or affected party has the right to appear and file objections within thirty days as set forth in O.C.G.A. §18-12-1(f)(2) and (3). This 14th day of May, 2026. Brenda Aracely Vail Diaz and Rudy Anselmo Che Xol, Petitioners.
 By Kimberly D. Lamb
 Brimberry Kaplan & Brimberry, P.C.
 P. O. Box 1805
 Albany, GA 31702
 (229) 436-0537
 May 23, 30, June 6, 13, 2026

A-476 IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

In re the Name Change of the Child(re)n
 Ty'Leyn Kior Hamilton., Minor child(re)n
 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(re)n 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).

Name Changes

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

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

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. 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

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

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 Chander 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

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

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-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 of the 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 Administration

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

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

A-459
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT

IN RE: ESTATE OF: MARTHA 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

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 Chander 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

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 for 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 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 of the 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 Administration

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 from the estate of JAMES ARTHUR COX, Deceased, for Decedent's surviving spouse having been duly filed, all

Probate Court 12 mth Support

interested persons are hereby notified to show cause, if any, on or before June 2, 2026, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed on or before the time stated in the preceding sentence. All pleading/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
May 9, 16, 23, 30, 2026

A-443
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT

IN RE: ESTATE OF: MILLIE NEAL PAGE
ESTATE FILE NO: 2025-ES-397
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Heidt Neal Page for a year's support from the estate of MILLIE NEAL PAGE, Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before June 3, 2026, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed on or before the time stated in the preceding sentence. All pleading/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
May 9, 16, 23, 30, 2026

A-458
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT

IN RE: ESTATE OF: RONALD B. BURKE
ESTATE FILE NO: 2026-ES-166
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Wylean M. Burke for a year's support from the estate of RONALD B. BURKE, Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before June 8, 2026, why said petition should not be granted.

All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed on or before the time stated in the preceding sentence. All pleading/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
May 23, 2026

A-474
The Southwest Georgia Regional Commission Council meeting will be held Thursday, May 28th, 2026, at The Camilla Depot, 212 E. Broad Street, Camilla, Georgia. The business meeting will commence at 7:00 PM. Please check our website for updates.
May 23, 2026

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: 3AKJHJDR1SSVZ3791

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: 3H3V532K0N3J45447

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

Year:2018
Vehicle:Chevrolet
Model:Equinox
Vin: 2GNAXJVE5J6270870

Year:2011
Vehicle:Chevrolet
Model:Impala
Vin: 2G1WB5EK5B1141996

Year:2015
Vehicle:GMC
Model:YukonXL
Vin:1GKSHKCF3R293381

Year:2008
Vehicle:Audi

Public Hearings

improve the Wastewater Treatment System.

The Public Meeting will attempt to identify public preferences for alternative methods of improving the City's Wastewater Treatment Facilities which are outlined in the Anti-Degradation Analysis prepared in connection with the proposed improvements and approved by the Environmental Protection Division. Public participation is considered essential to the selection and development of the Final Plan to be adopted prior to its approval by the State of Georgia, Department of Natural Resources.
May 23, 2026

A-487

HISTORIC PRESERVATION COMMISSION
NOTICE OF PUBLIC MEETING
The Albany-Dougherty Historic Preservation Commission will conduct a public meeting on Wednesday, June 3rd, 2026, at 10:00 A.M. (In-Person) Historic Preservation Commission meetings are open to the public. Please note, there is also a virtual option. The meeting will take place at the following location.
240 Pine Avenue, Room 380
Albany, GA 31701
Join Zoom Meeting
https://zoom.us/j/95219225113?pwd=VU94ZzNpFDtSdMNO4yUzI1YWx6U09
Meeting ID: 952 1922 5113
Passcode: 515128
One tap mobile
+16465588656,95219225113#,,,,*51 5128# US (New York)

HISTORIC – This ad is to serve as notice that the Albany-Dougherty Historic Preservation Commission will meet Wednesday, June 3rd, 2026 at 10AM for their Regular Meeting. There are no Certificate of Appropriateness (COA) applications. Please contact Planning and Development Services for any questions.

Exact description of the property is on file at the Planning & Development Services Department, 240 Pine Avenue, Room 300, and may be reviewed along with any other information regarding this request between 8:00 a.m. and 5:00 p.m., Monday through Friday. Telephone number is (229) 438-3901. As set forth in the Americans with Disabilities Act of 1990, the City of Albany does not discriminate based on disability in the admission or access to or treatment or employment in its programs or activities. The Human Resources Department has been designated to coordinate compliance with the non-discrimination requirements contained in section 35.107 of the Department of Justice Regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided there, is available at the office of Human Resources.

The City of Albany will assist citizens with special needs given proper notice (7 working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program, or activity of the City of Albany, Georgia should be directed to Paul Forgey, AICP, Director, Planning and Development Services, 240 Pine Avenue, Suite 300, Albany, Georgia, 31701, (229) 438-3901.
May 23, 2026

A-474
The Southwest Georgia Regional Commission Council meeting will be held Thursday, May 28th, 2026, at The Camilla Depot, 212 E. Broad Street, Camilla, Georgia. The business meeting will commence at 7:00 PM. Please check our website for updates.
May 23, 2026

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: 3AKJHJDR1SSVZ3791

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: 3H3V532K0N3J45447

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

Year:2018
Vehicle:Chevrolet
Model:Equinox
Vin: 2GNAXJVE5J6270870

Year:2011
Vehicle:Chevrolet
Model:Impala
Vin: 2G1WB5EK5B1141996

Year:2015
Vehicle:GMC
Model:YukonXL
Vin:1GKSHKCF3R293381

Year:2008
Vehicle:Audi

Year:2025
Vehicle:Freightliner
Model:Cascadia
Vin:3AKJHJDR1SSVZ3791

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

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Vin:4M9BU2021MA152780
Type:Trailer

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Model:Translead
Vin:3H3V532K0N3J45447

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

Year:2018
Vehicle:Chevrolet
Model:Equinox
Vin:2GNAXJVE5J6270870

Year:2011
Vehicle:Chevrolet
Model:Impala
Vin:2G1WB5EK5B1141996

Year:2015
Vehicle:GMC
Model:YukonXL
Vin:1GKSHKCF3R293381

Year:2008
Vehicle:Audi

Public Sales/ Auctions

Model:A4
Vin:WAUAF78E88A045945

Year:2010
Vehicle:FORD
Model:F350
Vin:1FTWW33DFR4AE479499

May 16, 23, 2026

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, 2

Foreclosures

\$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 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

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

Foreclosures

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, 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 Ruben 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: Ruben Lublin, LLC 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-26-01656-1 rlselaw.com/property-listing

May 9, 16, 23, 30, 2026

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 \$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,

Foreclosures

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

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 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 other 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, 877683759.

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

Foreclosures

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

A-462
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 91, COACHMAN PARK SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 1703 S. JEFFERSON ST., 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: SUCV2026000428
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 0000/00033/034.

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 City of Albany, Dougherty County, Georgia and being more particularly described as all of Lot 91 of Coachman Park Subdivision, according to a map or plat of same as recorded in Plat Book 2, Page 34 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

A-465
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 LOT 1, BLOCK B, RIVERSIDE PARK SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 312 ALICE AVENUE, ALBANY, GEORGIA, BETTYE JACKSON, 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: SUCV2026000431
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 2024 through 2025 in the amount of \$3,382.28 (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 0000/00035/031.

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 City of Albany, Dougherty County, Georgia, and being a portion of Lot 1, Block B, of Riverside Park Subdivision according to a plat of same as recorded in Plat Book 2, page 221, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia described as commencing at the southeast corner of the intersection

Foreclosures

of River Road, also known as Martin Luther King, Jr. Drive, and Alice Avenue and go thence in an easterly direction along the south right of way of Alice Avenue for a distance of 103.6 feet to a point; go thence in a southerly direction for a distance of 98.1 feet to a point on the south lot line of Lot 1, Block B, of Riverside Park Subdivision; go thence in a westerly direction along the said south lot line of Lot 1, Block B, or Riverside Park Subdivision for a distance of 105.3 feet to the east right of way of River Road, also known as Martin Luther King, Jr. Drive; go thence in a northerly direction along the east right of way of River Road, also known as Martin Luther King, Jr. Drive, for a distance of 98.1 feet to the point of beginning. Said property being known as 312 Alice Avenue and also as 312 and 314 Alice Avenue, according to the present system of numbering in the City of Albany, Georgia. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

May 16, 23, 2026

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 RICARDO CORTEZ BANNISTER, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (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 Ruben 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 RICARDO CORTEZ BANNISTER

THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Ruben Lublin, LLC 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. PNY-25-03924-6 Ad Run Dates 05/09/2026, 05/16/2026, 05/23/2026, 05/30/2026 rlselaw.com/property-listing

May 9, 16, 23, 2026

A-466
IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA
SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827
vs.
PART OF LOT 44, BLOCK 68, CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, 606 S. MONROE STREET, ALBANY, GEORGIA, GEORGE BRUNSON AND RUSSELL TANKSLEY, 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: SUCV2026000432
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, 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 \$9,416.29 (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/00008/047.

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"

Foreclosures

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: SUCV2026000434
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 \$9,416.29 (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/00008/047.

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 4, 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.

May 16, 23, 2026

A-467
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, 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 \$964.44 (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

Foreclosures

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

A-469 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, RESUBDIVISION OF LOT 33, BLOCK C, EMILY G. 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

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

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 **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, 20, 2026

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 HUNDRED TWENTY-TWO AND 0/100 DOLLARS (\$169,922.00), 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,

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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 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, 20, 2026

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 BURNSIDE, 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,

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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

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 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): 000MM00017 /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) non-payment of the monthly installments on said loan. The debt remains 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

May 9, 16, 23, 30, 2026

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 may 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 remains 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).

Foreclosures

trusts, which such information the successful bidder(s) shall be expected to provide to the auctioneer at the time of the subject sale. Interested bidders with questions regarding the necessary information to be provided are hereby directed, generally, to FinCEN's website and, more specifically to the FinCEN Real Estate Report located in the forms bank thereof. 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

A-495 The Calhoun County Democratic Committee will hold a meeting (Caucus Election) to elect Post Seat Holders for District 1 (2), District 3 (2), District 4 (2), District 5(2), and 2 Delegates and 2 Alternates for the State Convention. The qualifications for the Post Seat Holders are: Must live in district and be a registered voter. The qualifications for the being a delegate or alternate are: Must be a citizen of Calhoun County and a registered voter. The meeting (Caucus Election) will be held at the Calhoun County Community Center (former Boys and Girls Club), 597 Pioneer Road, N.E., Arlington, Georgia 39813. For

May 9, 16, 23, 30, 2026

Calhoun Co. Legals

A-495 The Calhoun County Democratic Committee will hold a meeting (Caucus Election) to elect Post Seat Holders for District 1 (2), District 3 (2), District 4 (2), District 5(2), and 2 Delegates and 2 Alternates for the State Convention. The qualifications for the Post Seat Holders are: Must live in district and be a registered voter. The qualifications for the being a delegate or alternate are: Must be a citizen of Calhoun County and a registered voter. The meeting (Caucus Election) will be held at the Calhoun County Community Center (former Boys and Girls Club), 597 Pioneer Road, N.E., Arlington, Georgia 39813. For

May 9, 16, 23, 30, 2026

Calhoun Co. Legals

A-495 The Calhoun County Democratic Committee will hold a meeting (Caucus Election) to elect Post Seat Holders for District 1 (2), District 3 (2), District 4 (2), District 5(2), and 2 Delegates and 2 Alternates for the State Convention. The qualifications for the Post Seat Holders are: Must live in district and be a registered voter. The qualifications for the being a delegate or alternate are: Must be a citizen of Calhoun County and a registered voter. The meeting (Caucus Election) will be held at the Calhoun County Community Center (former Boys and Girls Club), 597 Pioneer Road, N.E., Arlington, Georgia 39813. For

Calhoun Co. Legals

additional information, please contact Rev. Lou Gene Bush at 229-835-3057

May 23, 2026

A-497 IN THE PROBATE COURT OF CALHOUN COUNTY STATE OF GEORGIA IN RE ESTATE OF DEANNA DIANNE PIETRAS, DECEASED ESTATE NO. 2026P24 NOTICE TO HEIRS

TO: ALL HEIRS AND INTERESTED PARTIES OF THE ESTATE OF DEANNA DIANNE PIETRAS, DECEASED

You are hereby notified that a petition has been filed in the Probate Court of Calhoun County, Georgia, seeking to Probate Will in Solemn Form and for Letters of Administration with Will Annexed seeking administration of the above estate. All heirs at law of the said decedent are hereby required to show cause, if any they have, or before the 26th day of June, 2026, why said petition should not be granted.

All-heirs are further notified to make themselves known to the Court and to file any objections in writing within the time prescribed by law. This 19th day of May, 2026. LARRY MELVIN KING II, Petitioner c/o G. Keith Murphy, Attorney for Petitioner. 185 East Broad Street Norman Park, Georgia 31771 706-897-5168 Probate Judge of Calhoun County, Georgia P. O. Box 87 Morgan, Georgia 39866 May 23, 30, June 6, 13, 2026

A-503 IN THE PROBATE COURT OF CALHOUN COUNTY STATE OF GEORGIA IN RE: ESTATE OF Willie Frank Shedrick, DECEASED ESTATE NO. 2026P21 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

To whom it may concern: DAVY SHEDRICK has petitioned for DAVY SHEDRICK to be appointed administrator of the estate of WILLIE FRANK SHEDRICK deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before June 15, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the petition may be granted without a hearing. Annie Doris Holder Judge of the Probate Court By: Annie Doris Holder Calhoun County Probate Judge 31 Court Square, Suite A P.O. Box 69 Morgan, GA 39866 229-849-2115

May 23, 30, June 6, 13, 2026

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

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

CELEBRITY CIPHER by Luis Campos
Celebrity Cipher cryptograms are created from quotations by famous people, past and present. Each letter in the cipher stands for another.

" D ' K X Q X X Y K X V Q E X C C X A D Y P W L X V C Z Y H E E D R X H Y A D Y P W J H V X X Y H Y A D O H K X Y X K X V Q X X Y T Y F V H X R T E R Z V G O H S D O H K X . " — P H Y A W L H S D Y U D Y

Previous Solution: "We're out here to write sentences the species has never encountered, and it's possible in this lifetime." — Ocean Vuong

TODAY'S CLUE: *H spenbo M*

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CELEBRITY CIPHER by Luis Campos
Celebrity Cipher cryptograms are created from quotations by famous people, past and present. Each letter in the cipher stands for another.

" G L J D L F E D L W K K U P L I X N G P E . G K Z G W I U N G K L E L T O X L K U A A U O K V W G K F K U H U P P X W K U W K Z X D U O J R G W D Z G H Z D X J G B X . " — I L K Z O F W Q G T X J U D

Previous Solution: "I've been very blessed in my personal life and in my career and I have never been ungrateful for what I have." — Mandy Patinkin

TODAY'S CLUE: *H spenbo Z*

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CELEBRITY CIPHER by Luis Campos
Celebrity Cipher cryptograms are created from quotations by famous people, past and present. Each letter in the cipher stands for another.

" V Y O G I Y N G S Q U O S R N G S Q V O O I H L U G E X O U Z O P F H H L . X H O U Q X U F Q O U C R C O G I , U G E I Y O G Q U L R F I H R F E , ' N P I Y N Q N G G ' I G N Z O , V Y U I N Q ? ' " — T F J I B R G G O S F I

Previous Solution: "I always want to make films. I think of it as a great opportunity to comment on the world in which we live." — Kathryn Bigelow

TODAY'S CLUE: *H spenbo A*

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