

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

**Cemetery Lots for sale**

For Sale: 5 burial plots in Riverside I Cemetery. \$2500 text 770-883-5145

**SERVICE DIRECTORY**

**Health**

**PRIVATE CAREGIVER**  
 Do you need a private sitter to care for your loved ones in their home?  
 Call (229) 809-4271

**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**

**Miscellaneous**

**Employer:** Phoebe Physician Group, Inc.  
**Position:** Psychiatrist  
**Location:** Albany, Dougherty County, Georgia  
**Duties:** As a psychiatrist, physician will diagnose mental, emotional, and behavioral disorders and prescribe, direct, and administer psychotherapeutic treatments or medications to treat such disorders in adult patients.  
**Minimum Requirements:** Doctor of Medicine (M.D.) from an accredited medical school in the U.S. (or foreign equivalent). Completion of 4-year U.S. residency in psychiatry. Must have an active or pending Georgia medical license; must have passed of all parts of the U.S. Medical Licensing Examination (USMLE); must have certification by the

**Miscellaneous**

Educational Commission for Foreign Medical Graduates (ECFMG). Must be board eligible in psychiatry.  
**Resume to:** Margaret Hatcher, mmhatcher@phoebehealth.com

**Employer:** Phoebe Physician Group, Inc.  
**Position:** Internal Medicine/Hospitalist Physician  
**Location:** Albany, Dougherty County, Georgia  
**Duties:** As an internal medicine/hospitalist physician, employee will diagnose and treat medical conditions, diseases and injuries of internal organ systems in adult hospital inpatients who do not require surgical intervention. Employee will also order and interpret laboratory tests. Treatment consists of long-term, comprehensive care. Employee will provide medical care consistent with internal medicine.  
**Minimum Requirements:** Doctor of Medicine (M.D.) from an accredited medical school in the U.S. (or foreign equivalent). Completion of 3-year internal medicine residency. Must have an active or pending Georgia medical license; must have passed of all parts of the U.S. Medical Licensing Examination (USMLE); must have certification by the Educational Commission for Foreign Medical Graduates (ECFMG). Must be board eligible in internal medicine.  
**Resume to:** Margaret Hatcher, mmhatcher@phoebehealth.com

**MERCHANDISE**

**Garage Sale**

**MULTI-FAMILY YARD SALE!**  
 Saturday, July 11  
 10:00 a.m. - 4:00 p.m.  
 1157 Dawson Rd  
 U-Vest Building  
 Household items, home decor, name brand clothes and shoes, lots of baby items, costume jewelry, comforters (different sizes), baby crib, small china cabinet and much more!  
 Grilled hot dogs & hamburgers sold.  
 Car Wash! Great deals!!

**Estate Sales**

Estate Yard Sale  
 Lighthouse Ministries: US 19 South Putney, Ga. July 11 starts at 7:00 am until 3:00 pm. Kitchen items, clothes, shoes home decor and more.

**Miscellaneous for sale**

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

**JOBS**

**Full-Time**

**Public Works Director City of Edison**

The City of Edison is seeking qualified applicants for the position of Public Works Director. This position is responsible for planning, organizing, directing, and managing all operations of the Public Works Department for City of Edison. This position oversees Infrastructure maintenance and development, including roads, bridges, drainage systems, and fleet management.

Applications with a complete job description may be obtained from the City of Edison Administrative Office located at 19437 Hartford St., Edison, Ga from 8:00 a.m. - 4:00 p.m. daily. Applications will be accepted until August 7th, 2026.

Southwest Georgia Nephrology Clinic, PC is seeking a Physician - Nephrology (multiple openings available). Must have M.D. or foreign equiv., completion of Internal Med Residency and Nephrology Fellowship and BC/BE in Nephrology. Must possess or be eligible for a GA med. license. Locations: Dougherty, Early, Sumter, Mitchell, Terrell, Lee & Worth counties, GA. If interested, mail resume to Louise Girard, Practice Admin., 1200 N. Jefferson St., Albany, GA 31701; louiseg@swganephrology.net.

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

**Albany Legals**

**Construction/Service Bids**

**A-653 INVITATION TO BID**  
**Landscaping Services**  
**BID REF. #27-004**  
 Sealed bids will be received by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, GA, 31701, until 2:30 PM, August 10, 2026. A Pre-Bid Conference will be at 10:00 AM, July 16, 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 Destin Adams, Buyer I, dadams@albanyga.gov  
 By: Michael Eaton, Chief Financial Officer  
 July 11, 2026

**Corporations**

**A-626 NOTICE OF INTENT TO VOLUNTARILY DISSOLVE A CORPORATION**  
 A Notice of Intent to Dissolve Whiz Kids Georgia, Inc., a Georgia non-profit corporation with registered office at 2126 E. Edgewater Drive, Albany, GA 31707, has been delivered to the Secretary of State in accordance with the applicable provisions of the laws of Georgia.  
 July 4, 11, 2026

**Debtors & Creditors**

**A-642 NOTICE TO DEBTORS AND CREDITORS**  
 STATE OF GEORGIA  
 COUNTY OF DOUGHERTY  
 IN RE: ESTATE OF Elizabeth Nandan Wuller, Deceased  
 All creditors of the estate of Elizabeth Nandan Wuller, deceased, late of DOUGHERTY County, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.  
 Lawrence Travis Walden  
 Administrator of the estate of Elizabeth Nandan Wuller, deceased  
 510 Greenwood Drive  
 Albany, GA 31707  
 OCGA 53-7-41 states:  
 "...Every personal representative shall, within 60 days from the date of qualification, publish a notice directed generally to all of the creditors of the estate to render an account of their demands. The notice shall be published once a week for four weeks in the official newspaper of the county in which the personal representative qualified..."  
 July 11, 18, 25, August 1, 2026

**A-637 NOTICE TO DEBTORS AND CREDITORS**  
 STATE OF GEORGIA  
 COUNTY OF DOUGHERTY  
 IN RE: ESTATE OF Oscar Lawrence Hayes, Deceased  
 All creditors of the estate of Oscar Lawrence Hayes, deceased, late of Dougherty County, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.  
 Debra Farmer  
 Administrator of the estate of Oscar Lawrence Hayes, deceased  
 2402 Pendleton Street  
 Albany, GA 31721  
 OCGA 53-7-41 states:  
 "...Every personal representative shall, within 60 days from the date of qualification, publish a notice directed generally to all of the creditors of the estate to render an account of their demands. The notice shall be published once a week for four weeks in the official newspaper of the county in which the personal representative qualified..."  
 July 4, 11, 18, 25, 2026

**A-662 GEORGIA, DOUGHERTY COUNTY**  
 All creditors of the estate of Hershell Eugene (Gene) Hitchcock, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.  
 This 10th day of July, 2026  
 Jessica Hitchcock  
 2311 Forest Glen Rd  
 Silver Spring, MD 20910  
 703-823-4517  
 July 11, 18, 25, August 1, 2026

**A-608 NOTICE TO DEBTORS AND CREDITORS**  
 State of Georgia,  
 County of DOUGHERTY  
 Estate No. 2026-ES-148  
 All creditors of the Estate of ROBERT LEE CLAYTON, 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.  
 Rodney Clayton  
 Administrator of the Estate of Robert Lee Clayton  
 c/o Christopher A. Flowers.  
 504 N. Jefferson Street  
 Albany, GA 31701  
 July 4, 11, 18, 25, 2026

**A-609 NOTICE TO DEBTORS AND CREDITORS**  
 State of Georgia,  
 County of DOUGHERTY  
 Estate No. 2026-ES-147  
 All creditors of the Estate of PATRICIA DELORIS CLAYTON, 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.  
 Rodney Clayton  
 Administrator of the Estate of Patricia Deloris Clayton  
 c/o Christopher A. Flowers.  
 504 N. Jefferson Street  
 Albany, GA 31701  
 July 4, 11, 18, 25, 2026

**Debtors & Creditors**

Albany, GA 31701  
 July 4, 11, 18, 25, 2026

**A-600 NOTICE TO DEBTORS AND CREDITORS**  
 STATE OF GEORGIA,  
 COUNTY OF DOUGHERTY  
 All creditors of the Estate of June Marie Glover 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 19th day of June, 2026.  
 Steven R. Glover,  
 Administrator of the Estate of June Marie  
 256 Martindale Dr.  
 Albany, GA 31721  
 June 27, July 4, 11, 18, 2026

**A-601 NOTICE TO DEBTORS AND CREDITORS**  
 STATE OF GEORGIA,  
 COUNTY OF DOUGHERTY  
 All creditors of the Estate of Bobby Frank Glover 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 19th day of June, 2026.  
 Steven R. Glover,  
 Administrator of the Estate of Bobby Frank Glover  
 256 Martindale Dr.  
 Albany, GA 31721  
 June 27, July 4, 11, 18, 2026

**A-599 NOTICE GEORGIA DOUGHERTY COUNTY**  
 Notice is hereby given to all creditors of the Estate of Ruth Pearl Robinson, deceased, to present an account of their demands to the undersigned within the time prescribed by law, and all persons indebted to the said estate are hereby requested to make immediate payment to the undersigned.  
 Jacqueline Delwanna Lamar  
 Executrix of the Estate of Ruth Pearl Robinson  
 c/o Larry B. Owens, LLC  
 P.O. Box 352  
 Albany, GA 31702  
 (229) 430-9989  
 June 27, July 4, 11, 18, 2026

**A-607 NOTICE TO CREDITORS AND DEBTORS**  
 STATE OF GEORGIA  
 COUNTY OF DOUGHERTY  
 IN RE: ESTATE OF ROBBIE ANN HORNE, DECEASED  
 All creditors of the estate of Robbie Ann Horne 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 of the Estate of Robbie Ann Horne.  
 This 23rd day of June, 2026.  
 Leonard E. Horne, III, Administrator of the Robbie Ann Horne Estate  
 1312 7th Avenue  
 Albany, Georgia 31707  
 or  
 MOORE, CLARKE, DuVALL & RODGERS, P.C.  
 2829 Old Dawson Road  
 Post Office Drawer 71727  
 Albany, Georgia 31708-1727  
 (229) 888-3338  
 June 27, July 4, 11, 18, 2026

**A-597 NOTICE TO DEBTORS AND CREDITORS**  
 STATE OF GEORGIA  
 COUNTY OF DOUGHERTY  
 NOTICE is hereby given to all debtors and creditors of the Estate of Charlie R. Little 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.  
 James F. Little, Executor of the Estate of Charlie R. Little  
 c/o John M. Moorhead, Esquire  
 314 W. Residence Avenue  
 Albany, Georgia 31701  
 June 27, July 4, 11, 18, 2026

**A-595 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 17th day of June 2026.  
 Tango Hill, Administrator of the Estate of Kenderson Hill  
 c/o William D. Moorhead III, Esq.  
 314 W. Residence Ave.  
 Albany, GA 31701  
 June 27, July 4, 11, 18, 2026

**A-643 NOTICE TO DEBTORS AND CREDITORS**  
 GEORGIA, DOUGHERTY COUNTY.  
 IN RE: ESTATE OF JUDY L. KIDD, deceased  
 All creditors of the estate of Judy L. Kidd, 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 hereby required to make immediate payment to me.  
 This 30th day of June, 2026.  
 s/Jennifer K. Trapnell  
 Jennifer K. Trapnell  
 Executor of the Estate of Judy L. Kidd, deceased  
 c/o Patrick S. Flynn, LLC  
 P.O. Box 7  
 Albany, GA 31702  
 July 11, 18, 25, August 1, 2026

**A-581 STATE OF GEORGIA COUNTY OF CALHOUN**  
 All creditors of the estate of PAMELIA JORDAM 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

**Debtors & Creditors**

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

**Divorces**

**A-580 Dougherty COUNTY SUPERIOR COURT**  
 STATE OF GEORGIA  
 Petitioner: Haley Johnson V.  
 Respondent: Benjamin Johnson  
 Civil Action Case Number: 26-SUCV-597-4

**NOTICE OF SUMMONS**  
 TO: Benjamin Johnson, 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 June 22, 2026. The court issued an order for service of summons by publication on June 26, 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 635 12th Avenue, 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 26th day of June, 2026.  
 Judge Joseph W. Dent  
 Dougherty County Superior Court  
 State of Georgia  
 July 4, 11, 18, 25, 2026

**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 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 McClinton, RJ, EJ, 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 Vontrea 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 the 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

**Juvenile Court**

Post Office Box 2321  
 Albany, Georgia 31702  
 Phone (229) 573-7225/wjgodfrey@wjgodfrey.com  
 Georgia Bar Number 076119  
 June 20, 27, July 4, 11, 2026

**Miscellaneous**

**A-618 NOTICE OF INTENTION TO AMEND CHARTER OF THE CITY OF ALBANY, GEORGIA BY ORDINANCE PURSUANT TO THE PROVISIONS OF THAT ACT OF THE GENERAL ASSEMBLY KNOWN AS "THE MUNICIPAL HOME RULE ACT OF 1965"**  
 Notice is hereby given that ordinances were introduced on June 23, 2026, and will be read for final adoption on July 28, 2026, to amend the Charter of the City of Albany, Georgia, which was created by an act amended on August 18, 1923 (Ga. L. 1923, p. 370), as amended, so as to:  
**Amend Section 26 of the Charter of the City of Albany to provide for clarification of Ordinance Numbers 15-101, 18-119 and 23-117 and to increase the Utility Board Purchasing Power.**  
 Copies of the proposed amendments to the Charter of the City of Albany, Georgia are on file in the office of the City Clerk of the City of Albany, and in the office of the Clerk of the Superior Court of Dougherty County, Georgia, for the purpose of examination and inspection by the public, all as required by law.  
 This 23rd day of June, 2026.  
 Michael M. Custer  
 City Attorney  
 City of Albany, Georgia  
 222 Pine Ave, Ste. 560  
 Albany, GA 31701  
 229.431.2805 (office)  
 229.431.3206 (facsimile)  
 July 4, 11, 18, 2026

**A-660 CITY OF ALBANY MUNICIPAL COURT CITY OF ALBANY, Petitioner, vs. 1015 Crawford Dr., Albany, Georgia, bearing Tax ID# 00001/00023/14A; and ANY AND ALL HEIRS AT LAW OF EUGENE BARBER, JR., Property Owners; AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 1015 CRAWFORD DR., ALBANY, GA, Respondent(s).**  
**LEGAL NOTICE**  
**TO: ANY AND ALL HEIRS AT LAW OF EUGENE BARBER, JR., AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 1015 CRAWFORD DR., ALBANY, DOUGHERTY COUNTY, GEORGIA:**  
**CIVIL DOCKET NO. 26-NA-35**  
 You are hereby notified that a Petition To Remedy Code and Ordinance Violations has been filed concerning the property located at 1015 Crawford Dr. in the City of Albany, Dougherty County, Georgia, and more particularly described as follows:  
 All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia, and being more particularly described as follows: The Eastern one-half (1/2) of Lot 29 of Columbia Acres Subdivision according to a map or plat of same as recorded in Plat Book 1, Page 254 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia and being described as beginning at the Southeast Corner of said Lot 1, go thence in a Westerly direction along the North RAW of Crawford Drive a distance of 75.0' to a point; run thence in a Northerly direction a distance of 160.0' to a point to the POINT OF BEGINNING.  
 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 24th day of July, 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  
 July 11, 18, 2026

**A-660 CITY OF ALBANY MUNICIPAL COURT CITY OF ALBANY, Petitioner, vs. 1015 Crawford Dr., Albany, Georgia, bearing Tax ID# 00001/00023/14A; and ANY AND ALL HEIRS AT LAW OF EUGENE BARBER, JR., Property Owners; AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 1015 CRAWFORD DR., ALBANY, GA, Respondent(s).**  
**LEGAL NOTICE**  
**TO: ANY AND ALL HEIRS AT LAW OF EUGENE BARBER, JR., AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 1015 CRAWFORD DR., ALBANY, DOUGHERTY COUNTY, GEORGIA:**  
**CIVIL DOCKET NO. 26-NA-35**  
 You are hereby notified that a Petition To Remedy Code and Ordinance Violations has been filed concerning the property located at 1015 Crawford Dr. in the City of Albany, Dougherty County, Georgia, and more particularly described as follows:  
 All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia, and being more particularly described as follows: The Eastern one-half (1/2) of Lot 29 of Columbia Acres Subdivision according to a map or plat of same as recorded in Plat Book 1, Page 254 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia and being described as beginning at the Southeast Corner of said Lot 1, go thence in a Westerly direction along the North RAW of Crawford Drive a distance of 75.0' to a point; run thence in a Northerly direction a distance of 160.0' to a point to the POINT OF BEGINNING.  
 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 24th day of July, 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  
 July 11, 18, 2026

**A-623 NOTICE OF PETITION TO CHANGE NAME**  
 STATE OF GEORGIA  
 DOUGHERTY COUNTY  
 Notice is hereby given that the Petitioner, GERELINE COE BUTLER, by and through her attorney of record, MARK T. PHILLIPS, filed her Petition to the Superior Court of DOUGHERTY County, Georgia, on the 23rd day of June 2026, praying for a change of name from GERELINE COE BUTLER to the name GERALDINE COE. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objection to such name change. Objections must be filed with the Court within thirty (30) days of the filing of said Petition.  
 This 23rd day of June 2026.  
 MARK T. PHILLIPS  
 Post Office Box 70728  
 Albany, Georgia 317082-0728  
 (229) 439-9100  
 Mark@pnpclaw.com  
 July 4, 11, 18, 25, 2026

**Probate Court Administration**

**A-610 GEORGIA, DOUGHERTY COUNTY PROBATE COURT**  
**IN RE: ESTATE OF: RAY ANTHONY REESE**  
**ESTATE FILE NO: 2026-ES-183**  
**Ray Anthony Northern** has petitioned to be appointed administrator of the estate of **RAY ANTHONY REESE**, 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 27, 2026.  
 All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.  
 Leisa G. Blount  
 Judge, Probate Court,  
 Dougherty County, GA  
 P.O. Box 1827  
 Albany, GA 31702  
 (229) 431-2102  
 July 4, 11, 18, and 25, 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 Administration

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-636 GEORGIA, DOUGHERTY COUNTY PROBATE COURT

**IN RE: ESTATE OF: SYDNEY NELSON CONNER, III**  
**ESTATE FILE NO: 2026-ES-185**  
Vickie Harper has petitioned to be appointed administrator of the estate of SYDNEY NELSON CONNER, III, 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 August 3, 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

July 11, 18, 25, August 1, 2026

## 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-647 GEORGIA, DOUGHERTY COUNTY PROBATE COURT

**IN RE: ESTATE OF: BETTY TAYLOR**  
**ESTATE FILE NO: 2026-ES-228**  
Donna Kaye Barwick has petitioned to be appointed administrator of the estate of BETTY TAYLOR, 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 August 3, 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

July 11, 18, 25, August 1, 2026

## Probate Court Misc.

**A-654**  
**IN THE PROBATE COURT OF DOUGHERTY COUNTY STATE OF GEORGIA**  
**IN RE: ESTATE OF FRED WOODROW KEGLER, DECEASED**  
**ESTATE NO. 2026-ES-231**  
**PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS**  
**NOTICE**

Jason Jerome Kegler 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 August 3, 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

## Probate Court Misc.

you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Leisa G. Blount  
Judge of the Probate Court  
Dougherty County Probate Court  
225 Pine Ave, Suite 123  
Albany, GA 31702  
229-431-2102

July 11, 18, 25, August 1, 2026

## Probate Court 12 mth Support

**A-589**  
**GEORGIA, DOUGHERTY COUNTY PROBATE COURT**  
**IN RE: ESTATE OF: MICHAEL TODD GADSON, SR.**  
**ESTATE FILE NO: 2026-ES-211**  
**NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT**

The Petition of Lisa J. Gadson for a year's support from the estate of MICHAEL TODD GADSON, SR., 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 20, 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

June 27, July 4, 11, 18, 2026

## A-617 GEORGIA, DOUGHERTY COUNTY PROBATE COURT

**IN RE: ESTATE OF: ROBERT JAMES CLEMENTS**  
**ESTATE FILE NO: 2026-ES-219**  
**NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT**

The Petition of Carrie Cecelia Clements for a year's support from the estate of ROBERT JAMES CLEMENTS, 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 27, 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

July 4, 11, 18, 25, 2026

## Probate Court Wills

**A-587**  
**CASE NAME: LARRY LEE LANE**  
**CASE NO: 2026-ES-128**  
**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: JENITA LANE (DAUGHTER OF LARRY LEE LANE) 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 20, 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

June 27, July 4, 11, 18, 2026

## A-622

**CASE NAME: MARTHA CARTER JUDGE**  
**CASE NO: 2026-ES-221**  
**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: DEIRDRE ROBINSON, JA'BREKIA BASS, 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 August 3, 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

July 4, 11, 18, 25, 2026

## Public Hearings

**A-655**  
**GEORGIA DEPARTMENT OF TRANSPORTATION PROGRAM ASSIGNMENT PUBLIC NOTICE**  
**July 8, 2026**  
**DEPARTMENT OF TRANSPORTATION**

OF TRANSPORTATION July 11, 18, 2026

**Federal Surface Transportation Project Delivery Program**

The Georgia Department of Transportation (GDOT) is applying to assume Federal Highway Administration's (FHWA) responsibilities under an Assignment Program authorized by the Surface Transportation Project Delivery Program, 23 U.S.C. § 327. Under this program, GDOT will assume responsibility for compliance with the National Environmental Policy Act (NEPA) and all other Federal environmental laws pertaining to the review and approval of GDOT's highway projects. Information is available on GDOT's website at: <https://www.dot.ga.gov/GDOT/Pages/NEPAAssignment.aspx>. Comments on GDOT's application can be mailed or emailed to the person below or submitted directly through GDOT's website (above) and will be accepted until the close of business on August 21. Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status.

Please direct all comments to: Amber Phillips, State Environmental Administrator, One Georgia Center, 16th Floor, 600 West Peachtree Street NW, Atlanta, Georgia 30308, (404) 631-1117 or email to: [Program.Assignment@dot.ga.gov](mailto:Program.Assignment@dot.ga.gov)

July 11, 18, 2026

## A-641

**Public Notice**  
**WIOA Local Plan Available for Public Review and Comment**

The Southwest Georgia Workforce Development Board 2024-2027 Workforce Innovation and Opportunity Act (WIOA) Local Plan Revision will be available for public review and comment from July 6, 2026 through August 7, 2026. The plan will be available on our website at [www.worksourcesouthwestgeorgia.org](http://www.worksourcesouthwestgeorgia.org). Attn: Pascha Spence  
WorkSource Southwest Georgia  
P. O. Box 647  
Camilla, Georgia 31730  
Phone: 229-336-2378  
Fax: 229-336-8190  
[pspence@colquittga.gov](mailto:pspence@colquittga.gov)  
[www.worksourcesouthwestgeorgia.org](http://www.worksourcesouthwestgeorgia.org)

Written comments will be accepted until 5:00 p.m. on August 8, 2026 and should be directed to Pascha Spence as stated above.

July 11, 25, 2026

## Public Sales/Auctions

**A-648**  
**NOTICE OF SALE**  
Family Heirloom Storage of Albany

431 S. Mock Rd  
Albany GA 31705

Personal property consisting of sofas, TVs, clothes, boxes, household goods and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the date & time indicated below to satisfy Owners Lien for rent & fees due

in accordance with Georgia Statutes: Self-Storage Act, All items or spaces may not be available for sale. Credit cards only for all purchases & tax resale certificates required, if applicable. **OWNER RETAINS THE RIGHT TO BID**

M006 A. Peterson  
M005 A. Johnson  
P001 P. Freeman  
J011 J. Anderson  
H031 B. Ferrell  
L014 I. James

Auction will be held at [www.bid13.com](http://www.bid13.com) and will end on or after 11:00AM on 07/27/2026

July 11, 18, 2026

## A-646

**Notice of Public Sale**  
Ledo Self Storage 1661 Ledo Rd. Albany, GA 31707 (229) 490-4960. Property of the following tenant(s) will be sold to satisfy rental liens in accordance with the Georgia Code 10-4-213 et seq for Georgia Lien Statutes.

All items will be sold or otherwise disposed of. Sales will be conducted online at [storageauctions.com](http://storageauctions.com) July 30, 2026 at 10AM EST. All goods will be sold AS IS condition. All items or spaces may not be available at time of sale. All sales are final, and a \$100 refundable cleaning deposit is required for all sales. The following units will be auctioned. Unit B44 Sekithia Austin-Household Goods.

Unit C51 Dezarae White-Furniture

Unit D45 Kourtney Wright-Household Goods

July 11, 18, 2026

## A-657

**UNKNOWN VEHICLES STRUMS ELITE TOWING & RECOVERY**  
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: 2C3CDZBT4KH661546  
Year: 2019  
Make: Dodge  
Model: Challenger

VIN: 2CNLD13F876071216  
Year: 2007  
Make: CHEV  
Model: Equinox

VIN: JTDDBU4EE1BJ094928  
Year: 2011  
Make: TOYT  
Model: Corolla

VIN: 1GN6NC13Z25R249973  
Year: 2005  
Make: CHEV  
Model: Tahoe

VIN: KMHCT4AE5HU197429  
Year: 2017  
Make: HYUN  
Model: Accent

## Public Sales/Auctions

VIN: 1HGCG1654WA048557  
Year: 1998  
Make: HONDA  
Model: ACCORD

July 11, 18, 2026

## A-656

**ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE (TOWING OR STORAGE COMPANY)**

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 1541 E BROAD AVE Albany, GA 31705

The vehicles subject to liens as stated above are identified as:

Vehicle Make: NISSAN  
Vehicle ID #: 1N4AL3AP6FN899523  
Year: 2015  
Model: ALTIMA  
Vehicle License #: State GA

Vehicle Make: KIA  
Year: 2023  
Model: RIO  
Vehicle ID #: 3KPA24AD0PE612949.

Vehicle License #: CZX2849  
State GA

Vehicle Make: KIA  
Vehicle ID #: KNAGM4A78F5640293

Year: 2015  
Model: OPTIMA LX  
Vehicle License #: State GA

Vehicle Make: RAM  
Vehicle ID #: 1C6RR6GT5ES249848

Year: 2015  
Model: 1500  
Vehicle License #: State GA

Vehicle Make: TOYOTA  
Vehicle ID #: 4T1BK36E08U315491  
Year: 2008  
Model: AVALON  
Vehicle License #: State GA

Anyone with an ownership interest in any of these vehicles should contact the following business immediately: Business Name: TONY'S TOWING & TONY AUTO SALES 229 1541 E BROAD AVE ALBANY GA 31705 229 405 3930

July 11, 18, 2026

## Service by Publication

**A-613**  
**IN THE STATE COURT OF DOUGHERTY COUNTY STATE OF GEORGIA**  
**DONTRAVIOUS ANTWAN BURR, Plaintiff,**

**v. RODRIZEKUS P STARLING and KOFI DEMETRIUS SOLOMON, Defendants.**  
**CIVIL ACTION FILE NO.: STSV2025000841**  
**NOTICE OF PUBLICATION**

To: Rodrizekus P Starling, Defendant.

By Order for Service by Publication dated June 9, 2026, the Court has issued an order for service of summons by publication, and you are hereby notified that on December 4, 2025, the Plaintiff herein filed a suit against you for personal injuries arising out of an automobile collision that occurred on June 16, 2024.

You are required to file with the Clerk of the State Court of Dougherty County, and to serve upon the Plaintiff's attorney, Anthony S. Perez, Esq., Kenneth Nugent P.C., 4227 Pleasant Hill Road, Building 11, Duluth, Georgia 30096 and answer in writing within 60 days of the date of the Order of Publication. Witness the Honorable John M. Stephenson, Judge of this State Court.

Respectfully submitted this 18th day of June, 2026.

By: **Phyllis N. Johnson**  
Deputy Clerk, State Court of Dougherty County

July 4, 11, 18, 25, 2026

## Foreclosures

**A-619**  
**STATE OF GEORGIA COUNTY OF DOUGHERTY**

**NOTICE OF SALE UNDER POWER**  
Because of a default under the terms of the Security Deed executed by Desreen Natasha Carr and Ronnie Carr to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Ameris Bank, its successors and assigns dated July 11, 2022, and recorded in Deed Book 4996, Page 145, Dougherty County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Planet Home Lending, LLC, securing a Note in the original principal amount of \$225,834.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, September 1, 2026, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

**All that tract or parcel of land lying and being in Dougherty County, Georgia, and being all of Lot 8 of Winterwood Subdivision, Section II, according to a map or plat of said subdivision as same is recorded in Plat Book 4, Pages 82 and 83, in the Office of the Clerk of Superior Court of Dougherty County, Georgia.**

Said property is known as **604 Shamrock Drive, Albany, GA 31721**, together with all fixtures and personal property attached to and constituting a part of said property, if any.

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

The proceeds of said sale will be

## Foreclosures

applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor. The property is or may be in the possession of a successor in interest or tenant(s).

**Planet Home Lending, LLC as Attorney-in-Fact for Desreen Natasha Carr and Ronnie Carr**  
File no. 26-084507  
LOGS LEGAL GROUP LLP\*  
Attorneys and Counselors at Law  
1050 Crown Pointe Parkway, Suite 500  
Atlanta, GA 30338  
(770) 220-2535  
<https://www.logs.com/>  
\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

July 4, 11, 18, 25, August 1, 8, 15, 22, 29, 2026

## A-598

**NOTICE OF FORECLOSURE SALE UNDER POWER**

DOUGHERTY COUNTY, GEORGIA Under and by virtue of the Power of Sale contained in a Security Deed given by Martha Peterson to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Reliance First Capital, LLC, dated July 12, 2022, and recorded in Deed Book 5000, Page 92, Dougherty County, Georgia Records, as last transferred to Reliance First Capital, LLC by assignment recorded on June 25, 2025 in Book 5309 Page 193 in the Office of the Clerk of Superior Court of Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Eighty-Seven Thousand Two Hundred Twenty and 0/100 dollars (\$187,220.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, within the legal hours of sale on August 4, 2026, the following described property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGHERTY, STATE OF GEORGIA, AND IS DESCRIBED AS FOLLOWS:

Being more particularly described as Lot 27 of Oak Hill Subdivision according to a map or plat recorded in Plat Cabinet 1, Slide C-48 in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Parcel ID: 044-2/00007/027

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

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. 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: Carrington Mortgage Services, LLC they can be contacted at (800) 561-4567 for Loss Mitigation Dept. or by writing to 500 N. State College Blvd, Suites 1030, 1300 and 1400, Orange, California 92868, to discuss possible alternatives to avoid foreclosure.

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

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

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Reliance First Capital, LLC as Attorney in Fact for Martha Peterson, Brock & Scott, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341 404-789-2661 B&S file no.: 25-16714

July 11, 18, 25, August 1, 2026

## A-530

**NOTICE OF SALE UNDER POWER GEORGIA, DOUGHERTY COUNTY**

By virtue of a Power of Sale contained in that certain Security Deed from RICKY T BOGES to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, AS GRANTEE AS NOMINEE FOR MORTGAGE SOLUTIONS OF GEORGIA, LLC, dated June 14, 2019, recorded June 18, 2019, in Book 4611, Page 37-53, Dougherty County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Seventeen Thousand Eight Hundred Twenty

**Foreclosures**

fees having been given). Said property is commonly known as **2909 Autumn Avenue, Albany, GA 31721** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Jeffrey D. Thomas or tenant or tenants. Nationstar Mortgage LLC d/b/a Mr. Cooper is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd, Coppell, TX 75019 1-888-480-2432 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. JPMorgan Chase Bank, NA as Successor By Merger to J.P. Morgan Mortgage Acquisition Corp. as agent and Attorney in Fact for Jeffrey D. Thomas Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1006-2732A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1006-2732A July 11, 18, 25, August 1, 2026

**A-631 NOTICE OF SALE UNDER POWER STATE OF GEORGIA DOUGHERTY COUNTY**

By virtue of a power of sale contained in a certain security deed from Jenna C Wirtz Chang to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Better Mortgage Corporation, Isaoca, its successors and assigns and recorded in Deed Book 4725, Page 20, Dougherty County, Georgia records given to secure a note in the original amount of \$153,000.00 with interest on the unpaid balance until paid, the following described property will be sold at public outcry to the highest bidder for cash at 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 August, 2026**, to wit: August 04, 2026, the following described property:

All that tract or parcel of land situate, lying and being in Land Lot 37 of the Second Land District of Dougherty County, Georgia, and being more particularly known as all of Lot 28 of St. Andrews Subdivision, Section 1, according to a map or plat of said subdivision recorded in Plat Book 4, Page 163, (Plat Cabinet 1 , Slide B-40), and a part of Lot 265 of St. Andrews Subdivision, Section 2, according to a map or plat of said subdivision recorded in Plat Book 5, Page 30, (Plat Cabinet 1, Slide B-51), in the office of the Clerk of Superior Court of Dougherty County, Georgia, and being more particularly described as follows: Commence at the intersection of the east right-of-way of East Alberson Drive with the South right-of-way of Wexford Drive and run thence in a northeasterly direction along the south right-of-way of Wexford Drive, a distance of 140.63 feet to the point of beginning. From said point of beginning, continue along the south right-of-way of Wexford Drive around a curve with a chord bearing north 57 degrees 18 minutes 43 seconds east a distance of 109.99 feet to a point; thence run south 36 degrees 33 minutes 19 seconds east a distance of 260.92 feet to a point; thence run south 43 degrees 18 minutes 07 seconds west a distance of 81.78 feet to a point; thence run south 08 degrees 19 minutes 09 seconds west a distance of 111.92 feet to a point; thence run south 87 degrees 43 minutes 56 seconds west a distance of 119.10 feet to a point; thence run north 07 degrees 56 minutes 12 seconds east a distance 164.14 feet to a point; thence run north 25 degrees 59 minutes 18 seconds west a distance of 180.93 feet to a point located on the south right-of-way of Wexford Drive and the point of beginning. Said tract contains 1.131 acres according to plat of survey entitled "Property" of Philip J. Derwinski and Geraldine Derwinski" dated August 15, 1994, prepared by William H. Spies, Jr., a Georgia Registered Land Surveyor #2527. Said plat being incorporated herein and by specific reference thereto being made a part of this description.

**Being real property commonly known as 3528 Wexford Drive, Albany, GA 31721.**

The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given).

Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street

**Foreclosures**

improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.

Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows: RoundPoint Mortgage Servicing LLC 446 Wrenplace Road Fort Mill, SC 29715 877-426-8805

The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require TH MSR Holdings LLC to negotiate, amend, or modify the terms of the Security Deed described herein. TH MSR Holdings LLC as Attorney in Fact for Jenna C Wirtz Chang Attorney Contact: Tromberg, Miller, Morris & Partners, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071 Phone: 404-793-1447 Fax: 404-738-1558 25GA404-0049

**THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

July 11, 18, 25, August 1, 2026

**A-629 NOTICE OF SALE UNDER POWER STATE OF GEORGIA DOUGHERTY COUNTY**

By virtue of a power of sale contained in a certain security deed from CHRISTINE V WILLIAMS to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Rocket Mortgage, LLC, its successors and assigns and recorded in Deed Book 5329, Page 233-256, Dougherty County, Georgia records given to secure a note in the original amount of \$127,000.00 with interest on the unpaid balance until paid, the following described property will be sold at public outcry to the highest bidder for cash at 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 August, 2026**, to wit: August 04, 2026, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF THE LOT NO. 4 AND THE EAST ONE HALF OF LOT NO. 3 IN BLOCK "S" OF THE WILDCROSS (WILDERS CROSSING) SUBDIVISION, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 1, PAGE 195 (PLAT CABINET 1, SLIDE A-25), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY.

**Being real property commonly known as 1144 Benjamin Ave, Albany, GA 31707.**

The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given).

Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.

Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC 8950 Cypress Waters Blvd. Coppell, TX 75019 888-613-2432

The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Rocket Mortgage, LLC to negotiate, amend, or modify the terms of the Security Deed described herein. Rocket Mortgage, LLC as Attorney in Fact for CHRISTINE V WILLIAMS Attorney Contact: Tromberg, Miller, Morris & Partners, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071 Phone: 404-793-1447 Fax: 404-738-1558 26-000652-GA

**THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

July 11, 18, 25, August 1, 2026

**A-630 STATE OF GEORGIA COUNTY OF DOUGHERTY NOTICE OF SALE UNDER POWER**

Pursuant to the power of sale contained in the Security Deed executed by AZURINTHIA WALKER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP. in the original principal amount of \$104,000.00 dated January 22, 2008, and recorded in Deed Book 3441, Page 266, Dougherty County records, said Security Deed being last transferred to TOWD POINT MORTGAGE TRUST 2017-FRE2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE IN Deed

**Foreclosures**

Book 5380, Page 380, Dougherty County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on 8/4/2026, the property in said Security Deed and described as follows:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 338 IN THE FIRST LAND DISTRICT, CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF LOT 14 OF RIVER ROAD SUBDIVISION, PHASE II, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS THE SAME IS RECORDED IN PLAT CABINET 1, SLIDE C-57-E, IN THE OFFICE OF THE CLERK AF SUPERIOR COURT, DOUGHERTY COUNTY, GEORGIA.

Said property being known as: **603 STORY RD, ALBANY, GA 31701**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are AZURINTHIA WALKER or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

Select Portfolio Servicing, Inc. 3217 S. Decker Lake Drive Salt Lake City, UT 84119 800-635-9698

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. TOWD POINT MORTGAGE TRUST 2017-FRE2, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, as Attorney-in-Fact for AZURINTHIA WALKER

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 13010 Morris Rd., Suite 450 Alpharetta, GA 30004 Phone: 470-321-7112 Firm File No. 26-411703 July 11, 18, 25, August 1, 2026

**A-633 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 August, 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.

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

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negotiate, amend, and modify all terms of the mortgage with the debtor is: Selene Finance LP, 3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019, 8777683759.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

Upon information and belief, said property is more commonly known as **2011 Sharon Drive, Albany, GA 31707**. Should a conflict arise between the property address and the legal description, the legal description shall control.

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

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

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

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST as Attorney in Fact for Jennifer D Clark McCalla Raymer Leibert Pierce, LLP 1544 Old Alabama Rd Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT "A"

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being more particularly described as All of Lot 51 of Gailshar Gardens Subdivision "E," Section II, according to the map or plat of said subdivision as the same is recorded in Plat Book 3, Page 270 (Plat Cabinet 1, Slide B-8), in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Subject to any and all easements and restrictions of record. Parcel ID No. 000NN/00005/022 Property Address: 2011 Sharon Avenue Albany, GA 31707 FW August 4, 2026 Our file no. 23-12941GA 23-12941GA July 11, 18, 25, August 1, 2026

**A-604 NOTICE OF FORECLOSURE SALE UNDER POWER DOUGHERTY COUNTY, GEORGIA**

Under and by virtue of the Power of Sale contained in a certain Deed to Secure Debt, Assignment of Rents and Security Agreement (the "Security Deed") given by Renova Property Management LLC, a Georgia limited liability company, to Rain City Capital, LLC, a Washington limited liability company, dated July 2, 2025, and recorded on July 3, 2025 in Deed Book 5312 at Page 186 (Document #D2025-003698), Dougherty County, Georgia Records, conveying the after-described Property to secure a certain Secured Note in the original principal amount of \$174,980.00, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the Court House 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 **August 4, 2026** (being the first Tuesday of said month unless said date falls on a Federal holiday, in which case being the first Wednesday of said month), the following described Property: All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia, and City of Albany and being more particularly described as follows: All of Lots 14 and 15, Block 4, Palmyra Heights Subdivision "C" according to a Map or Plat of said Subdivision recorded in Plat Book 1, Page 184, in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

Subject to visible easements and restrictions and easements of record. Address: 1114 5th Avenue, Albany, Georgia 31707 Parcel: 0000G/00036/013 To the best knowledge and belief of the undersigned, the party in possession of the Property is Renova Property Management LLC, or tenant(s). Said Property is more commonly known as **1114 5th Avenue, Albany, Georgia 31707 (Parcel #0000G/00036/013)**, together with all fixtures and personal property attached to and constituting a part of said Property, if any.

U.S. Bank Trust Company National Association, not in its individual capacity, but solely as Indenture Trustee for Rain City Mortgage Trust 2024-RTL1 is the current holder of the Security Deed, by instrument, dated June 10, 2026 and recorded on June 12, 2026 in Deed Book 5385 at Page 45 (Document #D2026-003511), Dougherty County, Georgia Records.

The debt secured by said Security Deed has been and is hereby declared due because of, amount other possible events of default, failure to pay the indebtedness as

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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).

Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend, or modify all terms of the loan (although not required by law to do so) is U.S. Bank Trust Company National Association, not in its individual capacity, but solely as Indenture Trustee for Rain City Mortgage Trust 2024-RTL1. To discuss possible alternatives to avoid foreclosure, U.S. Bank Trust Company National Association, not in its individual capacity, but solely as Indenture Trustee for Rain City Mortgage Trust 2024-RTL1 can be contacted at: U.S. Bank Trust Company National Association, not in its individual capacity, but solely as Indenture Trustee for Rain City Mortgage Trust 2024-RTL1 c/o Tandem Servicing LLC Attn: Tiffany Anderson 12131 113 Avenue NE, Suite 201, Kirkland, Washington 98034 Tel: (425) 588-0039 E-Mail: tiffany@tandemservicing.com

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, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right to redemption or other lien not extinguished by foreclosure. Pursuant to O.C.G.A. § 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Security Deed and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

U.S. Bank Trust Company National Association, not in its individual capacity, but solely as Indenture Trustee for Rain City Mortgage Trust 2024-RTL1, as agent and/or Attorney in Fact for Renova Property Management LLC. 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: Michael J. Palumbo, Esquire Gingo Palumbo Law Group, LLC 4700 Rockside Road, Suite 440, Independence, Ohio 44131 Tel: (216) 503-9512 E-Mail: michael@oplawllc.com David Metzger, Esquire Williams Teusink, LLC 312 Sycamore Street, Decatur, Georgia 30030 Tel: (404) 373-9590 E-Mail: dmetzger@williamsteusink.com July 11, 18, 25, August 1, 2026

**A-603 NOTICE OF FORECLOSURE SALE UNDER POWER DOUGHERTY COUNTY, GEORGIA**

Under and by virtue of the Power of Sale contained in a certain Deed to Secure Debt, Assignment of Rents and Security Agreement (the "Security Deed") given by Renova Property Management LLC, a Georgia limited liability company, to Rain City Capital, LLC, a Washington limited liability company, dated July 30, 2025, and recorded on January 21, 2026 in Deed Book 5365 at Page 268 (Document #D2026-000388), Dougherty County, Georgia Records, conveying the after-described Property to secure a certain Secured Note in the original principal amount of \$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 Court House 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 **August 4, 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 GA, and is described as follows:

All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia, and City of Albany, described as follows: Beginning on the Northwest corner of Lot Number Seventy-Nine (79) on North Street of said City, run a line South along North Monroe Street seventy-five (75) feet; thence East one hundred and five (105) feet; thence North seventy five (75) feet to the alley; thence West along the alley one hundred and five (105) feet to the beginning point. Address: 406 North Monroe Street, Albany, Georgia 31701 Parcel: 0000CC/00032/029 To the best knowledge and belief of the undersigned, the party in possession of the Property is Renova Property Management LLC, or tenant(s). Said Property is more commonly known as **406 North Monroe Street, Albany, Georgia 31701 (Parcel #000CC/00032/029)**, together with all fixtures and personal property attached to and constituting a part of said Property, if any.

U.S. Bank Trust Company National Association, not in its individual capacity, but solely as Indenture Trustee for Rain City Mortgage Trust 2024-RTL1 is the current holder of the Security Deed, by instrument, dated June 10, 2026 and recorded on June 12, 2026 in Deed Book 5385 at Page 41 (Document #D2026-003510), Dougherty County, Georgia Records.

The debt secured by said Security Deed has been and is hereby declared due because of, amount other possible events of default,

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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).

Please note that, pursuant to O.C.G.A. § 44-14-162.2, you are not entitled by law to an amendment or modification of the terms of your loan. The entity having full authority to negotiate, amend, or modify all terms of the loan (although not required by law to do so) is U.S. Bank Trust Company National Association, not in its individual capacity, but solely as Indenture Trustee for Rain City Mortgage Trust 2024-RTL1. To discuss possible alternatives to avoid foreclosure, U.S. Bank Trust Company National Association, not in its individual capacity, but solely as Indenture Trustee for Rain City Mortgage Trust 2024-RTL1 can be contacted at: U.S. Bank Trust Company National Association, not in its individual capacity, but solely as Indenture Trustee for Rain City Mortgage Trust 2024-RTL1 c/o Tandem Servicing LLC Attn: Tiffany Anderson 12131 113 Avenue NE, Suite 201, Kirkland, Washington 98034 Tel: (425) 588-0039 E-Mail: tiffany@tandemservicing.com

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, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right to redemption or other lien not extinguished by foreclosure. Pursuant to O.C.G.A. § 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Security Deed and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above.

U.S. Bank Trust Company National Association, not in its individual capacity, but solely as Indenture Trustee for Rain City Mortgage Trust 2024-RTL1, as agent and/or Attorney in Fact for Renova Property Management LLC. 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: Michael J. Palumbo, Esquire Gingo Palumbo Law Group, LLC 4700 Rockside Road, Suite 440, Independence, Ohio 44131 Tel: (216) 503-9512 E-Mail: michael@oplawllc.com David Metzger, Esquire Williams Teusink, LLC 312 Sycamore Street, Decatur, Georgia 30030 Tel: (404) 373-9590 E-Mail: dmetzger@williamsteusink.com July 11, 18, 25, August 1, 2026

**A-644 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 2304 W Gordon, 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 10, 2023 in Deed Book 4973, Page 228, Dougherty County, Georgia records (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-RLT1 ("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 August 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, AND RUN THENCE NORTH 70 DEGREES 14 MINUTES 44 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY 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 335 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

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SHRUBBERY, SWIMMING POOL AND SWIMMING POOL EQUIPMENT.

Property commonly known as: **1401 WHISPERING PINES ROAD, ALBANY, GA 31707**

