

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

SERVICE DIRECTORY

Home Repair/Remodeling

ENHANCED REMODELING & DRYWALL

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

WE DO SMALL AND BIG JOBS!

229-364-2997
Hernandez
912-432-3016

Residential-Commercial-Renovations

PAINTING AND HOME REPAIR

Tile work, popcorn ceiling removal, wall paper installation/removal.

Just one call, we do it all!

FREE ESTIMATES

229-349-5475

MERCHANDISE

Yard Sale

YARD SALE, July 31st & Aug. 1, 8 am until. 295 Flowing Well Road, Leesburg, GA 31763. Any questions, call or text 229-894-8048. 3 Families. More stuff brought in from storage. 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.

Wanted to Buy

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

JOBS

Full-Time

Engineering Services Manager (multiple positions open) at Molson Coors Beverage Company USA LLC in Albany, GA will lead plant maintenance team in planning & execution of initiatives that improve eqpmnt reliability, reduce water & energy demands, & improve plant technical capabilities. May telecommute 1 day per week. Reqs a Bachelor's deg in Electrical, Electronic, or Chemical Engng or a related field & 5 yrs of exp as a mechanical, automation, control, or manufacturing engineer, or related occupation. Must include 5 yrs of exp with each of the following: Brewing Processes, Manufacturing Operations High Speed Lines, & OSHA & Safety Standards; project mgmt tools including Project Management Body of Knowledge (PMBOK) & Front-End Loading (FEL); SAP/R3 PM Module Business & Capital Expenditure (CAPEX); preparing cost estimates for budget preparation & maintaining budget forecasts in control; COT (Capital Optimization Team) saving & benefits tracker tools; Fixed assets in service & disposals mgmt; Brewing, Packaging, & Utility Design Preventive Maintenance; & dvlpg, planning, executing, monitoring, & controlling multimillion dollar capital projects. To apply send resume to maggie.havlicek@molsoncoors.com & ref job code 2664.

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

Full-Time

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.

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 LANDON 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 and LANDON ALEXANDER BONNER, born in 2017. You are hereby notified that an Adoption Petition for LALIA ALEXANDRIA BONNER and LANDON 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.

Construction/Service Bids

A-736
INVITATION TO BID
Litter Removal
BID REF. #27-010
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 31, 2026. A Pre-Bid Conference will be held at 10:00 AM on August 5, 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 Destiny Solomon, Buyer I at dsolomon@albanyga.gov. \b\ Michael Eaton, Chief Financial Officer

Debtors & Creditors

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-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
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-741
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF DOUGHERTY
All creditors of the Estate of EDESEL MARTIN FORD 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 29th day of July, 2026.
LAUREN H. WILLIAMSON,
Administrator of the Estate of EDESEL MARTIN FORD
P.O. BOX 70639
Albany, GA 31708
August 1, 8, 15, 22, 2026

Debtors & Creditors

A-728
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF DOUGHERTY
All creditors of the Estate of Larry Hunt 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 27th day of July, 2026.
Bobbi Porto
Administrator of the Estate of Larry Hunt 1542 Piermaj Lane
Lutz, FL 33549-5744
August 1, 8, 15, 22, 2026

A-690
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF DOUGHERTY
All creditors of the Estate of Barbara Turner 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 20th day of July 2026.
Sharmille Nichole Edmonson,
Administrator of the Estate of Barbara Turner
3978 Longleaf Ct.
Concord, NC 28025
July 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.
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-731
NOTICE TO DEBTORS AND CREDITORS OF PRISCILLA ANN HAYES
All creditors of the Estate of Priscilla Ann Hayes, 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 payment to me.
This 28th day of July, 2026.
s/ Demetria Sutton
Administrator of the Estate of Priscilla Ann Hayes
Kim H. Stroup
Attorney for the Estate of Priscilla Ann Hayes
James-Bates-Brannan-Groover-LLP
231 Riverside Drive, Suite 100
PO Box 4283
Macon, Georgia 31208-4283
August 1, 8, 15, 22, 2026

A-695
GEORGIA, DOUGHERTY COUNTY
NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of Raymond James Barlow, Sr. a/k/a Raymond Barlow, deceased, late of Dougherty County, Georgia 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 the undersigned.
This the 19th day of July 2026.
Raymond Barlow, Jr., Executor of the Estateof Raymond James Barlow, Sr. a/k/a Raymond Barlow, deceased
c/o Phil Cannon
Georgia Bar 107895
Meeks and Cannon, P.C.
P O Drawer 720
Leesburg, GA 31763
229-759-9111 phone
July 25, August 1, 8, 15, 2026

A-693
GEORGIA, DOUGHERTY COUNTY
NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of Margie A. Lashley a/k/a Margie Christine Lashley, deceased, late of Dougherty County, Georgia 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 the undersigned.
This the 19th day of July 2026.
Celyse Champion, Executor of the Estate
of Margie A. Lashley a/k/a Margie Christine Lashley, deceased
c/o W. Edward Meeks, Jr.
Georgia Bar 500850
Meeks and Cannon, P.C.
P O Drawer 720
Leesburg, GA 31763
229-759-9111 phone
July 25, August 1, 8, 15, 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 Edwars 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-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 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

Debtors & Creditors

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-703
NOTICE TO DEBTORS AND CREDITORS
GEORGIA, DOUGHERTY COUNTY
All creditors of the estate of Clinton Arlo Mowery, deceased, late of said State and County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned Executor.
This 25th day of July, 2026.
To be published: Four consecutive Saturdays
Debra Dianne Dorough Mowery, as Executor of the Estate of Clinton Arlo Mowery, deceased
c/o Perry & Walters, LLP Post Office Box 71209
Albany, Georgia 31708
August 1, 8, 15, 22, 2026

Divorces

DOUGHERTY COUNTY
SUPERIOR COURT
STATE OF GEORGIA

Petitioner: Jamie D. Taylor

vs.

Respondent: Kimberly Taylor

Civil Action Case Number: 25CV764-2

NOTICE OF SUMMONS

TO: Kimberly Taylor
Respondent Named Above:

This notice has been published to let you know that a Divorce case was filed against you in the Superior Court on July 29, 2025. The court issued an order for service of summons by publication on March 4, 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 2336 S. Madison St., Apt. 9, Albany, GA 31701. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything she asked for in the Petition for Divorce.

This the 4th day of March 4, 2026.

Samantha Sebastian, Deputy Clerk
Dougherty County Superior Court
State of Georgia

A-706
DOUGHERTY COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: Melvin Bradley V.
Respondent: Jacqueline Bradley
Civil Action Case Number: 25CV-637-3

NOTICE OF SUMMONS
To: Jacqueline Bradley, Respondent
Named Above: This notice has been published to let you know that a Divorce case was filed against you in Superior Court on 6-25, 2025. The court issued an order for service of summons by publication on 07-10, 2025. 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 2414 Brierwood Dr.Apt 30 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 Petition for Divorce.
This the 10th day of July, 2025.
Whitney Williams
Dep Clerk
August 1, 8, 15, 22, 2026

A-580
Dougherty COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: Rhoda King V.
Respondent: Delvin Devon King
Civil Action Case Number: 26-CV-377-1

NOTICE OF SUMMONS
TO: Delvin Devon King, Respondent
Named Above: This notice has been published to let you know that a Divorce case was filed against you in Superior Court on April 17, 2026. The court issued an order for service of summons by publication on July 23, 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 612 Heartwood Lane Albany, GA 31705. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything he asked for in the Divorce.
This the 23rd day of July, 2026.
Samantha Sebastian, Dep. Clerk
Dougherty County Superior Court
State of Georgia
August 1, 8, 15, 22, 2026

Juvenile Court

A-698
PUBLICATION
DOUGHERTY COUNTY JUVENILE COURT
IN THE MATTER OF: J.W., B/M, DOB: 11/25/2012
To: Rose White, Jawaski Cobb and any other individual who might be the biological father of one male child born to Rose White on November 25, 2012.

Juvenile Court

A petition was filed in this Court by Social Services Case Supervisor Treena White, on the 18th day of August 2025. 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, Basement, Juvenile Court, Albany, Georgia, phone is 229-431-2162.
By authority of an Order for Service by Publication by the Judge of said Court on the 21st day of July, 20256, you are commanded to be an appear in the Juvenile Court of Dougherty County, Georgia, at the Dougherty County Courthouse located at 225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia, within sixty (60) days of said Order for Service by Publication and on the 29th day of September, 2026, at 1:30 p.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, Gregory T. Williams.
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 (1) a petition to legitimize the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimize with the Dougherty County Juvenile Court.
Witness the Honorable Valerie Brown-Williams, Judge of said Court this 21st day of July 2026.
Tequila Woods
Clerk of Dougherty County Juvenile Court
Gregory T. Williams
Special Assistant Attorney General
Post Office Box 1113, Camilla, Georgia 31708
Phone (229) 330-0614, Georgia Bar Number 443607
July 25, August 1, 8, 15, 2026

A-699
PUBLICATION
DOUGHERTY COUNTY JUVENILE COURT
IN THE MATTER OF: K.A., B/M, DOB: 09/08/2021;K.A., B/M, DOB: 09/08/2021; K.A, B/M, DOB: 12/16/2022
To: Justin Crapp and any other individual who might be the biological father of one male child born to Roderica Ashberry on December 16, 2022 and two male children born to Roderica Ashberry on September 8, 2021.
A petition was filed in this Court by Social Services Case Supervisor Treena White, on the 26th day of June 2026. The Petition alleges the above-referenced children 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, Basement, Juvenile Court, Albany, Georgia, phone is 229-431-2162.
By authority of an Order for Service by Publication by the Judge of said Court on the 13th day of July, 2026, you are commanded to be an appear in the Juvenile Court of Dougherty County, Georgia, at the Dougherty County Courthouse located at 225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia, within sixty (60) days of said Order for Service by Publication and on the 29th day of September 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 children 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, Gregory T. Williams.
Be advised that any biological father who is not the legal father of these children shall lose all rights to these children 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 (1) a petition to legitimize the children pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimize with the Dougherty County Juvenile Court.
Witness the Honorable Valerie Brown-Williams, Judge of said Court this 13th day of July 2026.
Tequila Woods
Clerk of Dougherty County Juvenile Court
Gregory T. Williams
Special Assistant Attorney General
Post Office Box 1113, Camilla, Georgia 31708
Phone (229) 330-0614, Georgia Bar Number 443607
July 25, August 1, 8, 15, 2026

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 00157/0007/0027
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 plat 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

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 00157/0007/0027
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 plat 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-667
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: OSCAR C. FULLER, JR.
ESTATE FILE NO: 2026-ES-240
Yahya Sabree 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.

Probate Court Administration

A-667
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: OSCAR C. FULLER, JR.
ESTATE FILE NO: 2026-ES-240
Yahya Sabree 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.

Miscellaneous

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

Miscellaneous

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

Name Changes

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
I, Matthew Dakota Callahan, 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

A-686
IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In re the Name Change of the Child(ren)
Isaac John Jefferson, Minor child(ren)
Civil Action File No. 26SUCV668-3
NOTICE OF PETITION TO CHANGE NAME
I, Taylor Howard Jefferson filed this petition to the Superior Court of Dougherty County, Georgia on the 16th day of July, 2026, to change the name(s) of the minor child(ren) as follows:
Current Name of Child: Isaac John Jefferson
Date of Birth: 01-14-2026
Proposed New Name: Isaac John Howard
Any interested or affected party has the right to appear in this case and file objections within thirty days as set forth in O.C.G.A. § 19-12-1(f)(2) and (3).
This 16th day of July, 2026.
Taylor Howard Jefferson
Petitioner pro se
615 W 3rd Ave
Albany, GA 31701
229-699-3959
July 25, August 1, 8, 15, 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 00157/0007/0027
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 plat 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-667
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: OSCAR C. FULLER, JR.
ESTATE FILE NO: 2026-ES-240
Yahya Sabree 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.

Probate Court Administration

A-667
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: OSCAR C. FULLER, JR.
ESTATE FILE NO: 2026-ES-240
Yahya Sabree 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.

Probate Court Administration

A-667
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: OSCAR C. FULLER, JR.
ESTATE FILE NO: 2026-ES-240
Yahya Sabree 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.

Probate Court Administration

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

Probate Court 12 mth Support

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
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
July 18, 25, August 1, 8, 2026

Public Sales/ Auctions

A-738

You are hereby notified, 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: A-1 Wrecker Service, 213 7th Ave, Albany, GA.

Make: Ford
Year: 20007
Model: Edge
Vin ID: 2FMDK46C27BA57955
License: 5552242
State: NH
Case #: 2026-191AV

Make: Kia
Year: 2014
Model: Sorento
Vin ID: 5XYKT3A66EG501013
License: TGN5930
State: GA
Case #: 2026-190AV

Make: Nissan
Year: 2008
Model: Murano
Vin ID: JN8AZ18U49W018572
License: SJA4502
State: GA
Case: 2026-197AV

Make: Honda
Year: 2008
Model: Element
Vin ID: 5J6YH18788L012436
License: P7597157
State: GA
Case #: 2026-193AV

Make: Acura
Year: 2007
Model: TL
Vin ID: 19UUA66267A020284
License: SLM5153
State: GA
Case #: 2026-189AV
Make: Toyota
Year: 2008
Model: Yaris
Vin ID: JTDBT923484010790
License: GJN304
State: GA
Case #: 2026-180AV

Make: Nissan
Year: 2013
Model: Murano
Vin ID: JN8AZ1MW9DW302716
License: S2531973
State: GA
Case #: 2026-187AV

Make: Dodge
Year: 2013
Model: Durango
Vin ID: 1C4SDHCT7DC690481
License: E21663
State: GA
Case #: 2026-181AV

Make: Nissan
Year: 20008
Model: Maxima
Vin ID: 1N4BA41E18C829635
License: RSX5947
State: GA
Case #: 2026-185AV

Make: Kia
Year: 2011
Model: Optima
VinID: KNAGR4A6XB5115626
License: SJL0071
State: GA
Case #: 2026-184AV

Make: Volkswagen
Year: 2014
Model: Jetta
Vin ID: 2026-183AV
License: CMS3608
State: GA
Case #: 2026-183AV

Make: Honda
Year: 2012
Model: Shadow
Vin ID: JH2RC5811CK200121
License: NONE
State: GA
Case #: 2026-182AV

Make: Hyundai
Year: 2012
Model: Genesis
Vin ID: KMHGC4DD7CU167104
License: NONE
State: GA
Case #: 2026-170AV

Make: Buick
Year: 2006
Model: LaCross
Vin ID: 2G4WD582061148739
License: SFL0075
State: GA
Case #: 2026-171AV

August 1, 8, 2026

A-704
Hook Em Towing & Wrecker Service
Public Auction: AUGUST 10, 2026 at 11:00AM
IN ACCORDANCE WITH O.C.G.A. SECTION 40-11-02, FOURTEEN (14) ABANDONED, WRECKED, AND/OR STOLEN VEHICLES ARE TO BE AUCTIONED TO THE HIGHEST BIDDER. TERMS OF PAYMENT: CASH, CASHIER'S CHECK, DEBIT or CREDIT CARDS (ALL Credit/Debit Card payments will have a 3.5% CC fee added). (There is also a \$35.00 Administrative Fee added to each sell.) LOCATION: 204 Poplar Street, Albany, Ga 31707
Please note, all vehicles must be removed from the property by 3 PM on the date of the sell. No vehicles can be driven off the property. The vehicles available for auction as stated above are identified as:

Public Sales/ Auctions

Vehicle Make: FORD
Year: 1997
Model: LGT CONVNTNL'F
Vehicle ID #: 1FTDX1767VND44819
Case No.: 2025-332AV

Vehicle Make: FORD
Year: 2001
Model: LGT CONVNTNL'F
Vehicle ID #: 5GZCZ33D46S855508
Case No.: 2025-329AV

Vehicle Make: SATURN
Year: 2006
Model: VUE
Vehicle ID #: 5GZCZ33D46S855508
Case No.: 2025-329AV

Vehicle Make: TOYOTA
Year: 2007
Model: AVALON XL XLS
Vehicle ID #: 4T1BK36BX7U186657
Case No.: 2026-119AV

Vehicle Make: TOYOTA
Year: 2009
Model: TACOMA
Vehicle ID #: 3TMBJU62N49M084547
Case No.: 2024-370AV

Vehicle Make: HONDA
Year: 2012
Model: ACCORD US LX
Vehicle ID #: 1HGCPD1F36CA095475
Case No.: 2025-331AV

Vehicle Make: KIA
Year: 2012
Model: OPTIMA
Vehicle ID #: 5XXGN4A77CG054675
Case No.: 2026-34AV

Vehicle Make: HYUNDAI
Year: 2018
Model: ELANTRA
Vehicle ID #: 5NPDB48LF8JH357965
Case No.: 2025-343AV

Vehicle Make: HYUNDAI
Year: 2018
Model: ELANTRA SEL VA
Vehicle ID #: 5NPDB48LF3JH269051
Case No.: 2026-149AV

Vehicle Description: GATOR 50-S3 EXPRESS BLACK MOPED
Year: UNK
Model: G6 SE1
Vehicle ID #: 12BB9NCCXRB201384
Case No.: 2026-149AV

A-688
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 **Hook Em Towing and Wrecker Service 204 Poplar Street Albany, Ga 31707**. The vehicles subject to liens as stated above are identified as:

Vehicle Make: KIA
Year: 2013
Model: FORTE
Vehicle ID#: KNAFT4A22D5677288
Vehicle License #: SNL7514
State: GA

Vehicle Make: FORD
Year: 2007
Model: FUSION
Vehicle ID#: 3FAHP07Z67R235621
Vehicle License #: AAE1ES
State GA

Vehicle Description: BLUE DENALI 50 MOPED
Year: UNKNOWN
Model: 50
Vehicle ID#: LL0TCAPC3NG000234
Vehicle License #: UNKNNOIWN
State UNKNOWN

Anyone with an ownership interest in any of these vehicles should contact the following business immediately: Business Name: Hook Em Towing and Wrecker Service Address: 204 Poplar Street Albany, Ga 31707 Telephone #: 229-496-2011

July 25, August 1, 2026

A-689

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 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: **Hook Em Towing and Wrecker Service – 204 Poplar Street Albany, Ga 31707**. Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: **8/10/2026**. Answer forms may be found in the Magistrate Court Clerk's office located at: 225 Pine Ave – Albany, Ga 31701 Forms may also be obtained online at www.georgiamagistratecouncil.com.

Vehicle Make: BUICK
Year: 2008
Model: ENCLAVE MP
Vehicle ID#: 5GAER23788J289068
Vehicle License #: SGI9996
State GA
Magistrate Court Case No: 2026-150AV

Vehicle Make: CHEVROLET
Year: 2011
Model: IMPALA
Vehicle ID#: 2G1WD5EM1B1244165
Vehicle License #: WCJ838
State GA
Magistrate Court Case No: 2026-152AV

Vehicle Make: CHEVROLET
Year: 2006
Model: IMPALA
Vehicle ID#: 2G1WF52E759177147
Vehicle License #: SKX3454
State GA
Magistrate Court Case No: 2026-151AV

Vehicle Make: MITSUBISHI
Year: 2009
Model: LANCER
Vehicle ID#: JA3AU26U79U038215
Vehicle License #: AAN0WG
State GA
Magistrate Court Case No: 2026-201AV

Vehicle Make: FORD
Year: 2014
Model: FUSION
Vehicle ID#: 3FA6P0K9XER119110
Vehicle License #: CQD7960
State GA
Magistrate Court Case No: 2026-207AV

Vehicle Make: CHEVROLET
Year: 2015
Model: MALIBU
Vehicle ID#: 1G11C5SL0FF312821
Vehicle License #: SKL1838

Public Sales /Auctions

State GA
Magistrate Court Case No: 2026-205AV

Anyone with an ownership interest in any of these vehicles should contact the following business immediately: Business Name: Hook Em Towing and Wrecker Service Address: 204 Poplar Street Albany, Ga 31707 Telephone #: 229-496-2011

July 25, August 1, 2026

A-716
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 20, 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 C28
Deandrea Anderson-Furniture.

Unit C44 Michael Gillera-HH Goods

Unit E45 Malika Rhyme-Furniture

Unit F69 Shankeia Wilson-HH Goods/Furniture.

Unit F78 Melissa Windows-HH Goods.

August 1, 8, 2026

A-651

Public Auction Location:
Royal Storage
2801 Palmyra Road
Albany, GA 31707
229-446-2038
Date & Time:
Friday, August 14, 2026
Bids due by 12:00 PM Sharp
Auction by Sealed Bid Only Viewing:
Thursday, August 13, 2026
9:00 am – 5:00 pm
211 Angie Harper: lawn mower, tools, decor

260 Azur Williams: Clothes, shoes, furniture, TV, small appliances

408 William Ward: Appliances & furniture

447 Waretta Sawyer: Totes & décor

448 Eric Martin: Furniture

454 Labrishia Kendrick: Furniture & bedding

601 Gharet Jones: Mattress, bed & dresser

633 Fredrick Davis: safe, boxes, furniture, clothes

638 Carmen Spencer: Bed, furniture & misc.

662 Michael Kunde: Misc.

664 Michael Kunde: Misc.

668 Shakeita Mackey: Clothes & furniture

726 Carmen Spencer: Furniture

July 25, August 1, 8, 2026

A-687

BANDONED 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 www.georgiamagistratecouncil.com.

1.) 2005 Chevrolet Impala
Vin # 2G1WVF52E259292612
Case # 2026-195AV

2.) 1996 Ford Mustang
Vin # 1FALP45X1TF218431
Case # 2026-194AV

3.) 2004 Chevy C15 Suburban
Vin # 3GNEC16Z14G289701
Case # 2026-196AV

July 25, August 1, 2026

A-691

SELF STORAGE AUCTION
AUCTION WILL CLOSE ON August 26, 2026 AT 10 A.M.
Online auction: Lockerfox starting August 19th and close out on August 26th at 10 am

SIMPLESAFE - RADIUM SPRINGS 2119 Radium Springs Road Albany:
Briana Bly Unit 4 Household Contents
Aliyah Allen Unit 32 Household Contents
Hakeen Lunsford Unit 41 Household Contents
Sigourney Boney Unit 62 Household Contents
Debra Bell Unit 96 Household Contents
Jaymes Reed Unit 98 Household Contents
Michael Teemer Unit 121 Household Contents
Karenia Frank Unit 126 Household Contents
Danielle Wright Unit 166 Household Contents

SIMPLESAFE - MOCK ROAD 1300 S Mock Road Albany:
Reshonda Taylor Unit A02 Household Contents
Vannessa Thomas Unit A06 Household Contents
Courtney Jenkin Unit A17 Household Contents
Lajohnsya Shealy Unit A29 Household Contents
Otis Thomas Unit B09 Household Contents
Elijah Marks Unit C17 Household Contents
Amanda Brooks Unit E02 Household Contents
Larry Thomas Unit E26 Household Contents

BASE SIDE STORAGE - SHORT STREET 2416 Short Street Albany:
Callie Lewis Unit 11 Household Contents
Lakayn Molina Unit 32 Household Contents
Michael Jagroo Unit 57 Household

Public Sales/ Auctions

Contents
Cathleen Wright Unit 106 Household Contents
Dwan Jackson Unit 122 Household Contents

SIMPLESAFE - HIGHWAY 19 N 1437 US Highway 19 S :
Kadarius Thomas Unit 89 Household Contents
Kimberly Anthony Unit 104 Household Contents
Donald Whiteman Unit 126 Household Contents
Antira Thoams Unit 128 Household Contents
Lakayla Davis Unit 156 Household Contents
Mryla Hewett Unit 158 Household Contents
Jeff Swecker Unit 202 Household Contents

SIMPLESAFE - HIGHWAY 19 S 1508 US Highway 19 S:
Joseph Wilson Unit 216 Household Contents
Jasen Fisher Unit 298 Household Contents

SIMPLESAFE-BRANCHVIEW 139 BRANCEVIEW ST E:
Frankie Goodman Unit A31 Household Contents
Dreanna Moore Unit A71 Household Contents
Dylan Paros Unit B24 Household Contents
Virginia Griffin Unit B32 Household Contents
Cory Woodruff Unit B41 Household Contents

SIMPLESAFE-21ST AVE 808 21ST AVE:
Joseph Jackson Unit C11 Household Contents
Rita Bryant Unit C27 Household Contents

August 1, 8, 2026

A-742

UNKNOWN VEHICLES STRUMS ELITE TOWING & RECOVERY

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions will be filed in the Magistrate Court of Dougherty County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: Strum's Elite Towing & Recovery 2800 Phillips Dr Albany Ga 31721
Anyone with an ownership interest in a vehicle listed herein contact us at 229-319-5924

VIN:1FTEW1CF7GKE29676
Year: 2016
Make: FORD
Model: F-150

VIN:1FTRW12869FA31892
Year: 2009
Make: FORD
Model: F-150

VIN:1UYVS2533DG577005
Year: 2013
Make: UTIL
Model: Trailer 53 Ft

August 1, 8, 2026

Service by Publication

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

A-701

IN THE STATE COURT OF DOUGHERTY COUNTY STATE OF GEORGIA
KARRIECE DAVIS AND ANGEL DAVIS as next of kin for MINOR K.D., Plaintiffs
v.

L.&J AUTO SALES AND LEADING and JACKIE COLTON, Defendants
CIVIL ACTION FILE NO. STSV2025000453
ORDER GRANTING PLAINTIFFS' MOTION FOR SERVICE BY PUBLICATION ON DEFENDANTS L.&J AUTO SALES AND LEASING AND JACKIE COTTON

It appearing to the Court by Affidavit, as required by O.C.G.A. § 9-11-4(f)(1)(A), that the above-named Defendants, L.&J Auto Sales and Leasing and Jackie Cotton, cannot be found within the State of Georgia after diligent search and inquiry, and/or conceal themselves to avoid service of the Summons, and it further appearing that valid claims exist against said Defendants and that they are necessary and proper parties to this action; And Plaintiffs' Motion for Service by Publication on Defendants L.&J Auto Sales and Leasing and Jackie Cotton having been read and considered, and it appearing to the Court that all statutory requirements have been met, and that service by publication is appropriate and authorized by law; IT IS HEREBY ORDERED that Plaintiffs' Motion for Service by Publication on Defendants L.&J Auto Sales and Leasing and Jackie Cotton is GRANTED. SO ORDERED this 23rd date of June, 2026.
John M. Stephens

Service by Publication

HONORABLE JUDGE
STATE COURT OF DOUGHERTY COUNTY
Prepared by: Katonga L. Wright, Esq.
Georgia Bar#: 132654
3100 Gentian Blvd, Suite 00BB, Columbus, GA 31907
706-748-7363
844-297-4448
877-972-3532 FAX
GAElie@thewrighlegalgroup.com
www.jhewrighlegalgroup.com

Certificate of Service

I hereby certify that I have this day served a true copy of the foregoing ORDER to all parties listed below by depositing a copy of the same in the United States Mail with proper postage, addressed to: Katonga Wright
3100 Gentian Blvd. Ste. 008B Columbus, GA 31907
GAElie@thewrighlegalgroup.com
This 23 day of June, 2026.
Amy Cox
Civil Case Coordinator Dougherty County State Court
August 1, 8, 15, 22, 2026

Foreclosures

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-Six and 00/100 dollars (\$17,826.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Lakeview Loan Servicing, LLC, there will be sold at public outcry to the highest bidder for cash at the Dougherty County Courthouse, within the legal hours of sale on **the first Tuesday in August, 2026**, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, DESCRIBED AS ALL OF LOT 25 OF AUDUBON PLANTATION, PHASE 1, ACCORDING TO A PLAT RECORDED IN PLAT CABINET 1, SLIDE C -13(A), IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA

Said legal description being controlling, however the property is more commonly known as **120 MOSSYDALE LN, ALBANY, GA 31721**.

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

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

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

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

The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: M & T Bank, Loss Mitigation Dept., 1100 WEHRLER DRIVE, WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-724-1633. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

LAKEVIEW LOAN SERVICING, LLC as Attorney in Fact for RICKY T BOGES
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC 3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992
Case No. MTB-26-01901-1
rslaw.com/property-listing
May 30, July 11, 18, 25, August 1, 2026

A-730

NOTICE OF SALE UNDER POWER GEORGIA, DOUGHERTY COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from ANDREW M HORNE to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR AMERISAVE MORTGAGE CORPORATION, dated February 5, 2015, recorded February 12, 2015, in Book 4192, Page 260, 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 Three Thousand Five Hundred Eighty-Eight and 00/100 dollars (\$103,588.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to PennyMac Loan Services, LLC,

Foreclosures

there will be sold at public outcry to the highest bidder for cash at the Dougherty County Courthouse, within the legal hours of sale on the first Tuesday in September, 2026, all property described in said Security Deed including but not limited to the following described property: ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND WITH THE IMPROVEMENTS THEREON, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF DOUGHERTY, STATE OF GEORGIA TO WIT: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA AND BEING ALL OF LOT 8 IN BLOCK 78 OF GAILSHAR GARDENS PLAT OF THE MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 2 PAGE 142 (PLAT CABINET 1, SLIDE A-55) IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

Said legal description being controlling, however the property is more commonly known as **1701 ACK**

Foreclosures

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
26-00652-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-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-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, Isoaa, 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

Foreclosures

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. Spires, 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 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-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 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,

Foreclosures

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-650
NOTICE OF SALE UNDER POWER,
DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Jeffrey D. Thomas to Wells Fargo Financial Georgia, Inc. dated 9/11/2007 and recorded in Deed Book 3416 Page 202 and modified at Deed Book 5114 Page 258 Dougherty County, Georgia records; as last transferred to or acquired by JPMorgan Chase Bank, NA as Successor By Merger to J.P. Morgan Mortgage Acquisition Corp., conveying the after-described property to secure a Note in the original principal amount of \$120,015.94, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on 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 IN THIS EXHIBIT IS LOCATED IN THE COUNTY OF DOUGHERTY AND THE STATE OF GEORGIA IN DEED BOOK 3373 AT PAGE 238 AND DESCRIBED AS FOLLOWS. ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 306 OF WINTERWOOD SUBDIVISION, SECTION III, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 4, PAGE 142 (PLAT CABINET 1, SLIDE B37), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, DOUGHERTY COUNTY, GEORGIA.** The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **2909 Autumn Avenue, Albany, GA 31721** together with all fixtures and personal property attached to and constituting a part of said property, if 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-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 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

Foreclosures

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-700
This is an attempt to collect a debt and any information obtained will be used for that purpose.

NOTICE OF SALE OF MOTOR VEHICLE UNDER WRIT OF FIERI FACIAS

GEORGIA, DOUGHERTY COUNTY
Under and by virtue of the Power of Sale contained in that certain Writ of Fieri Facias against Glenn Singfield II dated April 9, 2026, filed for record April 10, 2026, recorded at Lien Book 602, Page 142, Dougherty County, Georgia Records, in the original amount of \$23,667.04, with interest at the rate specified therein, there will be sold, by the undersigned at public outcry to the highest bidder for cash, before the Courthouse Door, or designated area in **DOUGHERTY COUNTY, Georgia**, or designated area, within the legal hours of sale on **the first TUESDAY in SEPTEMBER 2026**, the following described property:

That certain 2016 GMC Yukon XL Denali with VIN Number 1GKS2HKJXGR350589.

This sale will be made for the purpose of paying the debt owned under the above Writ of Fieri Facias, all expenses of the sale, including attorneys' fees and other payments provided for under the terms of the Writ of Fieri Facias and Georgia Law.

The above-described motor vehicle will be sold AS IS and subject to any liens. No recorded liens were found as of June 2, 2026 by the Georgia Department of Revenue. For further information about this Writ of Fieri Facias or Notice of Sale: Contact: Sherman Willis Gardner Willis Plaire & Wilson, LLP
1115 W. 3rd Avenue, Albany, GA 31707
Phone: 229-883-2441
Email: sherman.willis@gwpwlaw.com

July 25, August 1, 8, 15, 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 #D2025-003696), 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 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

Foreclosures

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.a@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@gpawllc.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: **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, 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

Foreclosures

RIGHT-OF-WAY LINE SOUTH 37 DEGREES 34 MINUTES 55 SECONDS EAST A DISTANCE OF 129.73 FEET, MORE OR LESS, TO AN IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF ST. ANDREWS DRIVE AS SHOWN ON SAID PLAT OF COUNTRY CLUB ESTATES SECTION 1; RUN THENCE SOUTH 30 DEGREES 59 MINUTES 08 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 12 FEET TO A SET RAILROAD SPIKE; RUN THENCE NORTH 48 DEGREES 30 MINUTES 27 SECONDS WEST A DISTANCE OF 200.84 FEET TO AN IRON PIN; RUN THENCE SOUTH 88 DEGREES 08 MINUTES 04 SECONDS WEST A DISTANCE OF 145.41 FEET TO AN IRON PIN; THENCE SOUTH 44 DEGREES 46 MINUTES 38 SECONDS WEST A DISTANCE OF 932.35 FEET TO AN IRON PIN ON THE EAST RIGHT OF WAY LINE OF ENGLISH ROAD; THENCE RUN NORTH 01 DEGREE 20 MINUTES 15 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 361.86 FEET TO AN IRON PIN; THENCE NORTH 30 DEGREES 45 MINUTES 18 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED GEORGIA POWER COMPANY 100-FOOT EASEMENT A DISTANCE OF 998.19 FEET TO AN IRON PIN ON THE SOUTH RIGHT-OF-WAY OF GORDON AVENUE AND THE POINT OF BEGINNING; AS SET FORTH ON PLAT OF SURVEY OF WINDOVER APARTMENTS PREPARED BY MALCOLM BUMSED, GEORGIA REGISTERED LAND SURVEYOR NO. 1691, DATED MAY 20, 1988.

Property commonly known as: **2304 W. GORDON AVENUE, ALBANY, GEORGIA, 31707**

The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed.

The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect thereto.

The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Saluda Grade Alternative Mortgage Trust 2021-RTL1, as agent for Lender, 8180 E. Keiser Boulevard, Anaheim, California 92808; (914) 261-1349. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument.

To the best knowledge and belief of the undersigned, the party in possession of the Premises is Grantor, WT 2304 W Gordon, LLC, or a tenant or tenants and said property is more commonly known as **2304 W. GORDON AVENUE, ALBANY, GEORGIA, 31707.**

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2021-RLT1 as Attorney-in-Fact for **WT 2304 W Gordon, LLC**

William. O Tate
McCalla Raymer Leibert, Pierce, LLP
1544 Old Alabama Road
Roswell, Georgia 30076
(678) 281-6473
william.tate@mccalla.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 1401 Whispering Pines LLC, a Georgia limited liability company ("Grantor"), to and in favor of Pacific Private Money, Inc., a California corporation, dated May 11, 2022, and recorded May 16, 2022 in Deed Book 4976, Page 210, Dougherty County, Georgia records (the "Security Deed"), securing that certain Promissory Note dated May 11, 2022 in the original principal amount of \$2,500,000.00 (the "Note"); as assigned to Saluda Grade Mortgage Funding LLC, pursuant to that certain Assignment of Commercial Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents, dated as of May 24, 2022, recorded November 22, 2023, in Deed Book 5145, Page 278, aforesaid records; and as assigned to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2021-RLT1 ("Lender") pursuant to that certain Assignment of Security Deed/Mortgage, recorded January 16, 2024, in Deed Book 5157, Page 1, aforesaid records (the "Last Assignment"); which Last Assignment as affected by that certain Scrivener's Error Affidavit, indicating the assignee originally and incorrectly identified in the Last Assignment, Saluda Grade Alternative Mortgage Trust 2021-RTL1, should have instead been Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2021-RLT1, recorded February 8, 2024, in Deed Book 5163, Page 161, aforesaid records; there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash before the Courthouse door in Dougherty County, Georgia, on the first Tuesday in August 2026, the following described property (the "Premises") to wit:
ALL OF LOTS 51, 53, 55, 57, 59, 61, 63 AND 65 OF WHISPERING PINES SUBDIVISION WHICH IS MORE PARTICULARLY

Foreclosures

DESCRIBED BY PLAT RECORDED IN PLAT BOOK 2, PAGE 23 IN THE OFFICE OF CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA, BEING IMPROVED PROPERTY HAVING LOCATED THEREON A MULTIPLE APARTMENT COMPLEX KNOWN AS WHISPERING PINES APARTMENTS; TOGETHER WITH ALL GAS AND ELECTRIC FIXTURES, HEATING, PLUMBING AND MR CONDITIONING EQUIPMENT, STATIONARY EQUIPMENT, TREES AND SHRUBBERY, SWIMMING POOL AND SWIMMING POOL EQUIPMENT.

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

The indebtedness evidenced by the Note is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed.

The Premises will be sold on an "as is, where is" basis without recourse against Lender and without representation or warranty of any kind or nature whatsoever by Lender with respect thereto.

The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys' fees (notice of intention to collect attorneys' fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will be paid to the person or persons legally entitled thereto, all as provided in the Note and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Saluda Grade Alternative Mortgage Trust 2021-RTL1, as agent for Lender, 8180 E. Keiser Boulevard, Anaheim, California 92808; (914) 261-1349. Please understand that the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument.

To the best knowledge and belief of the undersigned, the party in possession of the Premises is Grantor, WIL 1401 Whispering Pines LLC, or a tenant or tenants and said property is more commonly known as **1401 WHISPERING PINES ROAD, ALBANY, GA 31707.**

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of SG Alternative Title Trust 2021-RLT1

as Attorney-in-Fact for **WIL 1401 Whispering Pines LLC**
William. O Tate
McCalla Raymer Leibert, Pierce, LLP
1544 Old Alabama Road
Roswell, Georgia 30076
(678) 281-6473
william.tate@mccalla.com
July 11, 18, 25, August 1, 2026

**A-649
10578482
Notice of Sale Under Power.**

State of Georgia, County of Dougherty. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Ronald J. Breedlove, An Unmarried Man to Mortgage Electronic Registration Systems, Inc. ("MERS") As Nominee For Quicken Loans Inc. , dated 12/30/2016, and Recorded on 01/25/2017 as Book No. 4387 and Page No. 293-310, Dougherty County, Georgia records, as last assigned to Rocket Mortgage, LLC (the Secured Creditor), by assignment, conveying the after-described property to secure a

Note of even date in the original principal amount of \$39,150.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Dougherty County Courthouse within the legal hours of sale on the first Tuesday in August, 2026, the following described property: Tax ID Number(S): 000MM/00017 /003 Land Situated In

The County Of Dougherty In The State Of Ga. Being All Of Lot 1 Of Hilltop Acres Subdivision, Section "1" According To A Map Or Plat Of Same As Recorded In Plat Book 5, Page 101 (Plat Cabinet 1, Slide B-58) In The Office Of The Clerk Of The Superior Court Of Dougherty County, Georgia. The Property Address And Tax Parcel Identification Number Listed Are Provided Solely For Informational Purposes. Commonly Known As: **1901 Stuart Ave, Albany, GA 31707-1705** The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of

default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Rocket Mortgage, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Rocket Mortgage, LLC S/B/M Nationstar Mortgage LLC, acting on behalf of and, as necessary, in consultation with Rocket Mortgage, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, Rocket Mortgage, LLC S/B/M Nationstar Mortgage LLC may be contacted at: Rocket Mortgage, LLC S/B/M Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, 877-450-8638. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 1901 Stuart Ave, Albany, Georgia 31707 is/are: Ronald J. Breedlove, An Unmarried Man or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of

Foreclosures

record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. T h e sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Rocket Mortgage, LLC as Attorney in Fact for Ronald J. Breedlove, An Unmarried Man. This Law Firm Is Acting As A Debt Collector Attempting To Collect A Debt. Any Information Obtained Will Be Used For That Purpose. 00000010578482 Barrett Daffin Frappier Turner & Engel, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.

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 103, in the Office of the Clerk of Superior Court of Dougherty County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Thirty-Seven Thousand, Two Hundred Seventy and no/100 Dollars (\$137,270.00), with interest thereon as provided therein, as last transferred to NewRez LLC d/b/a Shellpoint Mortgage Servicing, recorded in Deed Book 5124, at Page 250, in aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, or at such place as has been or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in August, 2026, all property described in said Security Deed including, but not limited to, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 4, IN THE SECOND LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOTS 85 AND 86 OF BRENTWOOD PARK, INC. ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS RECORDED IN PLAT BOOK 4, PAGE 89 (PLAT CABINET 1, SLIDE B-30), IN THE OFFICE OF THE CLERK OR SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. Said property may more commonly be known as **2715 Abbey Ln, Albany, GA 31721.**

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is NewRez LLC d/b/a Shellpoint Mortgage Servicing, 75 Beattie Place, Greenville, SC 29601; telephone: (800) 365-7107.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Linda Whitlock aka Linda Whitlock, Malcolm Whitlock and/or tenant(s). The sale will be conducted subject to 1) confirmation that the sale is not prohibited under the U.S. Bankruptcy code and 2) final confirmation and audit of the status of the loan with the holder of the Security Deed. NewRez LLC d/b/a Shellpoint Mortgage Servicing as Attorney-in-Fact for Malcolm Whitlock and Linda Whitlock Contact: PADGETT LAW GROUP, 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; telephone: (850) 422-2520 25-009677

June 13, 20, 27, July 4, 11, 18, 25, August 1, 2026

Calhoun Co. Legals

**A-679
GEORGIA, CALHOUN COUNTY
NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of **SADIE HOLT CONLEY**, deceased, late of Calhoun County, Georgia.

All creditors of this estate 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. **JOHN KEVIN CONLEY, Co-Administrator SHEILA DAVIS, Co-Administrator of the Estate of SADIE HOLT CONLEY** Collier & Gamble, LLP Edward R. Collier P.O. Box 577 Dawson, Georgia 39842 July 18, 25, August 1, 8, 2026

**A-678
GEORGIA, CALHOUN COUNTY
NOTICE TO DEBTORS AND CREDITORS**

RE: Estate of **JOHN ANDREW**

Calhoun Co. Legals

CONLEY, deceased, late of Calhoun County, Georgia.

All creditors of this estate 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.

JOHN KEVIN CONLEY, Co-Administrator SHEILA DAVIS, Co-Administrator of the Estate of JOHN ANDREW CONLEY Collier & Gamble, LLP Edward R. Collier P.O. Box 577 Dawson, Georgia 39842

July 18, 25, August 1, 8, 2026

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Release Date: Saturday, August 1, 2026

Los Angeles Times Daily Crossword Puzzle

Edited by Patti Varol

- ACROSS**
1 Many a Maximum Fun collaborator
10 Signal to change a battery
15 Espresso variety
16 Norse pantheon
17 Makes
18 Buttoned-up sort
19 Fashion designer Saab
20 Noted law maker
22 "___ of Me": PJ Harvey album
23 Impetus
25 Poivre partner
26 Ten ahead?
27 WashU's city
28 House Stark patriarch
30 Fed action
32 Show stopper?
34 "Measure twice, cut once," for one
37 Sentimental one
38 Golf course halves
39 Discount emporia
42 Look down upon
43 Goss
44 UFC style
47 Feature of an ungulate
48 Title choice on some forms
50 Contests
52 Fender Deluxe Reverb, e.g.
53 "Help me out, would ya?"
55 WNBA positions: Abbr.

- 56 Take care of
58 Joint tissue
60 Shinto shrine entrance
61 Race unit
62 First name in landscape photography
63 Drag event?

- DOWN**
1 Motorola devices
2 Tamagoyaki, e.g.
3 No answer?

- 4 Grand Council of the ___: political body in Canada
5 Cause of inflation
6 Security line machine
7 The Village Voice critic Greg who was awarded a posthumous Pulitzer Prize in 2024
8 TMZ alternative
9 Athletic position?
10 Skipper, for short
11 "That girl?"
12 "Consider it done!"
13 Lampoon
14 Antecedes
21 "Frozen" character who sings "In Summer"
24 Ad hoc
26 "Train Dreams" writer Johnson
29 Fighting words?
31 Lack of sensitivity
32 Shortchange

- 33 "I could ___"
34 Stratovolcano in NorCal
35 "Gimme a break"
36 Highway enforcers
40 Mild
41 Many a "Selling Sunset" cast member
44 Re-strain?
45 Picks a lane?
- 46 Declare
49 Valencia's country
51 Sign of treble?
53 Get hot
54 "Alligator Boy" in a 2021 Netflix animated film
57 Runoff cause, perhaps
59 "___ Mine": George Harrison book

ANSWER TO TODAY'S PUZZLE:

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By Emily Biegas
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08/01/26

RELEASE DATE—Sunday, August 2, 2026

Los Angeles Times Sunday Crossword Puzzle

Edited by Patti Varol

**"BOOK REPORTS"
BY RALPH SHARAGA & DOUG PETERSON**

- ACROSS**
1 Fish-cleaning gadget
7 Extra option
12 Pricey German cars
16 Muscles worked by planks
19 Elaborately showy
20 Ungainly
21 Honolulu Museum of Art's location
22 AAA job
23 Praise for a Cy Young biography?
25 "Voyage to India" singer
26 "The Mole" host Shapiro
27 "How've you ___?"
28 After the bell
29 "Over here"
30 Mineral in hemoglobin
31 Slaw, e.g.
33 Praise for a meditation guide?
37 Lifesaving pro
40 Underground explorer
43 Trade fair
44 Cell service initials
45 Baltic capital
47 Toy with a Botanicals line
48 Flyer
50 UV-filtering measurement
53 Praise for a rock climber's diary?
56 By and large
58 "Priscilla" writer/director Coppola
59 Branch of Islam
60 Can openers
62 Showbiz grand slam
63 Wrath
65 Wild or elec.
67 Water adventure
70 Praise for a mechanic's handbook?
74 Cross-examination follower
75 ___ & Chandon Champagne
76 French denials
77 Funds for one's golden yrs.
78 Small recipe amts.
81 Like rams
83 Drastic policy change
86 ___ 500

- 89 Praise for a Hope Diamond history?
92 Raised trains
93 Like part of a corkscrew
95 Luxury shoe brand
96 Copenhagen resident
97 Galahad's title
98 "You can leave now"
99 Treadmill setting
101 Tyrannosaurus

- DOWN**
1 Drench
2 Baby bed
3 Cost of hand delivery?
4 Shoestrings
5 Sharing a common culture
6 Gym unit
7 Uttar Pradesh tourist city
8 ___ Punk: "Get Lucky" duo
9 Nerdy type
10 The NBA's Thunder, on scoreboards
11 "The Daily" podcast producer, briefly

- 123 Hectic hosp. areas
124 Designer Gucci
125 Snoring cause
126 30-Across deficiency
127 Place to get much-kneaded therapy?
128 Fromage hue
129 Party spreads
130 Zeroes out

- 12 Bag about
13 Heron habitat
14 Shaves (down)
15 Go after, in a way
16 Centipede maker
17 Fifth element on the periodic table
18 Batting practice concern
24 Natural rolls, in craps
29 Tropical fruit
30 1950s prez
32 Big name in surrealism
34 Move, informally
35 Bring to bear
36 Flour for some flatbread
37 Crew team's workout machines
38 Big name in surrealism
39 Chili's rival
41 Springtime lawn parties
42 Bilingual "Sesame Street" Muppet

- 46 Beekeeper
49 Cold yogurt drink
50 No. 1 hit from the album "Everything's Archie"
51 Walks heavily
52 Swanky shindig
54 "Your table's ready" device
55 Kite extension
57 Felt contrite
61 Waistband feature
64 Language suffix
66 A.I. tool that generates text
68 MS NOW rival
69 Score after deuce
70 Not domesticated
71 In base eight
72 Tool with teeth
73 Ingredients for brewers and bakers
74 Go by train
79 Cram
80 Hitches
82 Advanced in years
- 84 Actress Russo
85 Ariz. neighbor
87 Indiana neighbor
88 Toy for indoor games
90 Oodles
91 No longer mint
94 "Next one's on me"
97 Willy
100 Big band singer Vic
102 Loses color
103 Seize illegally
104 Sacred city of Tibet
105 Spanish diacritic
106 Went on a shopping spree
108 Goalie's stat
112 Fencing blade
113 "Sad to say ..."
115 Soil acidity reducer
116 "My heart's just not ___"
118 Bit of makeup
119 Bit bump
120 Clean air org.
121 Scuff up
122 Highway sign

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