

THE ALBANY HERALD

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CALL 229-888-9300
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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

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

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

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

Miscellaneous

Miscellaneous

MERCHANDISE

Garage Sale

YARD SALE, July 17 & 18. 8 am until. 295 Flowing Well Road, Leesburg, GA 31763. Any questions, call or text 229-894-8048. Everything from lots of antique furniture, chest drawer, twin bed frames, queen mattress, what-nots, end tables, pictures, stove. Plenty of clothes for everyone going cheap. Everything will be inside and outside. Full house of everything. Rain or Shine.

Large house clean out yard sale: 3209 Lancaster Lane Albany. Fri. July 17th & Sat. July 18th 7:30a-3p.

Yard Sale - house hold items, clothes, tools, furniture. 99 Senah Dr. Leesburg, Ga 31763. Saturday 8a-2p.

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. Contact the office at 229-835-2269. 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.

Albany Legals

Adoptions

A-670
IN THE SUPERIOR COURT OF DOUGHERTY COUNTY
STATE OF GEORGIA
In Re: Adoption of Petition of LALIA ALEXANDRIA BONNER and LONDON ALEXANDER BONNER, by and NOTICE OF PETITION TO TERMINATE PARENTAL RIGHTS TO: NARVEZ WARREN the Presumed Legal Father, of a LALIA ALEXANDRIA BONNER, born in 2017. You are hereby notified that an Adoption Petition for LALIA ALEXANDRIA BONNER and LONDON ALEXANDER BONNER has been filed in the above-styled Court by JULIUS LOUD., through his attorney, Christopher A. Flowers of Smith & Flowers Law, P.C. Civil Action File No. 26A14-3. The mother of the child has consented to the adoption. Pursuant to Official Code of Georgia Annotated Section 19-8-10 and 19-8-11 and other pertinent laws, you are advised that a hearing has been scheduled for August 26, 2026, at 02:00 p.m. before the Honorable Victoria Johnson. Further, you are advised that you have the right to appear at said hearing. You should contact the attorney for Petitioner, Christopher A. Flowers, Smith & Flowers Law, P.C. P.O. Box 70879, Albany, Georgia 31708/ 504 N. Jefferson Street, Albany, Georgia 31701, telephone 229-434-1070 for further information. All notices to or correspondence with the Petitioner and copies of all pleadings or proceedings you may file in any court in regard to the above-referenced Child should be served upon him. Dated this 10th day of July, 2026.
July 18, 25, August 1, 8, 2026

Construction/Service Bids

A-682
INVITATION TO BID
Pole Inspection Corrective Action For Partial Circuits Out of Substation #3 and #7
BID REF. #27-007
Sealed bids will be received by City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on August 14, 2026. A Pre-Bid Conference and site visit will be 10:00 AM on July 22, at the Procurement office. A 5% Bid Bond is required for bid submittal. Bid 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.
\b\ Michael Eaton, Chief Financial Officer
July 18, 2026

A-676
REQUEST FOR PROPOSALS DARTS – US 82 & US 19 Corridor Commuted Shed Study
PROPOSAL REF. #27-005
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 August 17, 2026. A Pre-Proposal Conference will be held in the Procurement division office and through Zoom, on July 20, at 10:00 AM. Zoom credentials are contained in the proposal documents. Proposal documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Destin Adams, Buyer I, at dadams@albanyga.gov.
\b\ Michael Eaton, Chief Financial Officer
July 18, 2026

A-640
The Dougherty County School System Logistical Services Department, located at 601 Flint Ave., Albany, GA 31701, will receive sealed Bids/Proposals for **009-SNS-2027 for Hood Cleaning Services for School Nutrition on July 28, 2026 at 11:00 AM.** Bid documents may be obtained from our website at www.dcoschools.org. Minority business enterprises are encouraged to submit bids. By: Sharonda Thompson, Director of Logistical Services
July 18, 2026

A-680
INVITATION TO BID
Speed Table Construction
BID REF. #27-006
Sealed bids will be received by City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on August 17, 2026. A Pre-Bid Conference will be at 10:00 AM on July 22, in the Procurement Division office. A 5% Bid Bond is required for bid submittal. Bid documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Destiny Solomon, Buyer I, at dsolomon@albanyga.gov.
\b\ Michael Eaton, Chief Financial Officer
July 18, 2026

A-674
INVITATION TO BID
Ritz Theatre Renovation
BID REF. #27-003
Sealed bids will be received by City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on August 11, 2026. A Pre-Bid Conference will be held on July 16, at 10:00 AM through Zoom. Zoom credentials are contained in the bid documents. A 5% bid bond is required. Bid documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Ricky Gladney, Buyer I, at rgladney@albanyga.gov.
\b\ Michael Eaton, Chief Financial Officer
July 18, 2026

Debtors & Creditors

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-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-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

Debtors & Creditors

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 Anne 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 Charles 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 Charles R. Little
c/o John M. Moorhead, Esquire 314 W. Residence Avenue
Albany, Georgia 31701
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-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-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

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 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
OCA 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-663
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF DOUGHERTY
All creditors of the Estate of Remell W. Jackson 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 9th day of July, 2026.

Debtors & Creditors

Rhondie Girard Jackson
Administrator of the Estate of Remell W. Jackson 400 Badin Ct
Macon, GA 31220
July 18, 25, August 1, 8, 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-664
NOTICE TO CREDITORS AND DEBTORS
STATE OF GEORGIA
COUNTY OF DOUGHERTY
IN RE: ESTATE OF RALPH EDWARD TOHOLSKY, DECEASED
All creditors of the estate of Ralph Edward Toholsky, 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 Ralph Edward Toholsky. This 9th day of July, 2026.
Judy Ann Toholsky, Executor of the Ralph Edward Toholsky, Estate
1802 Devon Drive
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
July 18, 25, August 1, 8, 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 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
OCA 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-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

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 the 26th day of June, 2026.
Judge Joseph W. Dent
Dougherty County Superior Court
State of Georgia
July 4, 11, 18, 25, 2026

Miscellaneous

A-660
CITY OF ALBANY MUNICIPAL COURT
CITY OF ALBANY, Petitioner, vs.
1015 Crawford Dr., Albany, Georgia, bearing Tax ID# 00001/00023/144; 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

Miscellaneous

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 R/W 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-652
STATE OF GEORGIA
COUNTY OF DOUGHERTY
TAKE NOTICE THAT:
The right to redeem the following described property, to wit:
1415 E. Residence Ave. More particularly described as the following : all that tract or parcel land lying and being in the City of Albany, Dougherty County, Georgia and being ALL of LOT 8, 9 BLK N. Jackson Heights, Section "A" Subdivision, recorded in Plat Book 1, Page 252, Office of the Clerk of the Superior Court of Dougherty County, Georgia, will expire and be forever foreclosed and barred on and after 5th day of August, 2026.
The tax deed to which this notice relates is dated the 5th of August 2025 and is recorded in the office of the Clerk of the Superior Court of Dougherty County, Georgia, in Deed Book 5339 at page 312-312. The property may be redeemed at any time before the 1st of September 2026, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
Terry Medlock
734 Cedar Ave.,
Albany, GA 31701
Please be governed accordingly,
Terry Medlock
July 11, 18, 25, August 1, 2026

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. 580
Albany, GA 31701
229.431.2805 (office)
229.431.3206 (facsimile)
July 4, 11, 18, 2026

Name Changes

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. Objection must be filed with said Court within thirty (30) days of the filing of said petition.
This the 23rd day of June 2026.
MARK T. PHILLIPS
Post Office Box 70728

Name Changes

Albany, Georgia 317082-0728
(229) 439-9100
Mark@pnpclaw.com
July 4, 11, 18, 25, 2026

A-672
IN THE SUPERIOR COURT OF DOUGHERTY COUNTY
STATE OF GEORGIA
In re the name change of: Matthew Dakota Callahan
Civil Action File No. 26-SUCV-647-2
NOTICE OF PETITION TO CHANGE NAME
filed a petition in the Superior Court I, Matthew Dakota Callahan, filed a petition in the Superior Court of Dougherty County, Georgia on the 28th day of May, 2026, to change my name from Matthew Dakota Callahan to Matthew Dakota Young. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Signed this 28th day of May, 2026.
Matthew Callahan, Petitioner
3713 Radial Avenue
Albany Ga 31705
229-894-6422
July 18, 25, August 1, 8, 2026

Forfeiture/Seizure

A-684
NOTICE OF SHERIFF'S SALE
GEORGIA, DOUGHERTY COUNTY
There will be sold at Public Outcry to the highest and best bidder for cash, before the courthouse door in Albany, Dougherty County, Georgia, between the legal hours of sale, on the second Tuesday in August, 2026, the following tracts, separately and individually, in order to collect on the judgment listed below:
Parcel 00157/00007/0027
All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia and being all of Lot 27 College Park Subdivision section six as shown of plat of survey recorded in plow cabinet 1, slide C-9 in land records of Dougherty County, Georgia in the office of the Clerk of Superior Court, Dougherty County, Georgia. Said plat being made a part of this described by reference. Also known as **2514 Toni Lynn Lane, Albany, GA 31705.**
Said one-half interest in said land is found in the possession of Shirley Franklin Smith, Jr. (II) and was levied on as the property of Shirley Franklin Smith, Jr. (II) to satisfy a fi fa. against him in favor of the Estate of Shirley Franklin Smith, Sr. from the Superior Court of Dougherty County, Georgia, Civil Action No. SUCV2024000451, in the amount of \$1,017,579.20, recorded in Lien Book 600, page 459, Dougherty County Public Records. Said sale is subject to ad valorem taxes for the year 2025 and all previous years if unpaid. Any and all bids are subject to refusal.
./s/ Captain Jason Carter
Sheriff, Dougherty County, Georgia
Spurlin & Spurlin, LLC
1510 Whiddon Mill Road
Post Office Box 7566
Tifton, GA 31793
(229) 391-9106
johnspurlin@spurlinlaw.com
July 18, 25, August 1, 8, 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-667
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: OSCAR C. FULLER, JR.
ESTATE FILE NO: 2026-ES-240
Yahya Abbree has petitioned to be appointed **administrator** of the estate of **OSCAR C. FULLER, JR.**, 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 10, 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

Probate Court Administration

Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
July 18, 25, August 1, 8, 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

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

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 of 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 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-659
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: CONSTANCE COLEMAN
ESTATE FILE NO: 2025-ES-436
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of **Johnnie Coleman** for a year's support from the estate of **CONSTANCE COLEMAN**, Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before **August 10, 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

Probate Court 12 mth Support

Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
July 18, 25, August 1, 8, 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

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

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

Probate Court Discharge

A-661
NOTICE
PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2024-ES-396
PETITION OF WANDA HARRIS FOR DISCHARGE AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF: MINNIE LEE KING
TO: ALL INTERESTED PARTIES

Probate Court Discharge

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before July 28, 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
July 18, 2026

Public Hearings

A-668
Public Notice
The Southwest Georgia Regional Commission, located at 181 East Broad Street in Camilla, GA, is issuing a Request for Qualifications to assess potentially environmentally hazardous sites and assist with the management and execution of an EPA Brownfields Grant and future related projects within a fourteen-county area of the Southwest Georgia region. If you are interested in receiving the Request for Qualifications document, please contact: Barbara Reddick, Deputy Director PO Box 346, Camilla, GA 31730
breddick@swgrc.org
Or you may access the document electronically at https://www.swgrc.org/public-notices under "Request for Qualifications". Proposals will be due no later than Monday August 10, by 4 PM EST.
July 18, 2026

A-675
The Southwest Georgia Regional Commission Council will hold its regularly scheduled Council meetings at The Camilla Depot, located at 212 E. Broad Street, Camilla, Georgia on the following dates, beginning at 7:00 PM:
July 30, 2026
August 27, 2026
September 24, 2026
December 17, 2026

On October 29, 2026, an Executive Committee (only) will be held at the same location, beginning at 5:00 PM. Please check our website at https://www.swgrc.org/council for any updates or changes to the regularly scheduled meetings, and for information on any called Committee meeting announcements.
July 18, 2026

A-655
GEORGIA DEPARTMENT OF TRANSPORTATION PROGRAM ASSIGNMENT PUBLIC NOTICE
July 8, 2026
DEPARTMENT OF TRANSPORTATION
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. GDOT's application 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
July 11, 18, 2026

Public Sales/ Auctions

A-681
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 August 6, 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 A3 Ariel Harvey-HH Goods.

Unit A5 Michael Hopkins-Furniture, HH Goods.

Unit C69 Aaron May-Furniture, HH Goods, Appliances.

Unit D59 Thomas Fogarty-HH Goods, Appliances.

Unit E49 Erika Warren-Appliances, HH Goods.
July 18, 25, 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

Public Sales/ Auctions
a vehicle listed herein may file an answer to the petition.

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

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

VIN: JTDUBU4EE1BJ094928
Year: 2011
Make: TOYT
Model: Corolla

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

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

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 #: 4T1BK36808U315491
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

A-671
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE (TOWING OR STORAGE COMPANY)

You are hereby notified, in accordance with OCGA 40-11-19(a)(2), that the vehicles below 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 vehicles to satisfy the debt. The vehicles are currently located at 100 Baldwin Dr., Albany, GA 31707. Anyone with an ownership interest in these vehicles should contact the following business immediately.

Business Name: McGhee Tow & Recovery LLC
Address: 100 Baldwin Dr., Albany, GA 31707
Telephone #: 229-894-9158

Vehicle Make: Honda
Year: 2008
Model: Pilot
Vehicle ID#: 5FNYP28718B001492
Vehicle License#: State: GA

Vehicle Make: Dodge
Year: 1999
Model: Ram 1500
Vehicle ID#: 3B7HC12Y8XG194897
Vehicle License#: State: GA

Vehicle Make: Hyundai
Year: 2013
Model: Sonata
Vehicle ID#: 5NPEB4AC8DH057219
Vehicle License#: State: GA

Vehicle Make: Nissan
Year: 2015
Model: Altima
Vehicle ID#: 1N4AL3AP3FC172643
Vehicle License#: State: GA

Vehicle Make: Mercedes-Benz
Year: 2010
Model: C-Class
Vehicle WDDGF5EB3AR18003
Vehicle License#: ID#: State: GA

Vehicle Make: Mercedes-Benz
Year: 2007
Model: S-Class
Vehicle ID#: WDDNG71X27A033341
Vehicle License#: State: GA

Vehicle Make: Kia
Year: 2006
Model: Optima
Vehicle ID#: KNAGD12656449127
Vehicle License#: RPT6758
State: GA

Vehicle Make: Honda
Year: 2013
Model: Accord
Vehicle ID#: 1HGCR2F51DA019563
Vehicle License#: State: State:
July 18, 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 and will end on or after 11:00AM on 07/27/2026
July 11, 18, 2026

A-683
PUBLIC AUTO AUCTION
8-3-2026 9:00 AM
LOCATION: Strums Elite Towing & Recovery 2800 Phillips Dr ALBANY, GA 31721 229-319-5924

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

VIN: 1C4HJXEN1JW304448
Year: 2018
Make: JEEP
Model: Wrangler

VIN: 5XYKTAD28BG065957
Year: 2011
Make: KIA
Model: Sorento

VIN: 1G1BL52WXTR156554
Year: 1996
Make: Chev
Model: Caprice

VIN: WBADT43422GY42389
Year: 2002
Make: BMW
Model: 5 Series

VIN: 1N4AL3AP2GN340584
Year: 2016
Make: Nissan
Model: Altima

VIN: 2G1WC583889266583
Year: 2008
Make: Chev
Model: Impala

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

VIN: 4JGDM2DBXPA005316
Year: 2023
Make: Mercedes Benz
Model: EQS

VIN: 1GNEC13ZX2J148772
Year: 2002
Make: Chev
Model: Tahoe

VIN: 1GNEC13Z25R249973
Year: 2005
Make: Chev
Model: Tahoe
July 18, 25, 2026

A-669
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 Sentra
Vin # 3N1AB8CV7NY271707
Case # 2026-161AV
July 18, 25, 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 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

Service by Publication

A-613
IN THE STATE COURT OF DOUGHERTY COUNTY STATE OF GEORGIA
DONTRAVIOUS ANTWAN BURR, Plaintiff,
V.
RODDRIZEKUS P STARLING and

Service by Publication

KOFI DEMETRICK SOLOMON, Defendants.
CIVIL ACTION FILE NO.: STSV2025000841
NOTICE OF PUBLICATION
To: Roddrizekus 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

A-685
TO: KENDALL HARRIS AND ANY UNKNOWN BIRTHFATHER

You have been identified as the biological father of Baby Boy Thiebaut born to Autumn Rose Thiebaut April 13, 2026, in Dougherty County, Georgia. The natural and legal mother of the child has surrendered her parental rights and custody to the child to Covenant Care Services, Inc. for adoption. If you have any interest in the child, please contact Covenant Care Service, Inc., 3950 Ridge Avenue, Macon, Georgia 31210, (478) 475-4990 or toll free 1-800-226-5683. If you do not file a response to this Petition with the Court within **thirty (30) days of your receipt of this notice and provide a copy** to me as the attorney for Covenant Care Service, Inc., you will lose all rights you may have in and to the child and you will neither receive notice nor be entitled to object to the adoption of the child, pursuant to Official Code of Georgia Annotated.

NOTICE OF HEARING
YOU ARE HEREBY NOTIFIED that counsel of record for Covenant Care Services, Inc., will bring its Petition to Terminate on for hearing before the Superior Court of Bibb County, Bibb County Courthouse, 601 Mulberry Street, Macon, Georgia, at **12:30 PM ON WEDNESDAY, SEPTEMBER 9, 2026**. THIS IS THE ONLY NOTICE YOU WILL RECEIVE OF SAID HEARING.
H.J. STRICKLAND, JR., Georgia Bar No. 004450
Attorney for Covenant Care Services, Inc.
435 Second Street, P.O. Box 6437
Macon, Georgia 31208-6437
(478) 745-2821
July 18, 25, August 1, 8, 2026

Trade Names

A-666
NOTICE OF TRADE NAME REGISTRATION

Notice is hereby given that the undersigned, **The Medicine Man LLC**, whose registered office is **314 W. Residence Avenue, Albany, Georgia 31701**, is engaging in business in **Dougherty County, Georgia** under the trade name **"The Medicine Man's Corner"** with a principal place of business at **2416 Dawson Road, Suite 4**

Foreclosures

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:
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 Wittz 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
25GA04-0049

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-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 RCF2 ACQUISITION TRUST is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

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

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

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

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

Rule applies to certain residential real estate sale transactions (including some that go beyond the typical one-to-four family residence) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. If applicable, as part of this Rule, buyers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements, if applicable.* This notice is provided for informational purposes only and does not constitute legal advice. You are

Foreclosures

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 RCF2 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-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-639
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by ROBERT KRUSE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR QUICKEN LOANS INC. in the original principal amount of \$92,297.00 dated March 26, 2018, and recorded in Deed Book 4495, Page 77, Dougherty County records, said Security Deed being last transferred to ROCKET MORTGAGE, LLC in Deed Book 5012, Page 78, Dougherty County records, the undersigned will sell at public outcry to the highest bidder for

Foreclosures

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:

ADDRESS: **208 HIBISCUS ROAD ALBANY, GA 31705**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 5 IN BLOCK "T" OF RADIUM SPRINGS, INC., SECTION ONE, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS THE SAME IS RECORDED IN PLAT BOOK 2, PAGE 15 (PLAT CABINET 1, SLIDE A-39), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, DOUGHERTY COUNTY, GEORGIA, SUBJECT TO ALL EASEMENTS AND RESTRICTION OF RECORD. PARCEL ID: 00008/00005/017

Said property being known as: 208 N HIBISCUS RD, ALBANY, GA 31705 To the best of the undersigned's knowledge, the party or parties in possession of said property is/are ROBERT KRUSE 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:

Rocket Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019
1-888-480-2432

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.

ROCKET MORTGAGE, LLC, as Attorney-in-Fact for ROBERT KRUSE

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 26-242173

July 4, 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: 000CC/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, 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).

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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: tiffanyva@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-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 1013, 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 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

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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-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 Doughty, 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 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: tiffanyva@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

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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-632
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER

Pursuant to the power of sale contained in the Security Deed executed by JACKIE G BRIGGS to SUNTRUST MORTGAGE, INC. in the original principal amount of \$54,000.00 dated June 26, 2003, and recorded in Deed Book 2614 , Page 337, Dougherty County records, said Security Deed being last transferred to TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE in Deed Book 5380 , Page 636, 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 DOUGHERTY COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 34 OF GAILSHAR GARDENS SUBDIVISION "B", ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 186 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. Said property being known as: **1906 GAIL AVE, ALBANY, GA 31707**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are JACKIE G BRIGGS 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 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,

as Attorney-in-Fact for JACKIE G BRIGGS
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 26-394040

July 11, 18, 25, August 1, 2026

A-645
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 Debt 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 (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

