

THE ALBANY HERALD

Classifieds

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

Albany Classifieds

REAL ESTATE FOR SALE

Houses for Sale



RENTAL PROPERTY FOR SALE AS IS or RENT TO OWN.
230 Frost St. off East Broad Ave. 3 BR, 1 bath, newly renovated.
863-608-2477 or linkedgar@outlook.com

SERVICE DIRECTORY

Home Repair/Remodeling

ENHANCED REMODELING & DRYWALL

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

WE DO SMALL AND BIG JOBS!

229-364-2997
Hernandez
912-432-3016

Residential-Commercial-Renovations

PAINTING AND HOME REPAIR

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

FREE ESTIMATES
229-349-5475

MERCHANDISE

Good Things to Eat

BLUEBERRIES U-Pick \$10 We Pick \$20 per gal. 2730 Leary Rd, Albany Mon-Sat 7am-7pm. May 30-July 4 FMI 229-869-1409 Barry

Miscellaneous for sale

For Sale Burial crypt G-70 for two Crown Hill Mausoleum. Market value \$8,000. Call 229-881-3417 with offer

For Sale: 1 Burial Plot in Riverside-Oakview Cemetery. \$550. Call 229-439-4728 or 229-886-1359

FOR SALE. 2 Love Seats, good cond. \$199 each. Accent chair with safari design, \$125. Accent chair, gold, \$125. Queen-size bed, wood and medal frame, great cond., \$299. Accent table, half moon, great cond., \$150. Faux leather chair with matching ottoman, brown, \$150. No Delivery, pickup only. 229-669-2222, call or text.

JOBS

Full-Time

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

Volunteers of America Southeast
The Millennium Center – Cuthbert, GA

Women's Recovery & Substance Use Services Director

Program Director needed for managing the daily operations of a substance use treatment program in Cuthbert, GA. Minimum requirements include a Bachelor's Degree in a related field and CAC Level II (or Master's + CAC Level I), 5+ years working with individuals with substance use disorders and at least 1 year of supervisory experience. For more information and application instructions, go to www.voase.org/careers. EOE/Drug Free Workplace/ E-Verify.

VEHICLES

Miscellaneous

Employer: Phoebe Physician Group, Inc.
Position: Medical Technologist
Location: Albany, Georgia
Duties: Provide laboratory information based on the performance of analytical tests on human body substances; correlate and interpret test data to detect evidence of or prevent disease or impairment and to promote and monitor good health; monitor quality assurance and maintain laboratory instrumentation including all documentation; follow established guidelines and protocols to provide requested clinical information to physicians, nurses, and other relevant health care personnel; and perform phlebotomy duties as needed.
Minimum Requirements: Bachelor's degree in medical technology (or foreign equivalent) plus 1 year experience in clinical laboratory in similar discipline. Clinical laboratory scientist certification through CGFNS and medical laboratory scientist certification by one of the following: ASCP, AMT, NCA or AAB.
Resume to: Bruce Mattos at bmattos@phoebehealth.com

Albany Legals

Construction/Service Bids

A-586
INVITATION TO BID
Phase E Street Resurfacing
BID REF. #26-063
Sealed bids will be received by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, GA, 31701, until 2:30 PM, July 14, 2026. A Pre-Bid Conference will be at 10:00 AM, June 18, in the Procurement division office. A 5% Bid Bond is required of all bidders. Bid documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Ricky Gladney, Buyer I, rgladney@albanyga.gov \by\ Michael Eaton, Chief Financial Officer
June 20, 2026

A-582
REQUEST FOR PROPOSALS
Arborist Services
PROPOSAL REF. #26-061
Sealed proposals will be received by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 5:00 PM, on July 13, 2026. A Pre-Proposal Conference will be held at 10:00 AM on June 17, in the Procurement division office. Proposal documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Joshua Williams, Procurement Manager, at jswilliams@albanyga.gov. \by\ Michael Eaton, Chief Financial Officer
June 20, 2026

Corporations

A-593
NOTICE OF INTENT TO INCORPORATE
Notice is given that Articles of Incorporation which will incorporate Land Partners Real Estate, Inc. will be delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 1136 Dawson Road, Albany, GA 31707, and its initial registered agent at such address is Patrick Golden.
June 20, 2026

Debtors & Creditors

A-546
NOTICE TO CREDITORS AND DEBTORS
STATE OF GEORGIA
COUNTY OF DOUGHERTY
IN RE: ESTATE OF GILBERT G. WARD, DECEASED
All creditors of the estate of Gilbert G. Ward, 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

Debtors & Creditors

undersigned Executor of the Estate of Gilbert G. Ward.
This 2nd day of June, 2026.
Shawndra Everett, Executor of the Gilbert G. Ward, Estate
113 SE Rosewood Drive
Albany, Georgia 31705
or
MOORE, CLARKE, DuVALL & RODGERS, P.C.
2829 Old Dawson Road
Post Office Drawer 71727
Albany, Georgia 31708-1727
(229) 888-3338
June 6, 13, 20, 27, 2026

A-514
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE is hereby given to all debtors and creditors of the Estate of Bebe Annice Watson of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the estate are hereby requested to make immediate payment to the undersigned.
This 26th day of May 2026.
Bandi Watson Nason, Administrator of the Estate of Bebe Annice Watson c/o S. Tanner Lowe, Esq.
314 W. Residence Ave.
Albany, GA 31701
May 30, June 6, 13, 20, 2026

A-515
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE is hereby given to all debtors and creditors of the Estate of Marian Whaley Arnold of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the estate are hereby requested to make immediate payment to the undersigned.
This 26th day of May, 2026.
John Stephen Arnold, Executor of the Estate of Marian Whaley Arnold c/o William D. Moorhead III
314 W. Residence Ave
Albany, GA 31701
June 6, 13, 20, 27, 2026

A-541
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE is hereby given to all debtors and creditors of the Estate of Frank Gerald Story 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 1st day of June, 2026.
Paula K. Higginbotham, Executor of the Estate of Frank Gerald Story c/o William D. Moorhead III, Esq.
314 W. Residence Ave
Albany, GA 31701
June 6, 13, 20, 27, 2026

A-550
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE is hereby given to all debtors and creditors of the Estate of Reuben William Schroeder 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 3rd day of June 2026.
Mary Lucille Schroeder, Executor of the Estate of Reuben William Schroeder c/o William D. Moorhead III
314 W. Residence Ave.
Albany, GA 31701
June 6, 13, 20, 27, 2026

A-528
NOTICE TO DEBTORS AND CREDITORS
State of Georgia
County of DOUGHERTY
Estate No. 2026-ES-090
All creditors of the Estate of Paul David Boyd, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to the undersigned Administrator.
Joshua Cunningham
Administrator of the Estate of Paul David Boyd
c/o Christopher A. Flowers.
504 N. Jefferson Street
Albany, GA 31701
June 6, 13, 20, 27, 2026

A-581
STATE OF GEORGIA
COUNTY OF CALHOUN
All creditors of the estate of PAMELIA JORDAN MAYNE deceased of Calhoun County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to me.
This 8th day of June, 2026.
Leslie Patricia Mayne 1924 Manticoe Circle Tallahassee, FL 32303
Willis A. DuVall
P. O. Box 128 Edison, GA 39846
June 20, 27, July 4, 11, 2026

NOTICE TO DEBTORS AND CREDITORS
RE: ESTATE NO 2025-ES-024
All Debtors and Creditors of the Estate of Roe Helen Gaiter, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 6th day of June, 2026.
Virgil Gaiter
Administrator of the Estate of Roe Helen Gaiter
114 Kended Way
Glen Burnie, MD 21061

Debtors & Creditors

A-555
NOTICE TO DEBTORS AND CREDITORS
GEORGIA, DOUGHERTY COUNTY:
All creditors of the Estate of LINDA R. BAILEY, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to KAREN BAILEY SMITH, 3753 GA Hwy 313, Sylvester, Georgia 31791, Administrator with Will Annexed of said estate, in accordance with Georgia law, and all persons indebted to said estate are required to make immediate payment to said Administrator with Will Annexed of said estate.
This the 2nd day of June, 2026.
NATHAN C. JOHNSON
KELLEY & JOHNSON, LLC
Attorneys for the Estate of LINDA R. BAILEY, Deceased
June 6, 13, 20, 27, 2026

A-562
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of Bettie Jean Richardson, late of Dougherty County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment.
This 5th day of June, 2026.
Sherman Willis, Attorney for Harriet Loretta Richardson
Executor of the Estate of Bettie Jean Richardson
GARDNER WILLIS PLAIRE & WILSON, LLP
P.O. Drawer 71788
Albany, Georgia 31708-1788
229-883-2441
June 13, 20, 27, July 4, 2026

Divorces

A-580
Dougherty COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: Stephanie Shedrick V.
Respondent: Roger Shedrick
Civil Action Case Number: 26-CV-260-4
NOTICE OF SUMMONS
TO: Roger Shedrick, Respondent
Named Above:
This notice has been published to let you know that a Complaint For Divorce case was filed against you in Superior Court on March 19, 2026. The court issued an order for service of summons by publication on April 17, 2026. You must file an Answer to the Petition with the clerk of Superior Court and serve the Petitioner with a copy of the Answer. The Petitioner's address is 2713 Westgate Dr. Albany, GA 31707. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything he asked for in the Complaint for Divorce.
This the 17th day of April, 2026.
Judge Joseph W. Dent
Dougherty County Superior Court
State of Georgia
June 20, 27, July 4, 11, 2026

Juvenile Court

A-579
PUBLICATION DOUGHERTY COUNTY JUVENILE COURT
IN THE MATTER OF: J.H. a.k.a. B.G.H. B/F DOB: 07/28/2024
To: Leon Wilkerson, Leon McClintion, R.J. E.J. all unknown biological fathers, putative fathers, legal fathers, or any other individuals alleging custody or any other individuals who might be the father of a female child J.H. a.k.a. B.G.H. B/F, born to Elizabeth Ann Hicks on 07/28/2024.
A petition was filed in this Court by Social Services Case Manager Vontresa Stephens, on the 4th day of March 2026. The Petition alleges the above-referenced child to be dependent according to Georgia law and seeks **termination of your parental rights, if any.** You may obtain a copy of the Petition, which sets forth the specific allegations in detail, from the Clerk of Juvenile Court of Dougherty County, 225 Pine Avenue, Room G-7, Ground Floor, Albany, Georgia, 31701, phone 229-431-2162.
By authority of an Order for Service by Publication by the Judge of said Court approved on the 11th day of May, 2026, you are commanded to appear in the Juvenile Court of Dougherty County, Georgia, located at 225 Pine Avenue, Room G-7, Ground Floor, Albany, Georgia, 31701, within sixty (60) days of said Order for Service by Publication and on the 25th day of August, 2026, at 9:00 a.m. to then and there make defense to allegations of the petition, and to show cause why the prayers of the petition should not be granted, and why the said child and all parties named herein should not be dealt with according to the provisions of the law. **The hearing is for the purpose of terminating your parental rights.**
You or any other interested party may file a written objection or answer on or before the date and time for the hearing stated above by filing the same at the office of the Clerk of Juvenile Court of Dougherty County, Georgia, and the Petitioner's Attorney, William Godfrey
Be advised that any biological father who is not the legal father of this child shall lose all rights to this child and shall not be entitled to object to the termination of his rights unless within thirty (30) days of receipt of this notice, he files a petition to legitimate the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimate with the Dougherty County Juvenile Court.
Witness the Honorable Valerie Brown Williams Judge of said Court this 11th day of June, 2026
/s/ Tequila B. Woods
Tequila B. Woods, Clerk
Dougherty County Juvenile Court
Dougherty Judicial Circuit
William Godfrey
Special Assistant Attorney General
Post Office Box 2321
Albany, Georgia 31702

Juvenile Court

Phone 573-7225/wjgodfrey@wjgodfrey.com
Georgia Bar Number 076119
June 20, 27, July 4, 11, 2026

Local Government

A-576
CITY OF ALBANY MUNICIPAL COURT
CITY OF ALBANY, Petitioner, vs.
507 N. Jackson St., Albany, Georgia, bearing Tax ID# 000CC/00025/012; and RONALD C. WESTBROOK, Property Owner; AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 507 N. JACKSON ST., ALBANY, GA, Respondent(s).
CIVIL DOCKET NO. 26-NA-30
LEGAL NOTICE
TO: RONALD C. WESTBROOK, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 507 N. JACKSON ST., ALBANY, DOUGHERTY COUNTY, GEORGIA:
You are hereby notified that a Petition To Remedy Code and Ordinance Violations has been filed concerning the property located at 507 N. Jackson St. in the City of Albany, Dougherty County, Georgia, and more particularly described as follows:
All that tract or parcel of land situated in Albany, Georgia, more particularly bounded and described as follows as recorded at the Register of Deeds, Albany, Dougherty County, Georgia at Book Volume 924, Page 274:
Being Tract No. 6, all that tract or parcel of land lying and being in County of Dougherty, State of Georgia, and City of Albany and being part of Lot No. 25 on Residence Avenue, more particularly described as follows:
Beginning at the Northeast corner of said Lot 25; run thence due West along an alley 103 feet; run thence South along the lands of Irvin Calloway a distance of 60 feet; run thence due East along the lands of Irvin Calloway a distance of 103 feet to the West side of Jackson Street; run thence due North along the West side of Jackson Street a distance of 60 feet to the starting point. Said lot fronting 60 feet on the West side of Jackson Street and extending West an equal width a distance of 103 feet. Said Petition seeks to abate the conditions existing on said property which constitute a nuisance in violation of codes and ordinances of the City of Albany, Georgia. You are ordered to show cause before the undersigned on the 26th day of June, 2026, at 9:00 a.m. and from time to time thereafter as the same may be called in the Municipal Court located at the Law Enforcement Center, 201 W. Oglethorpe Blvd., Albany, Georgia, why the relief requested in said Petition should not be granted and the Code violations remedied and the nuisance abated at your expense. Let this notice be published and posted as required by law.
Witness the Honorable Ingrid Driskell, Chief Judge, Municipal Court.
Michael M. Custer
Ga. Bar No. 525350
Attorney for Petitioner
222 Pine Ave., Suite 560
Albany, Georgia 31701
(229) 431-2805 (office)
mcuster@albanyga.gov
June 20, 2026

Name Changes

A-575
IN THE SUPERIOR COURT OF DOUGHERTY COUNTY
STATE OF GEORGIA
IN RE: NAME CHANGE PETITION: FILED ON BEHALF OF CHRISTIN BROOKE PURVIS
CIVIL ACTION NO.:
SUCV-2026000560
NOTICE PETITION TO CHANGE NAME
Notice is hereby given that Christin Brooke Purvis filed his Petition to the Superior Court of Dougherty County, Georgia on the 10 day of June, 2026, praying for a change of name from Christin Brooke Purvis to Christin Brooke Wright. Notice is hereby given pursuant to law to any interested party to appear in said Court and to file objections to such name change. Objections must be filed with the Court within thirty (30) days of the filing of said Petition.
Walter H. Burt, III Attorney at Law
511 Pine Avenue Albany, Georgia 31701
(229) 436-8462
whburt3@gmail.com
June 20, 27, July 4, 11, 2026

A-574
IN THE SUPERIOR COURT OF DOUGHERTY COUNTY
STATE OF GEORGIA
IN RE: NAME CHANGE PETITION: FILED ON BEHALF OF LEE RICHARD PURVIS
CIVIL ACTION NO.:
SUCV-2026000559
NOTICE PETITION TO CHANGE NAME
Notice is hereby given that Lee Richard Purvis filed his Petition to the Superior Court of Dougherty County, Georgia on the 10 day of June, 2026, praying for a change of name from Lee Richard Purvis to Garren Lee Wright, Jr. Notice is hereby given pursuant to law to any interested party to appear in said Court and to file objections to such name change. Objections must be filed with the Court within thirty (30) days of the filing of said Petition.
Lee Richard Purvis
Petitioner
Walter H. Burt, III
Attorney at Law
511 Pine Avenue Albany, GA 31701
(229) 436-8462
whburt3@gmail.com
June 20, 27, July 4, 11, 2026

Probate Court Administration

A-585
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: JIMMY E. MARTIN
ESTATE FILE NO: 2026-ES-207
Genelle Denise Martin has petitioned to be appointed **administrator** of the estate of **JIMMY E. MARTIN**, 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 **July 13, 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
June 20, 27, July 4, 11, 2026

A-517
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: JOAN DORN TEDESCO
ESTATE FILE NO: 2026-ES-126
Christopher Lee Tedesco has petitioned to be appointed **administrator** of the estate of **JOAN DORN TEDESCO**, 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 22, 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 30, June 6, 13, 20, 2026

A-536
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: KATHY JEAN HAMRICK
ESTATE FILE NO: 2026-ES-149
John Clark has petitioned to be appointed **administrator** of the estate of **KATHY JEAN HAMRICK**, 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 **July 13, 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
June 6,13, 20, 27, 2026

A-500
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: BARBARA TURNER
ESTATE FILE NO: 2026-ES-180
Sharmille "Nichole" Edmonson has petitioned to be appointed **administrator** of the estate of **BARBARA TURNER**, 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 22, 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

Probate Court Administration

P.O. Box 1827
Albany, GA 31702
(229) 431-2102
May 30, June 6, 13, 20, 2026

A-535
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: LARRY HUNT
ESTATE FILE NO: 2026-ES-191
TO: GWENDOLYN W. BRASWELL AND TO WHOM IT MAY CONCERN
Bobbi Porto has petitioned to be appointed **administrator** of the estate of **LARRY HUNT**, 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 29, 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
June 6, 13, 20, 27, 2026

A-538
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: STELLA PETE
ESTATE FILE NO: 2026-ES-193
Reve Pete has petitioned to be appointed **administrator** of the estate of **STELLA PETE**, 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 29, 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
June 6, 13, 20, 27, 2026

A-583
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: PRISCILLA ANN HAYES
ESTATE FILE NO: 2026-ES-209
Demetria Sutton has petitioned to be appointed administrator of the estate of **PRISCILLA ANN HAYES**, 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 **July 13, 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
June 20, 27, July 4, 11, 2026

Probate Court 12 mth Support

A-566
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: JAMES FREDERICK BLANFORD
ESTATE FILE NO: 2026-ES-201
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT
The Petition of **Frances Chapman Blanford** for a year's support from the estate of **JAMES FREDERICK BLANFORD**, Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before **July 9, 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

Probate Court 12 mth Support

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

Probate Court Wills

A-569
CASE NAME: DENNIS ORRIN GILLETLY
CASE NO: 2026-ES-101
GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,
TO: DANIEL BRENDAN GILLETLY (SON OF DECEDENT), EDWARD M. BACARRI, and ALL OTHER INTERESTED PARTIES

This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before **July 6, 2026**.

Be notified further: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Leisa G. Blount
Probate Judge
P.O. Box 1827
Albany, GA 31702
(229) 431-2102

Probate Court Discharge

A-572
NOTICE
PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2025-ES-207
PETITION OF DOROTHY T. HARDIN
FOR DISCHARGE AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF: JANICE D. SAAM

TO: ALL INTERESTED PARTIES

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before August 3, 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds for any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

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

Public Hearings

A-552
The Southwest Georgia Regional Commission Council meeting will be held Thursday, June 26th, 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.

June 20, 2026

A-592

HISTORIC PRESERVATION COMMISSION

NOTICE OF PUBLIC MEETING

The Albany-Dougherty Historic Preservation Commission will conduct a public meeting on **Wednesday, July 8, 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=VU94ZzNpbFdtS2dMN04yUzI1YWx6UT09>
Meeting ID: 952 1922 5113
Passcode: 515128
One tap mobile
+16465886656,95219225113#,,,,*51 5128# US (New York)

26-035 HISTORIC - 412 W Residence Ave: COA request by Frederico Gioja for the retroactive approval of new vinyl siding, reconstructed front porch, along with the replacement of some of the existing windows and doors.

26-045 HISTORIC - 328 W Broad Ave: COA request by Brandy Morrison for a rear ADA ramp, patio expansion, and stair replacement. 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.

Public Hearings

June 20, 2026

Public Sales/ Auctions

A-594
You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of Dougherty County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is:
Strum's Elite Towing & Recovery
2800 Phillips Dr
Albany Ga 31721

Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition.

VIN: 1C4HJXEN1JW304448
Year: 2018
Make: JEEP
Model: Wrangler
Case 2026-146AV

VIN: 5XYKTD A28BG065957
Make: KIA
Model: Sorento
Case 2026-144AV

June 20, 27, 2026

A-591

UNKNOWN VEHICLES STRUMS ELITE TOWING & RECOVERY

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions will be filed in the Magistrate Court of Dougherty County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is:

Strum's Elite Towing & Recovery
2800 Phillips Dr
Albany Ga 31721

Anyone with an ownership interest in a vehicle listed herein contact us at 229-319-5924

VIN: 2C3CDZBT4KH661546
Year: 2019
Make: Dodge
Model: Challenger

VIN: 2CNDL13F876071216
Year: 2007
Make: CHEV
Model: Equinox

VIN: JTD BU4EE1BJ094928
Year: 2011
Make: TOYT
Model: Corolla

VIN: 1GNEC13Z25R249973
Year: 2005
Make: CHEV
Model: Tahoe

VIN: KMHC T4AE5HU197429
Year: 2017
Make: HYUN
Model: Accent

June 20, 27, 2026

A-563

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: Ram
Model: 2500
Year: 2023
Vin #: 3C6UR5CL1PG637356
Tag: NONE
State: GA

Make: BMW
Model: 3 Series
Year: 2011
Vin #: WBAPH7C57BE130710
Tag: NONE
State:

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

June 13, 20, 2026

A-494

Public Auction

Location:
Royal Storage
2801 Palmyra Road
Albany, GA 31707
229-446-2038

Date & Time:
Tuesday, July 07, 2026
Bids due by 12:00 PM Sharp
Auction by Sealed Bid Only

Viewing:
Monday, July 06, 2026
9:00 am – 5:00 pm

Unit 735 Alvin Davis Jr: Sectional couch & end tables
June 20, 27, July 4, 2026

A-577

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of Dougherty County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is:
PAINT PRO TOWING, LLC
Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before:

Answer forms may be found in the Magistrate Court Clerk's Office or online at:
www.georgiamagistratecouncil.com
1.) 2022 Nissan Altima
Vin # 3N1AB8CV7NY271707
Case # 2026-161AV

2.) 2000 Dodge Dakota
Vin # 1B7FL26X5Y5S59450
Case # 2026-163AV

3.) 2008 Chevrolet Equinox
Vin # 2CNDL23F986066498
Case # 2026-162AV

4.) 1995 Buick Roadmaster
Vin # 1G4BT52P4SR412763
Case # 2026-164AV

5.) 2016 Ford Fusion
Vin # 3FA6P0H7G0R228362
Case # 2026-141AV

6.) 2009 Ford Crown Vic
Vin # 2FAHP71V29X139651
Case # 2026-139AV

7.) 2016 Chevy Malibu
Vin # 1G11CS5A6GF119203
Case # 2026-140AV

Public Sales/ Auctions

8.) 2003 Chevrolet S-10 Truck
Vin # 1GCCS19X638173024
Case # 2026-142AV

9.) 1999 Ford Crown Victoria
Vin # 2FAFP71W0XX147826
Case # 2026-143AV

June 20, 27, 2026

A-558

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. The vehicles are currently located at Professional Locators and Recovery, Inc. 1107 Centennial Ave. Albany, GA 31707. The vehicle(s) subject to liens as stated above are identified as:

2024 Toyota Corolla, Silver,
VIN# 5YFB4MDE1RP216047,
Tag# P7677665 GA

2017 Honda Civic, Black,
VIN# SHHF7KH53HU234240,
Tag# SGV0888 GA

2013 Dodge Dart, Gray,
VIN# 1C3CDFBA9DD146703,
Tag# FPJY63 FL

2005 Cadillac CTS, Gray,
VIN# 1G6DP567950176635,
Tag# TLX731 GA

2000 Honda Accord, Gold,
VIN# 1HGCG1659YA033572,
Tag# TGB8618 GA

2010 Honda Accord, Blue,
VIN# 1HGPCP2F79AA040003,
Tag# TEU0819 GA

June 13, 20, 2026

A-588

SELF STORAGE AUCTION AUCTION WILL CLOSE ON June 17, 2026 AT 10 A.M.

Online auction: Lockerfox starting June 17th and close out on June 24th at 10 am

SIMPLESAFE - RADIUM SPRINGS 2119 Radium Springs Road

Albany
Becky Miller
Unit 18 HOUSEHOLD CONTENTS
Eugene Baisden
Unit 24 HOUSEHOLD CONTENTS
Larry Whitfield
Unit 46 HOUSEHOLD CONTENTS
Tanya Williams
Unit 48 HOUSEHOLD CONTENTS
Emily Banks
Unit 49 HOUSEHOLD CONTENTS
Althea Phelps
Unit 79 HOUSEHOLD CONTENTS
Mary Jackson
Unit 115 HOUSEHOLD CONTENTS
Jekeriah Anderson
Unit 138 HOUSEHOLD CONTENTS
Keyonniss Campbell
Unit 154 HOUSEHOLD CONTENTS
Helen Lumpkin
Unit 165 HOUSEHOLD CONTENTS

SIMPLESAFE - MOCK ROAD 1300 S Mock Road Albany

Otis Thomas Unit B09
HOUSEHOLD CONTENTS
Mariecia Hammond Unit C02
HOUSEHOLD CONTENTS
Lasasha Barnes Unit C09
HOUSEHOLD CONTENTS
Carol Manriquez Unit E31
HOUSEHOLD CONTENTS

BASE SIDE STORAGE - SHORT STREET 2416 Short Street

Albany
Stephanie Mudd Unit 27
HOUSEHOLD CONTENTS
Turlicsea Turner Unit 38
HOUSEHOLD CONTENTS
Michael Jagroo Unit 57
HOUSEHOLD CONTENTS
Shajona Echols Unit 78
HOUSEHOLD CONTENTS
Kaneshia Harvey Unit 93
HOUSEHOLD CONTENTS
Latanya Knowles-Roberts Unit 103
HOUSEHOLD CONTENTS
Reginald Staton Unit 153
HOUSEHOLD CONTENTS

SIMPLESAFE - HIGHWAY 19 N 1437 US Highway 19 S

Roderick Whitaker Unit 111
HOUSEHOLD CONTENTS
Angela Coleman Unit 115
HOUSEHOLD CONTENTS
Antira Thomas Unit 128
HOUSEHOLD CONTENTS
Amandine Claude Unit 132
HOUSEHOLD CONTENTS

SIMPLESAFE - HIGHWAY 19 S 1508 US Highway 19 S

Joseph Wilson Unit 216
HOUSEHOLD CONTENTS
Dominique Hooks Unit 234
HOUSEHOLD CONTENTS
Michelle Oaks Mattocks Unit 314
HOUSEHOLD CONTENTS

SIMPLESAFE-BRANCHVIEW 1 39 BRANCEVIEW ST E

Brittany McGinniss Unit A51
HOUSEHOLD COUNTENTS
Farla Butler Unit B2 HOUSEHOLD COUNTENTS
Tiffany Mitchell Unit B47
HOUSEHOLD COUNTENTS
Sophia Carter Unit P6
HOUSEHOLD COUNTENTS
Allison Stubbs Unit P18
HOUSEHOLD COUNTENTS

SIMPLESAFE-21ST AVE 808 21ST AVE

Ezekiel George Unit A171
HOUSEHOLD COUNTENTS
Orbionna Farmer Unit A198
HOUSEHOLD COUNTENTS
Rich Blanchard Unit B11
HOUSEHOLD COUNTENTS
Jeremy Breedlove Unit B37
HOUSEHOLD COUNTENTS
Levasia Roddy Unit B53
HOUSEHOLD COUNTENTS
Geraldine Mulkey Unit B68
HOUSEHOLD COUNTENTS
Alicia R. Hall-Rideaux Unit C39
HOUSEHOLD COUNTENTS
Myrna Thomas Unit C81
HOUSEHOLD COUNTENTS
Christopher Waller Unit C91
HOUSEHOLD COUNTENTS
Myrna Thomas Unit C109
HOUSEHOLD COUNTENTS

SIMPLESAFE-21ST AVE 808 21ST AVE

Under and by virtue of the power of sale contained in that certain Commercial Deed to Secure Debt, Security Agreement and Fixture Filing and Assignment of Leases and Rents from WT 2304 W Gordon, LLC, a Georgia limited liability company ("Grantor"), to and in favor of Pacific Private Money, Inc., a California corporation, dated May 03, 2022, and recorded May 10, 2022, in Deed Book 4973, Page 228, Dougherty County, Georgia records

A-578

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

Public Sales/ Auctions

this vehicle should contact the business above.

VIN: 5XYKTD A28BG065957
Year: 2011
Make: KIA
Model: Sorento*

June 20, 27, 2026

Foreclosures

A-568

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF DOUGHERTY

Under and by virtue of the power of sale contained in that certain Commercial Deed to Secure Debt, Security Agreement and Fixture Filing and Assignment of Leases and Rents from WIL 1401 Whispering Pines LLC, a Georgia limited liability company ("Grantor"), to and in favor of Pacific Private Money, Inc., a California corporation, dated May 11, 2022, and recorded May 16, 2022 in Deed Book 4976, Page 210, Dougherty County, Georgia records (the "Security Deed"), securing that certain Commercial Promissory Note dated May 11, 2022 in the original principal amount of \$2,500,000.00 (the "Note"); as assigned to Saluda Grade Mortgage Funding LLC, pursuant to that certain Assignment of Commercial Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents, dated as of May 24, 2022, recorded November 22, 2023, in Deed Book 5145, Page 278, aforesaid records; and as assigned to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2021-RTL1 ("Lender") pursuant to that certain Assignment of Security Deed/Mortgage, recorded January 16, 2024, in Deed Book 5157, Page 1, aforesaid records (the "Last Assignment"); which Last Assignment as affected by that certain Scrivener's Error Affidavit, indicating the assignee originally and incorrectly identified in the Last Assignment, Saluda Grade Alternative Mortgage Trust 2021-RTL1, should have instead been Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2021-RTL1, recorded February 8, 2024, in Deed Book 5163, Page 161, aforesaid records; there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash before the legal hours for sale before the Courthouse door in Dougherty County, Georgia, on the first Tuesday in July 2026, the following described property (the "Premises") to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 415, FIRST LAND DISTRICT, DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION AT THE EAST RIGHT-OF-WAY LINE OF ENGLISH ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF GORDON AVENUE A DISTANCE OF 525.79 FEET TO A POINT ON THE EAST LINE OF A 100 FOOT GEORGIA POWER COMPANY EASEMENT TO AN IRON PIN AND THE POINT OF BEGINNING. THENCE CONTINUING NORTH 70 DEGREES 14 MINUTES 44 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE OF GORDON AVENUE A DISTANCE OF 382.02 FEET TO AN IRON PIN ON THE WEST LINE OF A 50-FOOT DRAINAGE EASEMENT, AS SHOWN ON A MAP OR PLAT OF COUNTRY CLUB ESTATES, SECTION 1, RECORDED IN PLAT BOOK 3, PAGES 333 AND 334, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, DOUGHERTY COUNTY, GEORGIA; RUN THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS EAST ALONG SAID EASEMENT RIGHT-OF-WAY LINE A DISTANCE OF 702.10 FEET TO AN IRON PIN; THENCE CONTINUE THENCE ALONG SAID EASEMENT RIGHT-OF-WAY LINE SOUTH 37 DEGREES 34 MINUTES 55 SECONDS EAST A DISTANCE OF 129.73 FEET, MORE OR LESS, TO AN IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF ST. ANDREWS DRIVE AS SHOWN ON SAID PLAT OF COUNTRY CLUB ESTATES SECTION 1; RUN THENCE SOUTH 30 DEGREES 59 MINUTES 08 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 12 FEET TO A SET RAILROAD SPIKE; RUN THENCE NORTH 48 DEGREES 30 MINUTES 27 SECONDS WEST A DISTANCE OF 200.84 FEET TO AN IRON PIN; RUN THENCE SOUTH 88 DEGREES 08 MINUTES 04 SECONDS WEST A DISTANCE OF 145.41 FEET TO AN IRON PIN; THENCE SOUTH 44 DEGREES 46 MINUTES 33 SECONDS WEST A DISTANCE OF 932.35 FEET TO AN IRON PIN ON THE EAST RIGHT OF WAY LINE OF ENGLISH ROAD; THENCE RUN NORTH 01 DEGREE 20 MINUTES 15 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 361.86 FEET TO AN IRON PIN; THENCE NORTH 30 DEGREES 45 MINUTES 18 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED GEORGIA POWER COMPANY 100-FOOT EASEMENT A DISTANCE OF 998.19 FEET TO AN IRON PIN ON THE SOUTH RIGHT-OF-WAY OF GORDON AVENUE AND THE POINT OF BEGINNING; AS SET FORTH ON PLAT OF SURVEY OF WINDOVER APARTMENTS PREPARED BY MALCOLM BUMSED, GEORGIA REGISTERED LAND SURVEYOR NO. 1691, DATED MAY 20, 1988.

Property commonly known as: 1401 WHISPERING PINES ROAD, ALBANY, GA 31707
The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed. The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect thereto. The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Saluda Grade Alternative Mortgage Trust 2021-RTL1, as agent for Lender, 8180 E. Keiser Boulevard, Anaheim, California 92808; (914) 261-1349. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument. To the best knowledge and belief of the undersigned, the party in possession of the Premises is Grantor, WIL 1401 Whispering Pines LLC, or a tenant or tenants and said property is more commonly known as **1401 WHISPERING PINES ROAD, ALBANY, GA 31707**.

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2021-RTL1 as Attorney-in-Fact for **WIL 1401 Whispering Pines LLC** William. O Tate
McCalla Raymer Leibert, Pierce, LLP
1544 Old Alabama Road
Roswell, Georgia 30076
(678) 281-6473
william.tate@mccalla.com
June 13, 20, 27, July 4, 2026

A-567

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF DOUGHERTY

Under and by virtue of the power of sale contained in that certain Commercial Deed to Secure Debt, Security Agreement and Fixture Filing and Assignment of Leases and Rents from WT 2304 W Gordon, LLC, a Georgia limited liability company ("Grantor"), to and in favor of Pacific Private Money, Inc., a California corporation, dated May 03, 2022, and recorded May 10, 2022, in Deed Book 4973, Page 228, Dougherty County, Georgia records

Foreclosures

(the "Security Deed"), securing that certain Promissory Note dated May 5, 2022 in the original principal amount of \$9,000,000.00 (the "Note"); as assigned to Saluda Grade Mortgage Funding LLC, pursuant to that certain Assignment of Commercial Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents, dated as of May 5, 2022, recorded November 27, 2023, in Deed Book 5145, Page 339, aforesaid records; and as assigned to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2021-RTL1 ("Lender") pursuant to that certain Assignment of Security Deed/Mortgage, recorded January 2, 2024, in Deed Book 5154, Page 104, aforesaid records (the "Last Assignment"); which Last Assignment as affected by that certain Affidavit Related to Title Made Pursuant to O.C.G.A. § 44-2-20, recorded September 23, 2025, in Deed Book 5337, Page 22, aforesaid records; which Security Deed as affected by that certain Default Judgment Final Order recorded May 6, 2026, in Deed Book 5379, Page 299, aforesaid records; there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door in Dougherty County, Georgia, on the first Tuesday in July 2026, the following described property (the "Premises") to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 415, FIRST LAND DISTRICT, DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION AT THE EAST RIGHT-OF-WAY LINE OF ENGLISH ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF GORDON AVENUE A DISTANCE OF 525.79 FEET TO A POINT ON THE EAST LINE OF A 100 FOOT GEORGIA POWER COMPANY EASEMENT TO AN IRON PIN AND THE POINT OF BEGINNING. THENCE CONTINUING NORTH 70 DEGREES 14 MINUTES 44 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE OF GORDON AVENUE A DISTANCE OF 382.02 FEET TO AN IRON PIN ON THE WEST LINE OF A 50-FOOT DRAINAGE EASEMENT, AS SHOWN ON A MAP OR PLAT OF COUNTRY CLUB ESTATES, SECTION 1, RECORDED IN PLAT BOOK 3, PAGES 333 AND 334, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, DOUGHERTY COUNTY, GEORGIA; RUN THENCE SOUTH 00 DEGREES 05 MINUTES 07 SECONDS EAST ALONG SAID EASEMENT RIGHT-OF-WAY LINE A DISTANCE OF 702.10 FEET TO AN IRON PIN; THENCE CONTINUE THENCE ALONG SAID EASEMENT RIGHT-OF-WAY LINE SOUTH 37 DEGREES 34 MINUTES 55 SECONDS EAST A DISTANCE OF 129.73 FEET, MORE OR LESS, TO AN IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF ST. ANDREWS DRIVE AS SHOWN ON SAID PLAT OF COUNTRY CLUB ESTATES SECTION 1; RUN THENCE SOUTH 30 DEGREES 59 MINUTES 08 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 12 FEET TO A SET RAILROAD SPIKE; RUN THENCE NORTH 48 DEGREES 30 MINUTES 27 SECONDS WEST A DISTANCE OF 200.84 FEET TO AN IRON PIN; RUN THENCE SOUTH 88 DEGREES 08 MINUTES 04 SECONDS WEST A DISTANCE OF 145.41 FEET TO AN IRON PIN; THENCE SOUTH 44 DEGREES 46 MINUTES 33 SECONDS WEST A DISTANCE OF 932.35 FEET TO AN IRON PIN ON THE EAST RIGHT OF WAY LINE OF ENGLISH ROAD; THENCE RUN NORTH 01 DEGREE 20 MINUTES 15 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 361.86 FEET TO AN IRON PIN; THENCE NORTH 30 DEGREES 45 MINUTES 18 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED GEORGIA POWER COMPANY 100-FOOT EASEMENT A DISTANCE OF 998.19 FEET TO AN IRON PIN ON THE SOUTH RIGHT-OF-WAY OF GORDON AVENUE AND THE POINT OF BEGINNING; AS SET FORTH ON PLAT OF SURVEY OF WINDOVER APARTMENTS PREPARED BY MALCOLM BUMSED, GEORGIA REGISTERED LAND SURVEYOR NO. 1691, DATED MAY 20, 1988.

Foreclosures

A-549
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 Chandravadan Kuntawala to JPMorgan Chase Bank, N.A., dated December 17, 2021 and recorded on December 22, 2021 in Deed Book 4920, Page 76, 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 Three Hundred Sixty-Three Thousand Two Hundred and 00/100 dollars (\$363,200.00) with interest thereon as provided therein, as last transferred to U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, recorded in Deed Book 5325, Page 42, 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 July, 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 34 IN THE SECOND LAND DISTRICT, DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 3 OF C. R. HODGES ESTATE SUBDIVISION, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 6, PAGE 79, (PLAT CABINET 1, SLIDE 8-73), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. Said property may more commonly be known as 518 Byron Plantation Rd, Albany, GA 31721.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, Selenie Finance LP 3501 Olympus Boulevard 5th Floor, Suite 500 Dallas, TX 75019 877-735-3637. 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 Chandravadan Kuntawala 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 and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPA CITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST as Attorney-in-Fact for Chandravadan Kuntawala Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520
June 13, 20, 27, July 4, 2026

A-573
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF DOUGHERTY
By virtue of a Power of Sale contained in that certain Security Deed from MALCOLM WHITLOCK AND LINDA WHITLOCK to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CALIBER HOME LOANS, INC., dated November 19, 2018, and recorded on November 30, 2018, in Deed Book 4558, at Page 103, in the Office of the Clerk of Superior Court of Dougherty County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Thirty-Seven Thousand, Two Hundred Seventy and no/100 Dollars (\$137,270.00), with interest thereon as provided therein, as last transferred to NewRez LLC d/b/a Shellpoint Mortgage Servicing, recorded in Deed Book 5124, at Page 250, in aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, or at such place as has been or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in August, 2026, all property described in said Security Deed including, but not limited to, the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 4, IN THE SECOND LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOTS 85 AND 86 OF BRENTWOOD PARK, INC. ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 89 (PLAT CABINET 1, SLIDE B-30), IN THE OFFICE OF THE CLERK OR SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. Said property may more commonly be known as 2715 Abbey Ln, Albany, GA 31721.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the

Foreclosures

same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is NewRez LLC d/b/a Shellpoint Mortgage Servicing, 75 Beattie Place, Greenville, SC 29601; telephone: (800) 365-7107. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Linda Whitlock aka Linda Whitlock, Malcolm Whitlock and/or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
NewRez LLC d/b/a Shellpoint Mortgage Servicing as Attorney-in-Fact for Malcolm Whitlock and Linda Whitlock Contact: PADGETT LAW GROUP, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone: (850) 422-2520 25-009677
June 13, 20, 27, July 4, 11, 18, 25, August 1, 2026

A-499
NOTICE OF FORECLOSURE SALE UNDER POWER
DOUGHERTY COUNTY, GEORGIA
Under and by virtue of the Power of Sale contained in a Security Deed given by Willie C. Davis to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Suntrust Mortgage, Inc., dated January 22, 2004, and recorded in Deed Book 2737, Page 286, Dougherty County, Georgia Records, as last transferred to Trust Bank by assignment recorded on March 31, 2026 in Book 5374 Page 121 in the Office of the Clerk of Superior Court of Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Eighty-Three Thousand Four Hundred Forty-Nine and 0/100 Dollars (\$183,449.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, within the legal hours of sale on July 7, 2026, the following described property:
All that tract or parcel of land lying and being in Dougherty County, Georgia, and being all of Lot 23 of Doublegate Woods Subdivision, Phase 2, according to a map or plat of said subdivision as same is recorded in Plat Cabinet 1, Slide B-85, in the office of the Clerk of Superior Court of Dougherty County, Georgia.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Trust Bank they can be contacted at (800) 443-1032 for Loss Mitigation Dept., or by writing to 1001 Semmes Avenue, Richmond, Virginia 23224, to discuss possible alternatives to avoid foreclosure.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
To the best knowledge and belief of the undersigned, the party in possession of the property is WILLIE C. DAVIS or tenant(s); and said property is more commonly known as 2304 Ashford Dr, Albany, GA 31721.
The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit amount of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure.
Trust Bank as Attorney in Fact for Willie C. Davis.
Brock & Scott, PLLC
4360 Chamblee Dunwoody Road Suite 310
Atlanta, GA 30341
404-789-2661
B&S file no.: 26-12179
June 13, 20, 27, July 4, 2026

A-590
NOTICE OF SALE UNDER POWER
GEORGIA, DOUGHERTY COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from JOSEPH A LEWIS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP., dated February 21, 2007, recorded February 23, 2007, in Book 3293, Page 135-149, Dougherty County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Fifty-One Thousand Nine Hundred and 00/100 dollars (\$251,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to TBW Mortgage-Backed Trust Series 2007-2, TBW Mortgage-Backed Pass-Through Certificates, Series 2007-2, U.S. Bank National Association, as Trustee, there will be sold at public outcry to the highest bidder for cash at the Dougherty

Foreclosures

County Courthouse, within the legal hours of sale on the first Tuesday in August, 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 THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 166, DOUBLEGATE, INC. SUBDIVISION, ACCORDING TO A PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 4, PAGE 51 (PLAT CABINET 1, SLIDE B-26), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, DOUGHERTY COUNTY, GEORGIA. THE DESCRIBED PROPERTY IS KNOWN AS 2209 W. DOUBLEGATE DRIVE, ALBANY, GEORGIA 31707, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING OF STREETS IN THE CITY OF ALBANY, GEORGIA. THE IMPROVEMENTS THEREON BEING KNOWN AS 2209 WEST DOUBLEGATE DRIVE, ALBANY, GEORGIA - 31721.
Said legal description being controlling, however the property is more commonly known as 2209 W DOUBLEGATE DR, ALBANY, GA 31721.
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JOSEPH A LEWIS, ESTATE AND/OR HEIRS-AT-LAW OF JOSEPH A LEWIS , or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) purchaser's tendering to Rubin Lublin, LLC, anti-money laundering information as required pursuant to the FiNCEN Real Estate Report Rule. Failure to provide information, could result in rescission of the sale.
The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing, Loss Mitigation Dept., 75 Beattie Place Ste. 300, Greenville, SC 29601. Telephone Number: 800-365-7107. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
TBW MORTGAGE-BACKED TRUST SERIES 2007-2, TBW MORTGAGE-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE
as Attorney in Fact for JOSEPH A LEWIS
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071 Telephone Number: (877) 813-0992 Case No. SHP-26-02286-3 riselaw.com/property-listing
June 20, July 11, 18, 25, August 1, 2026

A-534
NOTICE OF SALE
GEORGIA, DOUGHERTY COUNTY.
By virtue of a power of sale contained in that certain Security Deed from Kenshuna Spicer to Flint River Habitat for Humanity, Inc. dated May 11, 2005, recorded on May 13, 2005 in Deed Book 2971, Pages 275-279 in the Office of the Clerk of Superior Court of Dougherty County, Georgia, said Security Deed had been given to secure that certain Promissory Note dated May 11, 2005 between Kenshuna Spicer and Flint River Habitat for Humanity, Inc. in the original principal amount of Fifty-One Thousand Seventy and 67/100 Dollars (\$51,070.67), as well as all extensions, renewals, and modifications thereof, together with any and all other indebtedness, of any type or description, then or thereafter owing by Kenshuna Spicer, there will be sold by the undersigned, at public outcry, to the highest bidder for cash, before the courthouse door in Albany, Dougherty County, Georgia, within the legal hours of sale on the first Tuesday in July, 2026, the following described property:
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 29, Woodland Oaks Subdivision, Section one according to a map or plat of said subdivision as recorded in Plat Cabinet 1, Slide C-51B in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This property is known as 905 Pinedale Court, Albany, Georgia by the current numbering system of the City of Albany.
Notice is given that Flint River Habitat for Humanity, ATTN: Teresa Stanfield, 2815 Old Dawson Road, Albany, Georgia 31707, telephone number (229) 446-8199, is the entity with authority to negotiate, amend, and modify the terms of this above-referenced Security Deed.
The indebtedness secured by the aforementioned Security Deed has been and is hereby declared immediately due and payable in full because of the failure of Kenshuna Spicer to make timely payments in

Foreclosures

accordance with its terms. Kenshuna Spicer remaining in default, this sale shall be made for the purpose of paying such indebtedness, as well as all expenses of this sale, including attorneys' fees.
The above-described property will be sold as the property of Kenshuna Spicer, her heirs, successors or assigns and will be sold subject to the following items which may affect the title to said property: all zoning and subdivision ordinances and/or regulations; matters which would be disclosed by an accurate survey or an inspection of the property; all liens for solid waste and the like; all real property ad valorem taxes or assessments, which may constitute liens upon said property; all liens which, under applicable law, would take priority over the Security Deed described above, and all easements, restrictions, rights-of-way, security deeds or other encumbrances of record which have priority over the referenced Security Deed.
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Flint River Habitat for Humanity, as Attorney-In-Fact for Kenshuna Spicer
DREW, ECKL & FARNHAM, LLP
By: DAVID W. ORLOWSKI
Georgia Bar No. 554325
Attorneys for Flint River Habitat for Humanity
Post Office Box 607
Albany, Georgia 31702-0607 (229) 431-3036
June 13, 20, 27, July 4, 2026

A-543
NOTICE OF SALE UNDER POWER
GEORGIA, DOUGHERTY COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Anthony Demetrius Byrd to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for MORTGAGE SOLUTIONS OF COLORADO, LLC., its successors and assigns. dated July 23, 2021, recorded in Deed Book 4863, Page 34, Dougherty County, Georgia Records, and as modified by that certain Loan Modification Agreement recorded in Deed Book 5257, Page 136, Dougherty County, Georgia Records, as last transferred to MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL by assignment recorded in Deed Book 5276, Page 240, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED SIXTY-FOUR THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$164,500.00), 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 July, 2026, the following described property:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale, as provided in the Security Deed and by law which includes, but is not limited to, attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Prospective bidders must perform their own due diligence.
MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL 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: Mortgage Solutions Financial Servicing, a division of Mortgage Solutions of Colorado, LLC, 7450 Campus Dr. Suite 200, Colorado Springs, CO 80920, 1-866-552-6118.
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 412 Forest Glen Dr, 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

Foreclosures

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.
MORTGAGE SOLUTIONS OF COLORADO, LLC D/B/A MORTGAGE SOLUTIONS FINANCIAL
as Attorney in Fact for Anthony Demetrius Byrd McCalla Raymer Leibert Pierce, LLP 1544 Old Alabama Rd Roswell, GA 30076 www.foreclosure hotline.net EXHIBIT "A"
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DOUGHERTY COUNTY, GEORGIA, AND ALL OF LOT 126 OF AUDUBON SUBDIVISION, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 3, PAGE 147, (PLAT CABINET 1, SLIDE A-92), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. KR July 7, 2026 Our file no. 25-19548GA 25-19548GA
June 13, 20, 27, July 4, 2026

A-560
NOTICE OF SALE UNDER POWER,
DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Bennie Harris Russell to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Flagship Financial Group, LLC, its successors and assigns dated 11/25/2016 and recorded in Deed Book 4374 Page 252 Dougherty County, Georgia records; as last transferred to or acquired by Rocket Mortgage, LLC, conveying the after-described property to secure a Note in the original principal amount of \$184,664.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on July 7, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: The land referred to herein below is situated in the county of Dougherty, State of Georgia, and is described as follows: All that tract or parcel of land lying and being in Land Lot 74 in the Second Land District of Dougherty County, Georgia, and being all of Lot 32 of Gillionville Forest Subdivision, according to a map or plat of said subdivision as the same is recorded in Plat Book 4, Page 125, (Plat Cabinet 1, Slide B-35), in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Parcel ID: 074-2/0000/121 Commonly known as 706 White Oak Dr, Albany, GA 31721-9013 However, by showing this address no additional coverage is provided The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as 706 White Oak Dr, Albany, GA 31721-9013 together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate/Heirs of Bennie Harris Russell or tenant or tenants. Nationstar Mortgage LLC d/b/a Mr. Cooper is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 1-888-480-2432 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Rocket Mortgage, LLC as agent and Attorney in Fact for Bennie Harris Russell Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1006-1677A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1006-1677A
June 13, 20, 27, July 4, 2026

Foreclosures

A-564
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
[REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46]
TO: JAMES BRADSHAW II;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 505 SIXTEENTH STREET, ALBANY, GEORGIA INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY;
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:
The right to redeem the following described property, to wit, will expire and be forever foreclosed and barred as of four o'clock (4 p.m.) on and after July 23, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING in the City of Albany, Dougherty County, Georgia, and being a part of Lot 84 of the Palmyra Pecan Groves Subdivision "C", according to the plat of the subdivision as recorded in Plat Book 1, Page 15, in the office of the Clerk of Superior Court of Dougherty County, Georgia, and being more particularly described as Tract 2 in that certain Warranty Deed from James Kirk to Arxy LLC dated 5/10/2017 and recorded in Deed Book 4415, Page 106-107, incorporated herein by reference. The described property is known as 505 Sixteenth Avenue according to the present system of numbering of streets in the City of Albany, Georgia; and also being known as tax parcel number 000LL - 00001 - 012 per the maps and records of the Dougherty County tax assessor and tax commissioner.
The tax deed to which this notice relates is dated August 1, 2023, and is recorded at Deed Book 5122, Page 166 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.
The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
Generational Wealth Legacy, LLP c/o John Coleman, Esq. Coleman Law, LLC Trinity Title Building 437 E. Ponce de Leon Ave Decatur, GA 30030 404.974.4537
Please be governed accordingly.
June 13, 20, 27, July 4, 2026

A-565
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
[REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46]
TO: EMILION CAPITAL, LLC OR ITS UNKNOWN SUCCESSORS, ASSIGNS OR SHAREHOLDERS; GLOBAL GROUP PROPERTIES, INC A/K/A GLOBAL-GROUP PROPERTIES, INC.; CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 517 PARK LANE, ALBANY, GEORGIA INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY;
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:
The right to redeem the following described property, to wit, will expire and be forever foreclosed and barred as of four o'clock (4 p.m.) on and after July 23, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:
All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia and being lots 4, 5, 6, 7, and 8, Block B in Rawson Park Subdivision and being on the north side of park avenue according to plat of same recorded in Deed Book 15, Page 55 in the office of the clerk of the superior court of Dougherty County, Georgia; being commonly known as 517 Park Lane according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 000CC 00008 002 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.
The tax deed to which this notice relates is dated August 1, 2023, and is recorded at Deed Book 5122, Page 175 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.
The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
Generational Wealth Legacy, LLP c/o John Coleman, Esq. Coleman Law, LLC Trinity Title Building 437 E. Ponce de Leon Ave Decatur, GA 30030 404.974.4537
Please be governed accordingly.
June 13, 20, 27, July 4, 2026

A-539
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
GEORGIA, CALHOUN COUNTY
All persons having of record in the county in which the land is located any right, title or interest in or lien upon the following described property, yo-wit: All and only that parcel of land designated as Tax Parcel E010 007, lying and being in the 4th Land District, City of Edison, Calhoun County, Georgia, being City

Foreclosures

Lot 124, described in Deed Book 178, Page 29, the description contained therein being incorporated herein by this reference, known as 101 First Avenue. TAKE NOTICE THAT: The right to redeem the hereinabóve described property will expire and be forever foreclosed and barred on and after the 15 day of July, 2026. The tax deed to which this notice relates is dated the 5th day of November, 2024 and is recorded in the office of Clerk of Superior Court of Calhoun County, Georgia in Deed Book 230, Page 668. The property may be redeemed at any time before the 15 day of July 2026 by payment of the redemption price as fixed and provided by law at the following address: Donnell Bryant, 315 Summerset Loop, Blakely, GA 39823 Please be governed accordingly. Donnell Bryant
June 6, 13, 20, 27, 2026

SUBSCRIBE TODAY!



The Albany HERALD

Call today to Subscribe!

229-888-9300 albanynherald.com



Reuse. Repurpose. Really Save!

Take a fresh look at the Classifieds, the original way to shop green!



The Albany Herald Classifieds

In Print, Online & Now Mobile! albanynherald.com

To place an ad, call Phil Cody 229.888.9300