

THE ALBANY HERALD

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Home Repair/Remodeling

ENHANCED REMODELING & DRYWALL

- Drywall Repair Services
- Popcorn Removal
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- Water Damage Repair
- Texture Matching
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WE DO SMALL AND BIG JOBS!

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

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229-349-5475

Miscellaneous

Mrs magic spells Supernatural Powers remove all witchcraft spells/All Court cases/ love spells big money magic spells healing of all types call now readings by phone available 645-236-2485

MERCHANDISE

Yard Sale

YARD SALE. Sat. & Sun. Aug. 15th & 16th, 9am-5pm 616 Bison Lane, Albany. John Deere riding lawn mower & trailer, \$1500. Weber barbecue grill, \$50. New Frigidaire refrigerator with icemaker, \$1000. Frigidaire dishwasher, \$300. Secretary, \$75. 2 China cabinets, \$50 & \$75, 3 curios, \$75 each. Recliner, \$75, brand new. China, \$50, Crystal, \$50. 2 barstools, \$20 each. Living room sofa & 2 chairs, \$100. Wall pictures, \$10 each. Clothes, \$1 each. Bookcase, \$50. 2 Chest of drawers, light wood, \$50 each. Bedroom set, \$200. 8 ft. screen & projector, \$100.

YARD SALE, August 13th, 14th & 15th, 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.

Auctions

ON-LINE AUCTION

ESTATE OF CHARLES WILLIAM PETTIFORD

Court Ordered

2024-ES-4516

201 S. CHURCH ST.

TYTY, GA. 31795

2 AUCTIONS

#1. PERSONAL PROPERTY:

2014 Ford Truck,

1994 Ford Explorer,

6' x 14' Trailer,

Kubota Tractor L4701 with Loader,

54" Kubota Zero Turn Lawn Mower

Bidding Opens:

Aug. 18th @ 11:00 am

Bidding Closes:

Aug. 25th @ 2:00 pm

15 % Buyers Premium

#2. REAL ESTATE:

7.31 Acres with pond access & a 24'x52' 1999, 3 BR / 2 bath Redman - Riverview mobile home & 2 storage buildings.

Bidding Opens:

Aug. 26th @ 11:00 am

Bidding Closes:

Sept. 9th @ 2:00 pm

10 % Buyers Premium

CALL OR VISIT OUR

Auctions

WEBSITE FOR MORE DETAILS AND BIDDING INFORMATION

www.jdurhamauctions.com or call 229-436-2733

Wanted to Buy

WANTED, working or not, boats, lawn equipment, motorcycles, cars, etc.

229-291-8643

JOBS

Full-Time

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

Albany Legals

Construction/ Service Bids

A-789

INVITATION TO BID

Conduit & Wire Installation Phase 2

BID REF. #27-014

Sealed bids will be received by City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on September 8, 2026. A Pre-Bid Conference will be held at 10:00 AM on August 14, at the Procurement office. A 5% Bid Bond is required for bid submittal. Bid documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Joshua Williams, Procurement Manager at jswilliams@albanyga.gov. \by\ Michael Eaton, Chief Financial Officer

August 15, 2026

Debtors & Creditors

A-813

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of Joyce Ann Sherry, late of Dougherty County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment. This 12th day of August 2026. Sherman Willis, Attorney for Cynthia Collins, Executor of the Estate of Joyce Ann Sherry

GARDNER WILLIS PLAIRE & WILSON, LLP

P.O. Drawer 71788

Albany, Georgia 31708-1788

229-883-2441

August 15, 22, 29, September 5, 2026

A-805

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA

COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of Gawnna Cambell Hicks, of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the estate are hereby requested to make immediate payment to the undersigned. This 11th day of August 2026. Adrian B. Hicks, Executor of the Estate of Gawnna Cambell Hicks c/o S. Tanner Lowe, Esq. MOORHEAD LAW FIRM LLC

314 W. Residence Avenue

Albany, Georgia 31701

August 15, 22, 29, September 5, 2026

A-803

NOTICE TO DEBTORS & CREDITORS

All creditors of the Estate of William Ernest Nordstrom, late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment. This 11th day of August 2026.

MARY N. SHAPARD

Executor of the Estate of William Ernest Nordstrom

% DIVINE FINNEY DAVIS, PC

600 N. Jackson Street

Albany, GA 31701

August 15, 22, 29, September 5, 2026

A-804

NOTICE TO DEBTORS AND CREDITORS

GEORGIA, DOUGHERTY COUNTY

All creditors of the estate of James Bruce Folmar, 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 11th day of August, 2026. To be published: Four consecutive Saturdays

Ellen Schramm Folmar,

Debtors & Creditors

as Executor of the Estate of James Bruce Folmar, deceased c/o Perry & Walters, LLP

Post Office Box 71209

Albany, Georgia 31708

August 15, 22, 29, September 5, 2026

A-788

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA

COUNTY OF DOUGHERTY

IN RE: ESTATE OF FRED WOODROW KEGLER, DECEASED

All creditors of the estate of Fred Woodrow Keglér, 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 Executors of the Estate of Fred Woodrow Keglér. This ____ day of August, 2026.

Jason Jerome Keglér, Executor of the Estate of Fred Woodrow Keglér

2254 Duitman Road

Albany, Georgia 31705

or

MOORE, CLARKE, DuVALL & RODGERS, P.C.

2829 Old Dawson Road (31707)

Post Office Drawer 71727

Albany, Georgia 31708

(229) 888-3338

August 15, 22, 29, September 5, 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

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 19th day of July 2026. Raymond Barlow, Jr., Executor of the Estate of 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-743

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of GENEVA S. HILL late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment. This 20 day of July, 2026. Doris Gothard Executor, Administrator, Attorney of the Estate of GENEVA S. HILL, Deceased

Name: CRAIG LERMAN

Address: 5755 NORTH POINT PKWY, SUITE 51

City/State/Zip: ALPHARETTA, GA 30022

Phone No. 770-274-4898

Email address

KJOHNSON@LERMANLAWPC.CO M

August 8, 15, 22, 29, 2026

A-741

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA,

COUNTY OF DOUGHERTY

All creditors of the Estate of EDSSEL 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 EDSSEL MARTIN FORD

P.O. BOX 70639

Albany, GA 31708

August 1, 8, 15, 22, 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-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-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 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-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-755

NOTICE

GEORGIA

DOUGHERTY COUNTY

Notice is hereby given to all creditors of the Estate of Randle Lloyie Burns, deceased, to present an account of their demands to the undersigned within the time prescribed by law, and all persons indebted to the said estate are hereby requested to make immediate payment to the undersigned. Magdalene Collins Burns

Executrix of the Estate of Randle Lloyie Burns

c/o Larry B. Owens, LLC

P.O. Box 352

Albany, GA 31702

(229) 430-9989

August 8, 15, 22, 29, 2026

A-753

NOTICE TO DEBTORS & CREDITORS

All creditors of the Estate of Barbara Knight Danzer, late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment. This 30th day of July 2026.

JEFFREY LAURENCE DANZER

Executor of the Estate of Barbara Knight Danzer

Debtors & Creditors

DIVINE FINNEY DAVIS, PC

600 N. Jackson Street

Albany, GA 31701

August 8, 15, 22, 29, 2026

A-749

NOTICE

GEORGIA

DOUGHERTY COUNTY

Notice is hereby given to all creditors of the Estate of Bernice F. Jones, deceased, to present an account of their demands to the undersigned within the time prescribed by law, and all persons indebted to the said estate are hereby requested to make immediate payment to the undersigned. John A. Lee, Jr., Executor of the Estate of Bernice F. Jones c/o Larry B. Owens, LLC

P.O. Box 352

Albany, GA 31702

(229) 430-9989

August 8, 15, 22, 29, 2026

A-748

GEORGIA, DOUGHERTY COUNTY

RE: ESTATE OF RAY ANTHONY REESE, DECEASED

All creditors of said estate are notified to render their demands to the undersigned according to law, and persons indebted to said estate are required to make immediate payment to the undersigned. Ray Anthony Northern, Executor c/o DIVINE FINNEY DAVIS, PC

600 N. Jackson St

Albany, GA 31701

August 8, 15, 22, 29, 2026

A-743

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of GENEVA S. HILL late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment. This 20 day of July, 2026. Doris Gothard Executor, Administrator, Attorney of the Estate of GENEVA S. HILL, Deceased

Name: CRAIG LERMAN

Address: 5755 NORTH POINT PKWY, SUITE 51

City/State/Zip: ALPHARETTA, GA 30022

Phone No. 770-274-4898

Email address

KJOHNSON@LERMANLAWPC.CO M

August 8, 15, 22, 29, 2026

A-741

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA,

COUNTY OF DOUGHERTY

All creditors of the Estate of EDSSEL 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 EDSSEL MARTIN FORD

P.O. BOX 70639

Albany, GA 31708

August 1, 8, 15, 22, 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-750

DOUGHERTY COUNTY SUPERIOR COURT

STATE OF GEORGIA

Petitioner: Shauna-Kay Levy V. Respondent: Adrain Lumpkin

Civil Action Case Number: 2026-SU-CV-000395-V

NOTICE OF SUMMONS

To: Adrain Lumpkin, Respondent

Named Above: This notice has been published to let you know that a Divorce case was filed against you in Superior Court on 4/27, 2026. The court issued an order for service of summons by publication on 07/9, 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 900 Crossings Dr Apt. 622, PCB Florida 32413. 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 9th day of July, 2026. Samantha Sebastian, Dep Clerk

August 8, 15, 22, 29, 2026

A-750

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.

August 8, 15, 22, 29, 2026

A-749

NOTICE

GEORGIA

DOUGHERTY COUNTY

Notice is hereby given to all creditors of the Estate of Bernice F. Jones, deceased, to present an account of their demands to the undersigned within the time prescribed by law, and all persons indebted to the said estate are hereby requested to make immediate payment to the undersigned. John A. Lee, Jr., Executor of the Estate of Bernice F. Jones c/o Larry B. Owens, LLC

P.O. Box 352

Albany, GA 31702

(229) 430-9989

August 8, 15, 22, 29, 2026

A-748

GEORGIA, DOUGHERTY COUNTY

RE: ESTATE OF RAY ANTHONY REESE, DECEASED

All creditors of said estate are notified to render their demands to the undersigned according to law, and persons indebted to said estate are required to make immediate payment to the undersigned. Ray Anthony Northern, Executor c/o DIVINE FINNEY DAVIS, PC

600 N. Jackson St

Albany, GA 31701

August 8, 15, 22, 29, 2026

A-743

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of GENEVA S. HILL late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment. This 20 day of July, 2026. Doris Gothard Executor, Administrator, Attorney of the Estate of GENEVA S. HILL, Deceased

Name: CRAIG LERMAN

Address: 5755 NORTH POINT PKWY, SUITE 51

City/State/Zip: ALPHARETTA, GA 30022

Phone No. 770-274-4898

Email address

KJOHNSON@LERMANLAWPC.CO M

August 8, 15, 22, 29, 2026

A-741

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA,

COUNTY OF DOUGHERTY

All creditors of the Estate of EDSSEL 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 EDSSEL MARTIN FORD

P.O. BOX 70639

Albany, GA 31708

August 1, 8, 15, 22, 2026

Divorces

A-784

DOUGHERTY COUNTY SUPERIOR COURT

STATE OF GEORGIA

Petitioner: Sharolyn Miller V. Respondent: Margita Miller

Civil Action Case Number: 26CV6478-1

NOTICE OF SUMMONS

To: Margita Miller, Respondent

Named Above: This notice has been published to let you know that a Divorce case was filed against you in Superior Court on 7/20, 2026. The court issued an order for service of summons by publication on 8/5, 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 2806 Capers Lane Albany, GA 31721. 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 6th day of August, 2026. Samantha Sebastian, Dep Clerk

August 15, 22, 29, September 5, 2026

A-706

DOUGHERTY COUNTY SUPERIOR COURT

STATE OF GEORGIA

Petitioner: Melvin Bradley

Divorces

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

A-750

DOUGHERTY COUNTY SUPERIOR COURT

STATE OF GEORGIA

Petitioner: Shauna-Kay Levy V. Respondent: Adrain Lumpkin

Civil Action Case Number: 2026-SU-CV-000395-V

NOTICE OF SUMMONS

To: Adrain Lumpkin, Respondent

Named Above: This notice has been published to let you know that a Divorce case was filed against you in Superior Court on 4/27, 2026. The court issued an order for service of summons by publication on 07/9, 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 900 Crossings Dr Apt. 622, PCB Florida 32413. 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 9th day of July, 2026. Samantha Sebastian, Dep Clerk

August 8, 15, 22, 29, 2026

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.

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, 2025, 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, 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 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, 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 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, 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 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, 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 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, 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 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.

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Local Government

vs. This property is known as **504 Ninth Ave., Albany, Georgia, bearing Tax ID# 0000F/00006/021; and ELF HOLDINGS, LLC, Property Owner; Interested Persons as Defined in O.C.G.A. § 41-2-8(8): WIDIYO LLC AND GREG BRONER, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 504 NINTH AVE., ALBANY, GA, Respondent(s).** **CIVIL DOCKET NO. 26-NA-42**

LEGAL NOTICE
TO: ELF HOLDINGS, LLC, WIDIYO, LLC AND GREG BRONER, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 504 NINTH AVE., ALBANY, DOUGHERTY COUNTY, GEORGIA:

You are hereby notified that a Petition To Remedy Code and Ordinance Violations has been filed concerning the property located at 504 Ninth Ave. in the City of Albany, Dougherty County, Georgia, and more particularly described as follows:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being more particularly described as All of Lot 31 and the western 16 feet of the northern ½ of the adjoining Lot 32, all in Block C of North End Addition according to the plat of the subdivision as is recorded in Deed Book 15, Page 357, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia.

Said Petition seeks to abate the conditions existing on said property which constitute a nuisance in violation of codes and ordinances of the City of Albany, Georgia. You are ordered to show cause before the undersigned on the **28th day of August, 2026**, at 9:00 a.m. and from time to time thereafter as the same may be called in the Municipal Court located at the Law Enforcement Center, 201 W. Oglethorpe Blvd., Albany, Georgia, why the relief requested in said Petition should not be granted and the Code violations remedied and the nuisance abated at your expense. Let this notice be published and posted as required by law.

Witness the Honorable Ingrid Driskell, Chief Judge, Municipal Court.

Michael M. Custer
Ga. Bar No. 525350
Attorney for Petitioner

222 Pine Ave., Suite 560
Albany, Georgia 31701
(229) 431-2805 (office)
mcuster@albanyga.gov
August 15, 22, 2026

A-810
CITY OF ALBANY
MUNICIPAL COURT
CITY OF ALBANY, Petitioner,
CIVIL DOCKET NO. 26-NA-43
vs.

This property is known as **1201 Gillespie Ave., Albany, Georgia, bearing Tax ID# 0000H/00019/007; and LW&DS DEVELOPMENT, LLC AND EMPIRE GROUP & INVESTMENTS, LLC, Property Owner; Interested Persons as Defined in O.C.G.A. § 41-2-8(8): F4K REAL ESTATE, LLC, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 1201 GILLESPIE AVE., ALBANY, GA, Respondent(s).** **CIVIL DOCKET NO. 26-NA-43**

LEGAL NOTICE
TO: LW&DS DEVELOPMENT, LLC, EMPIRE GROUP & INVESTMENTS, LLC AND F4K REAL ESTATE, LLC, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 1201 GILLESPIE AVE., ALBANY, GA, Respondent(s).

You are hereby notified that a Petition To Remedy Code and Ordinance Violations has been filed concerning the property located at 1201 Gillespie Ave. in the City of Albany, Dougherty County, Georgia, and more particularly described as follows:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, more particularly described as part of Lot 14, Block B, Avalon Subdivision, more particularly described as follows: Begin at the intersection of the West right of way of Poplar Street with the North right of way of Gillespie Avenue and North along the West right of way of Poplar Street for a distance of 100 feet to a point; go thence West parallel to Gillespie Avenue for a distance of 65 feet to a point; go thence East along the North right of way of Gillespie Avenue for a distance of 65 feet to the point of beginning.

Said Petition seeks to abate the conditions existing on said property which constitute a nuisance in violation of codes and ordinances of the City of Albany, Georgia. You are ordered to show cause before the undersigned on the **28th day of August, 2026**, at 9:00 a.m. and from time to time thereafter as the same may be called in the Municipal Court located at the Law Enforcement Center, 201 W. Oglethorpe Blvd., Albany, Georgia, why the relief requested in said Petition should not be granted and the Code violations remedied and the nuisance abated at your expense. Let this notice be published and posted as required by law.

Witness the Honorable Ingrid Driskell, Chief Judge, Municipal Court.

Michael M. Custer
Ga. Bar No. 525350
Attorney for Petitioner

222 Pine Ave., Suite 560
Albany, Georgia 31701
(229) 431-2805 (office)
mcuster@albanyga.gov
August 15, 22, 2026

A-809
CITY OF ALBANY
MUNICIPAL COURT
CITY OF ALBANY, Petitioner,
CIVIL DOCKET NO. 26-NA-41
vs.

206 Edison Dr., Albany, Georgia, bearing Tax ID# 0001/00027/020; and PEARL REVILL, Property Owners; AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 206 EDISON DR., ALBANY, GA, Respondent(s).

CIVIL DOCKET NO. 26-NA-41
LEGAL NOTICE
TO: PEARL REVILL, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 206 EDISON DR., ALBANY, DOUGHERTY COUNTY, GA:

You are hereby notified that a Petition To Remedy Code and

Local Government

Ordinance Violations has been filed concerning the property located at 206 Edison Dr. in the City of Albany, Dougherty County, Georgia, and more particularly described as follows:

All of Lot 39 of Pecan Haven, according to a map or plat of said subdivision as same is recorded in Plat Book 1, Page 269, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. Said Petition seeks to abate the conditions existing on said property which constitute a nuisance in violation of codes and ordinances of the City of Albany, Georgia. You are ordered to show cause before the undersigned on the **28th day of August, 2026**, at 9:00 a.m. and from time to time thereafter as the same may be called in the Municipal Court located at the Law Enforcement Center, 201 W. Oglethorpe Blvd., Albany, Georgia, why the relief requested in said Petition should not be granted and the Code violations remedied and the nuisance abated at your expense. Let this notice be published and posted as required by law.

Witness the Honorable Ingrid Driskell, Chief Judge, Municipal Court.

Michael M. Custer
Ga. Bar No. 525350
Attorney for Petitioner

222 Pine Ave., Suite 560
Albany, Georgia 31701
(229) 431-2805 (office)
mcuster@albanyga.gov
August 15, 22, 2026

A-808
CITY OF ALBANY
MUNICIPAL COURT
CITY OF ALBANY, Petitioner,
vs.

This property is known as **1503 Gillespie Ave., Albany, Georgia, bearing Tax ID# 0000H/00022/009; and FORTUNE RENTAL PROPERTIES, LLC, Property Owner; Interested Persons as Defined in O.C.G.A. § 41-2-8(8): THIS & THAT INVESTMENTS, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 1503 GILLESPIE AVE., ALBANY, GA, Respondent(s).** **CIVIL DOCKET NO. 26-NA-39**

LEGAL NOTICE
TO: FORTUNE RENTAL PROPERTIES, LLC AND THIS & THAT INVESTMENTS, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 1503 GILLESPIE AVE., ALBANY, DOUGHERTY COUNTY, GEORGIA:

You are hereby notified that a Petition To Remedy Code and Ordinance Violations has been filed concerning the property located at 1503 Gillespie Ave. in the City of Albany, Dougherty County, Georgia, and more particularly described as follows:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being all of Lot 19 in Block E of Avalon Subdivision according to a map or plat of said subdivision as same is recorded in Plat Book 1, Page 94 (Plat Cabinet 1, Slide A-12), in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. Said Petition seeks to abate the conditions existing on said property which constitute a nuisance in violation of codes and ordinances of the City of Albany, Georgia. You are ordered to show cause before the undersigned on the **28th day of August, 2026**, at 9:00 a.m. and from time to time thereafter as the same may be called in the Municipal Court located at the Law Enforcement Center, 201 W. Oglethorpe Blvd., Albany, Georgia, why the relief requested in said Petition should not be granted and the Code violations remedied and the nuisance abated at your expense. Let this notice be published and posted as required by law.

Witness the Honorable Ingrid Driskell, Chief Judge, Municipal Court.

Michael M. Custer
Ga. Bar No. 525350
Attorney for Petitioner

222 Pine Ave., Suite 560
Albany, Georgia 31701
(229) 431-2805 (office)
mcuster@albanyga.gov
August 15, 22, 2026

Name Changes

A-672
IN THE SUPERIOR COURT OF
Dougherty County
STATE OF GEORGIA

In re the name change of: Alayia Lopez Dunson

Civil Action File No. 26-SUCV-724-3

NOTICE OF PETITION TO CHANGE NAME
I, Atrial Lopez Dunson, filed a petition in the Superior Court of Dougherty County, Georgia on the 27th day of July, 2026, to change my name from Atrial Lopez Dunson to Alayia Denise Dunson. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Signed this 27th day of July, 2026.

Atrial Lopez Dunson, Petitioner
500 Pine Ave
Albany GA 31701

August 8, 15, 22, 29, 2026

A-757
IN THE SUPERIOR COURT OF
Dougherty County
STATE OF GEORGIA

In re the Name Change of the Child(ren)

Ryshambria Corbin, Minor child(ren)
Civil Action File No. 25SUCV-920

NOTICE OF PETITION TO CHANGE NAME
I, Stephanie Carter, filed this petition to the Superior Court of Dougherty County, Georgia on the 19th day of May, 2025, to change the name(s) of the minor child(ren) as follows:

Current Name of Child: Ryshambria Corbin

Date of Birth: 08/18/2007

Proposed New Name: Ryshambria R. Carter

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 19th day of May, 2025.

Stephanie Carter
Petitioner pro se
433 Wadkins Ave Apt B
Albany, GA 31701
229-462-4672

August 8, 15, 22, 29, 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

Name Changes

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

Probate Court Administration

A-790
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: DEBRA D. RONEY

ESTATE FILE NO: 2025-ES-333

Dwain Roney has petitioned to be appointed **administrator** of the estate of **DEBRA D. RONEY**, 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 **September 8, 2026**.

All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

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

August 15, 22, 29, September 5, 2026

A-792
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: GARY LEE SMITH

ESTATE FILE NO: 2026-ES-253

Lisa Merritt Smith has petitioned to be appointed **administrator** of the estate of **GARY LEE SMITH**, 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 **September 8, 2026**.

All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

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

August 15, 22, 29, September 5, 2026

A-794
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: DOMEKA D. HICKS

ESTATE FILE NO: 2026-ES-252

Terrika Brantley has petitioned to be appointed **administrator** of the estate of **DOMEKA D. HICKS**, 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 **September 8, 2026**.

All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

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

August 15, 22, and 29, September 5, 2026

A-794
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: DOMEKA D. HICKS

ESTATE FILE NO: 2026-ES-252

Terrika Brantley has petitioned to be appointed **administrator** of the estate of **DOMEKA D. HICKS**, 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 **September 8, 2026**.

All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

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

August 15, 22, and 29, September 5, 2026

A-793
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: CARLOS R. PEREZ A/K/A CARLOS PEREZ

ESTATE FILE NO: 2026-ES-245

Luz Marina Alonzo has petitioned to be appointed **administrator** of the estate of **CARLOS R. PEREZ A/K/A CARLOS PEREZ**, 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 **September 8, 2026**.

All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

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

August 15, 22, and 29, September 5, 2026

A-793
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: CARLOS R. PEREZ A/K/A CARLOS PEREZ

ESTATE FILE NO: 2026-ES-245

Luz Marina Alonzo has petitioned to be appointed **administrator** of the estate of **CARLOS R. PEREZ A/K/A CARLOS PEREZ**, 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 **September 8, 2026**.

All pleadings/objections must be signed before a notary public or

Probate Court Administration

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

August 15, 22, and 29, September 5, 2026

Probate Court Guardianship

A-807
IN THE PROBATE COURT OF
Dougherty County
STATE OF GEORGIA

IN RE: ESTATE OF A.C. MINOR
ESTATE NO.

NOTICE

To: Ricky Coleman:
You are hereby notified that Cynthia Waters has filed a Petition seeking to be appointed temporary guardian, must be in writing, setting forth the grounds of any such objections, and be filed with this court no later than fourteen (14) days after this notice is mailed, or ten (10) days after this notice is personally served upon you, or ten (10) days after the second publication of this notice if you are served by publication. All objections should be sworn to before a notary public or Georgia probate court clerk and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees.

NOTE: If a natural guardian files a timely objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the Petitioner(s) as guardian(s), or if a parent who is not natural guardian files an objection to the Petition, a hearing on the matter shall be scheduled at a later date.

August 15, 22, 2026

Probate Court 12 mth Support

A-737
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: BROADUS ANDREW BAILEY

ESTATE FILE NO: 2026-ES-456

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of **Judy Weldon Bailey** for a year's support from the estate of **BROADUS ANDREW BAILEY**, 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 31, 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

August 15, 22, 29, September 5, 2026

Probate Court 12 mth Support

A-737
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: BROADUS ANDREW BAILEY

ESTATE FILE NO: 2026-ES-456

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of **Judy Weldon Bailey** for a year's support from the estate of **BROADUS ANDREW BAILEY**, 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 31, 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

August 8, 15, 22, 29, 2026

Probate Court Wills

A-806
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
CASE NAME: MAMIE CARTER NELSON

CASE NO: 2018-ES-629

IN RE: The Amended and Restated Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,

TO: PAUL SMITH, EDDIE B. CARTER, TROY CARTER, ALONZO CARTER, DARRELL STUBBS, NAT THOMAS, SONYA THOMAS, JANE DOE (UNKNOWN DAUGHTER OF HOWARD THOMAS, JR. & GRAND DAUGHTER OF INEZ THOMAS) AND ALL OTHER INTERESTED PARTIES

This is to notify you to file objection, if there is any, to the Petition in this Court on or before **September 8, 2026**.

Foreclosures

present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000W-00007-055 per the maps and records of the Dougherty County tax assessor and tax commissioner.

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 213 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

OCMC Investments, LLC
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 15, 22, 29, September 5, 2026

**A-782
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
[REF. O.C.G.A. §48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY;ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 800 N SLAPPEY BOULEVARD, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF.O.C.G.A.§48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA§48-4-45 et seq., whichever date is later:

All that tract or parcel of land situate, lying and being in the City of Albany, Dougherty County, Georgia and being all of Lot 4 in Block 3 of Cleveland Heights, according to a map or plat of said subdivision as same is recorded in Plat Book 1, Page 204 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. Being commonly known as 800 N. Slappey Boulevard according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000D 00007 002 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at DeedBook 5339, Page 144 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

OCMC Investments, LLC
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 15, 22, 29, September 5, 2026

**A-776
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
[REF. O.C.G.A. Section§48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY;ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 1108 THIRTEENTH AVENUE, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. §48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA§48-4-45 et seq., whichever date is later:

All that tract or parcel of land situate, lying and being in the City of Albany, Dougherty County of Georgia and being all of Lot No. 3 and the east three(3) feet of Lot No. 5, Brookwood Subdivision, according to plat of same as recorded in Plat Book 2, Page 100, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. Being commonly known as 1108 Thirteenth Avenue according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000N 00027 021 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at DeedBook 5339, Page 185 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

The property may be redeemed on

Foreclosures

or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

OCMC Investments, LLC
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 15, 22, 29, September 5, 2026

**A-781
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
[REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 2019 WHISPERING PINES ROAD, ALBANY, GEORGIA INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock (4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia and more particularly described as follows: All of Lot 2 of Groveland Subdivision which Lot 2 is a redivision of parts of Lots 50 and 49 of Groveland Subdivision according to a plat of same as recorded in Plat Book 2, Page 116 in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Being commonly known as 2019 Whispering Pines Road according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000O 00005 003 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 203 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

OCMC Investments, LLC
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 15, 22, 29, September 5, 2026

**A-780
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
[REF. O.C.G.A. §48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY;ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 1803 N SLAPPEY BOULEVARD, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. §48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA§48-4-45 et seq., whichever date is later:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, consisting of 0.46 acres, more or less, and being located at 1803 N Slappey Blvd., and is a portion of that property identified as "Tract 1" in that quit claim deed between Thomas James Marshall Jr and Greenleo Commercial Rental LLC in Deed Book 4441, Page 72, Dougherty County, Georgia public records, being bounded as follows: On the North by Dougherty County Tax Parcel ID 0000N 00027 081 (now or formerly owned by Greenleo Commercial Rental LLC); on the West by Dougherty County Tax Parcel ID 0000N 00027 008 (now or formerly owned by Greenleo Commercial Rental LLC); on the South by an alley, the south side of which is the northern property line of Dougherty County Tax Parcel ID 0000G 00001 007 (now or formerly owned by Greenleo Commercial Rental LLC) and Dougherty County Tax Parcel ID 0000G 00001 006 (now or formerly owned by Newaze LLC); and bounded on the East by the western right-of-way of N Slappey Blvd. The above-described property being known as tax parcel number 0000N 00027 08J per the maps and records of the Dougherty County Tax Assessor and Tax Commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 198 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is

Foreclosures

not determinative that such party has a legal right to redeem. **The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:**

OCMC Investments, LLC
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.

August 15, 22, 29, September 5, 2026

**A-779
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
[REF. O.C.G.A. §48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY;ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 1700 N SLAPPEY BOULEVARD, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. §48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock (4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia and being the south portion of Lots 7 and 8 in Block 37 of Rawson Circle Subdivision, according to a map or plat of same recorded in Plat Book 2, Page 17 in the Office of the Clerk of Superior Court of Dougherty County, Georgia, and being more particularly described as follows: Begin at the northeast intersection of North Slappey Drive and Tenth Avenue, thence run east along the north right-of-way line of Tenth Avenue 155.2 feet; thence run north at an angle of 90 degrees along the east line of Lot No. 7 a distance of 70 feet; thence west parallel to Tenth Avenue 154.1 feet to the east right-of-way line of Slappey Drive; thence south along the east right-of-way line of Slappey Drive 70 feet to the point of beginning. Being commonly known as 1700 N. Slappey Boulevard according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000N 00032 003 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 201 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

OCMC Investments, LLC
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 15, 22, 29, September 5, 2026

**A-778
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
[REF. O.C.G.A. §48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY;ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 1110 THIRTEENTH AVENUE, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA§48-4-45 et seq., whichever date is later:

All that tract or parcel of land situate, lying and being in the County of Dougherty, State of Georgia, and more particularly described as the west 70.3 feet of Lot 5, Brookwood Subdivision, according to a map or plat of same recorded in Plat Book 2, page 100 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. Being commonly known as 1110 Thirteenth Avenue according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000N 00027 020 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property;and TOGETHER with all rights, members, privileges and appurtenant easements.

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at DeedBook 5339, Page 184 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

The property may be redeemed on or before the time and date stated above by payment of the

Foreclosures

redemption price as fixed and provided by law to the undersigned at the following address:

OCMC Investments, LLC
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 15, 22, 29, September 5, 2026

**A-777
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
[REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY;

ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 1805 W OGLETHORPE AVENUE, ALBANY, GEORGIA INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock (4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia and being all of Lot No. 34 of Avondale "B" Subdivision according to map or plat of said subdivision as the same is recorded in Plat Book 2, Page 123, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. Being commonly known as 1805 W Oglethorpe Avenue according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000O 00017 009 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 207 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

OCMC Investments, LLC
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 15, 22, 29, September 5, 2026

**A-775
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
[REF. O.C.G.A. §48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:GREENLEO COMMERCIAL RENTAL, LLC;
CITY OF ALBANY;ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 1807 N SLAPPEY BOULEVARD, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. §48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA§48-4-45 et seq., whichever date is later:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, consisting of 0.76 acres, more or less, and being located at 1807 N Slappey Blvd., and is a portion of that property identified as "Tract 1" in that quit claim deed between Thomas James Marshall Jr and Greenleo Commercial Rental LLC in DeedBook 4441, Page 72, Dougherty County, Georgia public records, being bounded as follows: On the North by Dougherty County Tax Parcel ID 0000N 00027 023 (now or formerly owned by Lagrange 4584, LLC) as well as an alley to the west of said parcel; on the West by Dougherty County Tax Parcel ID 0000N 00027 008 (now or formerly owned by Greenleo Commercial Rental LLC); on the South by Dougherty County Tax Parcel ID 0000N 00027 008J (now or formerly owned by Greenleo Commercial Rental LLC); and bounded on the East by the western right-of-way of N Slappey Blvd. The above-described property being known as 1807 N. Slappey Boulevard according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000N 00027 08I per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 197 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the

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property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

OCMC Investments, LLC
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 15, 22, 29, September 5, 2026

**A-773
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
[REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 1114 THIRTEENTH AVENUE, ALBANY, GEORGIA INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock (4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:

All that tract or parcel of land situate, lying and being in the County of Dougherty, State of Georgia and in the City of Albany, and being more particularly described as follows: All of Lot Nine (9) in Brookwood Subdivision, according to map or plat of same recorded in Plat Book 2, Page 100, in the Office of the Clerk of Superior Court of Dougherty County, Georgia, being improved property with dwelling at 1114 13th Avenue. Being commonly known as 1114 Thirteenth Avenue according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000N 00027 018 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 183 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

OCMC Investments, LLC
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 15, 22, 29, September 5, 2026

**A-772
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
[REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:EILEN MARIE ZIRKELBACH GILES;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 3320 NEWTON ROAD REAR, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. §48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:

ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Albany, Dougherty County, Georgia, and being more particularly described as all of Lot 9 of Block A of Colonial Place Subdivision, according to the plat of the subdivision as is recorded in Plat Book 1, Page 273, in the office of the Clerk of the Superior Court of Dougherty County, Georgia. EXCEPTED FROM THE LOT is the western 175 feet of the lot and the tract conveyed fronts 100 feet on the eastern side of Newton Road and runs back east an even width of 175 feet. The described tract is known as 3320 Newton Road Rear according to the current system of numbering of street in the City of Albany, Georgia. The described property was acquired by Donald R. Zirkelbach by a deed recorded in Deed Book 490, Page 244, in the Dougherty County land records. Being commonly known as 3320 Newton Road Rear according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0054 00001 09A per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

The tax deed to which this notice relates is dated August 5, 2026, and is recorded at Deed Book 5339, Page 229 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also

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constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

Aaron Development, LLC
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 15, 22, 29, September 5, 2026

**A-770
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
[REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 408 FIFTH AVENUE, ALBANY, GEORGIA INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock (4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:

All that part of City Lot of Land Number Forty (40) on Fifth Street, in the City of Albany, Dougherty County, Georgia, described as follows: Begin at the northeast corner of said lot and go west on the south side of said Fifth Street Seventy (70) feet, for a starting point, and thence go south two hundred (200) feet to Alley, thence west on said Alley Seventy (70) feet, thence north two hundred (200) feet to said Fifth Street, thence east on the south side of said Fifth Street Seventh (70) feet to said beginning point, the same being the middle one-third (1/3) of said lot number Forty (40) said Fifth Street above referred to is known as Fifth Avenue according to the present map of the City of Albany. Being commonly known as 408 Fifth Avenue according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000F 00020 014 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 112 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

OCMC Investments, LLC
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 15, 22, 29, September 5, 2026

**A-768
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
[REF. O.C.G.A. §48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 1401 W THIRD AVENUE, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. §48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA§48-4-45 et seq., whichever date is later:

All that tract or parcel of land situate, lying and being in Dougherty County, Georgia and being more particularly described as all of Lot no. Seven (7) of Relswood Terrace, according to a map or plat of said subdivision as the same is recorded in Plat Book 1, Page 99 of the Land Records of Dougherty County, Georgia. Being commonly known as 1401 W Third Avenue according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000G 00039 014 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 154 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has

Foreclosures

a legal right to redeem. **The**

Foreclosures

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 71 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

WUPA, LLC
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 8, 15, 22, 29, 2026

**A-763
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
[REF. O.C.G.A. §48-4-5 et seq.; 48-4-45 & 48-4-46]

TO: GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY; ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 802 N. SLAPPEY BOULEVARD, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY;
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. §48-4-45, 46)
Take notice that:
The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA§48-4-45 et seq., whichever date is later:

All that tract or parcel of land situate, lying and being in the City of Albany, Dougherty County, Georgia and being more particularly described as all of Lots 1, 2 and 3 in Block 3 of Cleveland Heights Subdivision according to a map or plat of said subdivision recorded in Plat Book 1, page 204 in the Dougherty County, Georgia Superior Court Clerk's Office. Being commonly known as 802 N. Slappey Boulevard according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000D 00007 001 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at DeedBook 5339, Page 143 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

OCMC Investments, LLC
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 8, 15, 22, 29, 2026

**A-761
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
[REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46]

TO: GREENLEO COMMERCIAL RENTAL, LLC;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 1300 WHISPERING PINES ROAD, ALBANY, GEORGIA INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY;
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock (4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:

All that tract or parcel of land situate, lying and being in the City of Albany, Dougherty County, Georgia and being more particularly described in that certain deed from Mark Cohen filed May 22, 1973 and recorded in Dougherty County Superior Court Deed Book 508, Page 89, as well as that certain deed from Thomas James Marshall Jr. filed 8/24/2017 and recorded in Dougherty County Superior Court Deed Book 4441, Page 72, being Tract 2 therein, which descriptions are incorporated herein by reference. The above tract is part of LL 371, 1st Land District of Albany, Dougherty County, Georgia and contains 15.94 acres. Being commonly known as 1300 Whispering Pines Road according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000N 00027 08B per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 195 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed.

Foreclosures

That a party is named in this notice is not determinative that such party has a legal right to redeem.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

OCMC Investments, LLC
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 8, 15, 22, 29, 2026

**A-762
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
[REF. O.C.G.A. §48-4-5 et seq.; 48-4-45 & 48-4-46]

TO: GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY; ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 825 SHADOWLAWN DRIVE, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY;
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. §48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA§48-4-45 et seq., whichever date is later:

All that tract or parcel of land lying all and being in the County of Dougherty, State of Georgia and being all of Lot No. 78 in West Town Subdivision, Section 1, according to a map or plat of said subdivision recorded in Plat Book 3, Page 36, in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Being commonly known as 825 Shadowlawn Drive according to the present system of numbering properties in the City of Albany, Dougherty County, and also being known as tax parcel number 00230 00005 007 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 319 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

ARXY, LLC
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 8, 15, 22, 29, 2026

**A-764
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
[REF. O.C.G.A. §48-4-5 et seq.; 48-4-45 & 48-4-46]

TO: GREENLEO RESIDENTIAL RENTAL, LLC;
THOMAS JAMES MARSHALL, JR.;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 1005 FIRST AVENUE, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY;
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. §48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA§48-4-45 et seq., whichever date is later:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, being Lot 9, in Block 2, of Cleveland Heights Subdivision according to map or plat of said subdivision as recorded in Plat Book 1, Page 204 of the records of the Clerk of Superior Court of Dougherty County, Georgia. This property is known as 1005 First Avenue according to the present system of numbering streets in the City of Albany. Being commonly known as 1005 First Avenue according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000D 00006 007 per the maps and records of the Dougherty County tax assessor and tax commissioner.

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 122 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

Aaron Coleman, LLC
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 8, 15, 22, 29, 2026

Foreclosures

**A-774
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
[REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46]

TO: GREENLEO COMMERCIAL RENTAL, LLC;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 1809 N SLAPPEY BOULEVARD, ALBANY, GEORGIA INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY;
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock (4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:

All that tract or parcel of land lying and being in the City Of Albany, Dougherty County, Georgia, Consisting of 9.6 Acres, more or less, and being located at 1809 N Slappey Blvd, and is a portion of that property identified as "Tract 1" in that quit claim deed between Thomas James Marshall Jr and Greenleo Commercial Rental LLC in Deed Book 4441, Page 72, Dougherty County, Georgia Public Records; being bounded as follows: On the North by an alley, the north side of which alley forms the southern property line for lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23 and 25 of Brookwood Subdivision; On the East by Dougherty County Tax Parcel ID 0000N 00027 08I and Dougherty County Tax Parcel ID 0000N 00027 08J (both now or formerly owned by Greenleo Commercial Rental, LLC); On the South by an alley, the south side of which alley forms the northern property line of Lots 100 through 104 (inclusive) of Block G & Lots 105 through 112 (inclusive) of Block H of the North Slappey Heights Subdivision; on the West by the western right-of-way of Hoover Street; said tract also being bisected by Taft Street. The above-described property being known as tax parcel number 0000N 00027 08 per the maps and records of the Dougherty County Tax Assessor and Tax Commissioner TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 182 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

OCMC Investments, LLC
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 15, 22, 29, September 5, 2026

**A-766
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
[REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46]

TO: THERESA S. WATSON; A/K/A THERESA S. WATSON;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 2501 IMPERIAL STREET, ALBANY, GEORGIA INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY;
RE: FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock (4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:

All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia and being more particularly described as all of Lot 1, Paradise Estates Subdivision, according to a map or plat of said subdivision as shown and recorded in Plat Book 4, Page 27 in the office of the Clerk of Superior Court of Dougherty County, Georgia. Being commonly known as 2501 Imperial Street according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 225-1 00000 001 per the maps and records of the Dougherty County tax assessor and tax commissioner. Also including any and all claims in and to that certain mobile home situated on the above-described property being described as a 1987 Piedmont Champion 14 x 60 mobile home assigned serial number 537320-P4183, which mobile home appears permanently affixed to the land.

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 95 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

WUPA, LLC
c/o John Coleman, Esq.

Foreclosures

Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537

Please be governed accordingly.
August 8, 15, 22, 29, 2026

**A-800
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
**STATE OF GEORGIA
COUNTY OF DOUGHERTY**

TO: HARRISON AND WALKER PROPERTIES LLC [3000 CORPORATE CENTER STE 375, MORROW GA 30260] **AND ALL PERSONS HAVING OF RECORD IN THE COUNTY OF DOUGHERTY ANY RIGHT, TITLE, OR INTEREST IN, OR LIEN UPON, THE PROPERTY DESCRIBED BELOW:**
TAKE NOTICE THAT:

The right to redeem the following described property, to wit:
ADDRESS: **511 WEST MERCER AVE**
PARCEL ID: 0000E/00006/009 REAL
DESCRIPTION: BLK 46 PT LT 47 DISTRICT: 001 CITY OF ALBANY will expire and be forever foreclosed and barred on and after the 25TH day of SEPTEMBER 2026.
THE REPAYMENT: \$2312.27 for tax Auction, previous tax year tax, interest and service fees.
Cash or cashier's check will only be accepted.

The tax deed to which this notice relates is dated the 5TH day 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: 131-132. Filed: September 30, 2025 at 8:31am.

The property may be redeemed at any time before the 25TH Day of September 2026, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
Tax-Sale Purchaser:
ANTONIO M. KENDRICK
Address for Redemption:
512 W. MERCER AVE
ALBANY GA 31701
Please be governed accordingly.
Tax-Sale Purchaser
Date: AUGUST 10, 2026
August 15, 22, 29, September 5, 2026

**A-799
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION TO:**

GEENLEO RESIDENTIAL RENTAL LLC AND THOMAS MARSHAL KNOWN AND UNKNOWN **1409 EAST LINCOLN AVE Albany, Georgia 31705** and all persons who can claim any interest in and to said property; Take Notice that: The right to redeem the following described property, to wit: All that tract or parcel of land lying and being in THE CITY OF ALBANY, DOUGHERTY, GEORGIA, BEING ALL OF LOT 3 OF ISABELLA HEIGHTS ADDITION ACCORDING TOA MAP OR PLAT OF SAID SUBDIVISION AS THE SAME IS RECORDED IN PLAT BOOK 2, PAGE 84 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA, AND IS LOCATED AT 1408 EAST LINCOLN AVENUE of record, as set forth in the aforementioned deed Parcel No.000QQ-00010-009 will expire and be forever foreclosed and barred on and after the 25TH day of SEPTEMBER 2026. The Tax Deed to which this notice relates is dated the 5TH day of August 2025, and is recorded in the Office of the Clerk of Superior Court of Dougherty County, Georgia, in Deed Book 5339, Page 300-300. The property may be redeemed at any time before the 25TH day of SEPTEMBER 2026, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: ANTONIO M. KENDRICK, 512 W. MERCER AVE Albany, GA 31701 PLEASE GOVERN YOURSELF ACCORDINGLY. By: 229/288-7979 mahkey75@aol.com. August 15, 22, 29, September 5, 2026

**A-798
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION TO:**

JENNIFER ARLENE FOUNTAIN AND ALL HEIRS KNOWN AND UNKNOWN **321 SOUTHWOOD DR, Albany, Georgia 31701** and all persons who can claim any interest in and to said property; Take Notice that: The right to redeem the following described property, to wit: All that tract or parcel of land lying and being in THE CITY OF ALBANY, DOUGHERTY, GEORGIA, BEING ALL OF LOT 24 OF FLINTLAND SUBDIVISION AS PER MAP OR PLAT OF SAME RECORDED IN PLAT BOOK 3, PAGE 181, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. Subject to visible easements and easements and restrictions of record, as set forth in the aforementioned deed Parcel No.000BB-00023-002 will expire and be forever foreclosed and barred on and after the 25TH day of SEPTEMBER 2026. The Tax Deed to which this notice relates is dated the 5TH day of August 2025, and is recorded in the Office of the Clerk of Superior Court of Dougherty County, Georgia, in Deed Book 5339, Page 260-260. The property may be redeemed at any time before the 25TH day of SEPTEMBER 2026, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: ANTONIO M. KENDRICK, 512 W. MERCER AVE Albany, GA 31701 PLEASE GOVERN YOURSELF ACCORDINGLY. By: 229/288-7979 mahkey75@aol.com. August 15, 22, 29, September 5, 2026

**A-797
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION TO:**

HARRISON AND WALKER PROPERTIES LLC, KNOWN AND UNKNOWN **509 MERCER AVEAVE Albany, Georgia 31701** and all persons who can claim any interest in and to said property; Take Notice that: The right to redeem the following described property, to wit: All that tract or parcel of land lying and being in THE CITY OF ALBANY, DOUGHERTY, GEORGIA, BEING ALL OF BLK 46 PT LT AS THE SAME IS RECORDED IN PLAT BOOK 5339, PAGE 133-134 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA, AND IS LOCATED AT 1408 EAST LINCOLN AVENUE of record, as set forth in the aforementioned deed Parcel No.0000E-00006-010 will expire and be forever foreclosed and barred on and after the 25TH day of SEPTEMBER 2026. The Tax Deed to which this notice relates is dated the 5TH day of August 2025, and is

Foreclosures

recorded in the Office of the Clerk of Superior Court of Dougherty County, Georgia, in Deed Book 5339, Page 300-300. The property may be redeemed at any time before the 25TH day of SEPTEMBER 2026, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: ANTONIO M. KENDRICK, 512 W. MERCER AVE Albany, GA 31701 PLEASE GOVERN YOURSELF ACCORDINGLY. By: 229/288-7979 mahkey75@aol.com. August 15, 22, 29, September 5, 2026

**A-719
NOTICE OF IN REM FORECLOSURE SALE**

DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on June 30, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 7, Rolling Acres Subdivision, et al, Case No. SUCV2026000476, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit: All of Lot Seven (7) of Rolling Acres Subdivision as shown by a map or plat recorded in Plat Book Two (2), Page One Hundred Thirty-two (132) in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. Said subdivision being a part of Land Lot Two Hundred Seventy-eight (278) of the Second Land District of Dougherty County, Georgia.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **2912 Leary Road, Albany, Georgia**

Tax Parcel ID # 00311/00001/003. Current Owner: Edward Eugene Davis and Annelle Strawder Davis.

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2021 through 2025. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner
Stephen G. Gunby
Page, Scrantom, Sprouse,
Tucker & Ford, P.C.
P. O. Box 1199
Columbus, Georgia 31902
706-324-0251
Attorneys for Shonna Colley Josey,
Dougherty County Tax Director and
Ex Officio Sheriff
August 8, 15, 22, 29, 2026

**A-718
NOTICE OF IN REM FORECLOSURE SALE**

DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on June 30, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Part of City Lot 93, Block 23, City of Albany, et al, Case No. SUCV2026000475, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit: All that tract or parcel of land lying and being in THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, And being a part of City Lot 93, in Block 23, more particularly described as follows: COMMENCING at the northeast corner of Davis Street and Pine Avenue and go thence east along the north side of Pine Avenue a distance of 321.4 feet to the point of beginning, from this point of beginning continue east along the north right of way line of Pine Avenue a distance of 49.3 feet; from this point go north with an interior angle of 89° 42' a distance of 134 feet; go thence in a westerly direction parallel to Pine Avenue a distance of 46.5 feet to a point; go thence in a southerly direction, parallel to the east line a distance of 30 feet to a point; go thence in a westerly direction, parallel to Pine Avenue a distance of 2.8 feet; go thence in a southerly direction, parallel to the east line a distance of 104 feet to the side of Pine Avenue and point of beginning.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **619 Pine Avenue, Albany, Georgia**
Tax Parcel ID # 0000D/00039/010. Current Owner: Thomas James Marshall, Jr.

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2023 through 2025. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the

Foreclosures

Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner
Stephen G. Gunby
Page, Scrantom, Sprouse,
Tucker & Ford, P.C.
P. O. Box 1199
Columbus, Georgia 31902
706-324-0251
Attorneys for Shonna Colley Josey,
Dougherty County Tax Director and
Ex Officio Sheriff
August 8, 15, 22, 29, 2026

**A-717
NOTICE OF IN REM FORECLOSURE SALE**

DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on June 9, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 11, Resubdivision of Lots 33 and 34, Block C, Emily G. Henderson Subdivision, et al, Case No. SUCV2026000436, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit: All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia and more particularly describes as follows: Lot 11, of the resubdivision of Lots Thirty-Three (33) and Thirty-Four (34) of Block C of the Emily G. Henderson Subdivision according to a map or plat of said resubdivision recorded in Plat Book 2, Page 161, in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **621 Parkwood Avenue, Albany, Georgia**

Tax Parcel ID # 000BB/00008/031. Current Owner: Delores McGahee.

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2023 through 2025. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner
Stephen G. Gunby
Page, Scrantom, Sprouse,
Tucker & Ford, P.C.
P. O. Box 1199
Columbus, Georgia 31902
706-324-0251
Attorneys for Shonna Colley Josey,
Dougherty County Tax Director and
Ex Officio Sheriff
August 8, 15, 22, 29, 2026

**A-715
NOTICE OF IN REM FORECLOSURE SALE**

DOUGHERTY COUNTY, GEORGIA Pursuant to Order entered by the Dougherty County Superior Court on June 9, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 10, Resubdivision of Lot 33, Block C, Emily G. Henderson Subdivision, et al, Case No. SUCV2026000435, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit: All of Lot 9, of a re-subdivision of Lot 33, Block C, Emily G. Henderson Subdivision, as per map or plat of same recorded in Plat Book 2, Page 161, in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

Foreclosures

Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit:

All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia and more particularly described as follows:

Begin at a point on the East side of Monroe Street one hundred seventy (170) feet South from where the South side of Lincoln Avenue intersects with the East side of Monroe Street; thence proceed in an easterly direction one hundred (100) feet; thence due South for a distance of sixty-nine (69) feet to Gordon Avenue; thence due West for a distance of one hundred (100) feet to Monroe Street; thence due North for a distance of Sixty-nine (69) feet to point of beginning.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **606 S. Monroe Street, Albany, Georgia.**

Tax Parcel ID # 0000E/00025/001.

Current Owner: George Brunson and Russell Tanksley.

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2024 through 2025. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner

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Columbus, Georgia 31902
706-324-0251

Attorneys for Shonna Colley Josey,
Dougherty County Tax Director and
Ex Officio Sheriff
August 8, 15, 22, 29, 2026

A-711
NOTICE OF IN REM FORECLOSURE SALE
DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on June 9, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Part of Lot 1, Block B, Riverside Park Subdivision, et al, Case No. SUCV2026000431, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being a portion of Lot 1, Block B, of Riverside Park Subdivision according to a plat of same as recorded in Plat Book 2, page 221, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia described as commencing at the southeast corner of the intersection of River Road, also known as Martin Luther King, Jr. Drive, and Alice Avenue and go thence in an easterly direction along the south right of way of Alice Avenue for a distance of 103.6 feet to a point; go thence in a southerly direction for a distance of 98.1 feet to a point on the south lot line of Lot 1, Block B, of Riverside Park Subdivision; go thence in a westerly direction along the said south lot line of Lot 1, Block B, or Riverside Park Subdivision for a distance of 105.3 feet to the east right of way of River Road, also known as Martin Luther King, Jr. Drive; go thence in a northerly direction along the east right of way of River Road, also known as Martin Luther King, Jr. Drive, for a distance of 98.1 feet to the point of beginning. Said property being known as 312 Alice Avenue and also as 312 and 314 Alice Avenue, according to the present system of numbering in the City of Albany, Georgia.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **312 Alice Avenue, Albany, Georgia**

Tax Parcel ID # 0000I/00035/031.

Current Owner: Bettie Jackson.

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2024 through 2025. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner

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Attorneys for Shonna Colley Josey,
Dougherty County Tax Director and
Ex Officio Sheriff
August 8, 15, 22, 29, 2026

Foreclosures

A-710
NOTICE OF IN REM FORECLOSURE SALE
DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on June 9, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Part of Land Lot 343, First Land District, et al, Case No. SUCV2026000430, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN Land Lot 343 of the First Land District of Dougherty County, Georgia, and being more particularly described as follows, to wit:

Beginning at the intersection of the northern right-of-way line of Fifth Avenue and the eastern right-of-way line of Avenue K and run thence South 20° 08' West 93.33 feet to a point on the southern line of Fifth Avenue, and run thence North 88° 00' West 1500 feet along the right-of-way to a point on the southern line of Fifth Avenue which is the point of beginning of the hereindescribed tract; FROM THE POINT OF BEGINNING, run thence South 2° 00' West 290.40 feet to a point; run thence North 88° 00' East 150 feet to a point; run thence North 2° 00' East 290.40 feet to a point on the southern right-of-way of Fifth Avenue; and run thence South 88° 00' East along the right-of-way line 150 feet to the point; of beginning.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **1020 Butternut Avenue, Albany, Georgia**

Tax Parcel ID # 00200/00001/017.

Current Owner: John Lee Favors and Mary Ann Favors.

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2023 through 2025. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner

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Attorneys for Shonna Colley Josey,
Dougherty County Tax Director and
Ex Officio Sheriff
August 8, 15, 22, 29, 2026

A-709
NOTICE OF IN REM FORECLOSURE SALE
DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on June 9, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 9, Block A, Pineview Subdivision, et al, Case No. SUCV2026000429, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit:

All that tract or parcel of land situate, lying and being in Dougherty County, Georgia and being more particularly described as all of Lot 9, Block "A" of Pineview Subdivision, according to a plat of same as recorded in Plat Book 1, Page 259, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **110 N. West Road, Albany, Georgia**

Tax Parcel ID # 0000I/00011/004.

Current Owner: Greenleo Residential Rental, LLC

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2023 through 2025. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner

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706-324-0251

Attorneys for Shonna Colley Josey,
Dougherty County Tax Director and
Ex Officio Sheriff
August 8, 15, 22, 29, 2026

Foreclosures

A-708
NOTICE OF IN REM FORECLOSURE SALE
DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on June 9, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 91, Coachman Park Subdivision, et al, Case No. SUCV2026000428, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia and being more particularly described as all of Lot 91 of Coachman Park Subdivision, according to a map or plat of same as recorded4 in Plat Book 2, Page 34 in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **1703 S. Jefferson Street, Albany, Georgia**

Tax Parcel ID # 0000I/00033/034.

Current Owner: Greenleo Residential Rental, LLC

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2023 through 2025. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner

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Columbus, Georgia 31902
706-324-0251

Attorneys for Shonna Colley Josey,
Dougherty County Tax Director and
Ex Officio Sheriff
August 8, 15, 22, 29, 2026

A-707
NOTICE OF IN REM FORECLOSURE SALE
DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on June 9, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 5, Block A, Pineview Subdivision, et al, Case No. SUCV2026000427, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit:

All that, tract or parcel of land situate, lying and being in Dougherty County, Georgia and being more particularly described as follows: All of Lot 5 in Block "A" of Pineview Subdivision according to a map or plat of said subdivision as recorded in Plat Book 1, page 259, in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **106 N. West Road, Albany, Georgia**

Tax Parcel ID # 0000I/00011/006.

Current Owner: Greenleo Residential Rental, LLC

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2023 through 2025. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner

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706-324-0251

Attorneys for Shonna Colley Josey,
Dougherty County Tax Director and
Ex Officio Sheriff
August 8, 15, 22, 29, 2026

A-705
NOTICE OF SALE UNDER POWER
GEORGIA, Dougherty COUNTY

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Under and by virtue of the Power of Sale contained in that certain **Security Deed** given by **Latoya Katrice Lewis** to **Capital City Home Loans, LLC**, dated **10/03/2025** and filed **10/07/2025**, recorded in Deed Book **5342**, Page **175-190**, **Dougherty** County, Georgia Records, **later assigned to Capital**

Foreclosures

City Bank, conveying the after-described property to secure a **Note** in the original principal amount of **one hundred twenty nine thousand dollars and no cents (\$129,000.00)**, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of **Dougherty** County, Georgia, within the legal hours of sale on **Tuesday September 1, 2026**, the following described property:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being more particularly described as follows: BEGIN in the northwest corner of Jackson Elementary School property, then go north and in the east margin of Central Street a distance of 474 feet to the north margin of East Fourth Avenue, then go west and across Central Street a distance of 78 feet, then continue west 175 feet, and from this as the Point of Beginning, go north 135.6 feet to an alley, then go west 85 feet, then go south 137.6 feet, then go east and along the north margin of East Fourth Avenue 85 feet, to the Point of Beginning, and this is to be known as Lot No. 5, in Block NN, of proposed subdivision to be known as Jackson Heights Section C, and contains 11,611 square feet, said property being generally known as 1211 East Fourth Avenue according to the present system of numbering in use in the City of Albany, Dougherty County, Georgia.

Parcel ID No. 0007T/00041/020

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

To the best knowledge and belief of the undersigned, the party in possession of the property is **Latoya Katrice Lewis** or a tenant or tenants and said property is more commonly known as **1211 E 4th Ave, Albany GA 31705-1329**.

In compliance with Georgia law, please find below the contact information for the entity who has authority to negotiate, amend, and modify the terms of the loan documents which may include a note, mortgage, security deed or deed to secure debt.

Capital City Home Loans, LLC, 50 Chastain Center Blvd Kennesaw GA 30144 (855)232-8519

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the **Security Deed**. to any rights of rescission of the party conducting this foreclosure sale pursuant to Georgia law including, but not limited 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.

Please note that 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 and final review by the party conducting this foreclosure sale for compliance with contractual and legal obligations pursuant to the terms of the loan documents and State and Federal law, including but not limited to any and all rights of rescission.

Capital City Bank, as Attorney in Fact for **Latoya Katrice Lewis** By: **Andrew D. Gleason** Attorney for **Capital City Bank**

5555 Glenridge Connector Suite 900 Atlanta, Georgia 30342 (404)869-6900 (404)869-6909 (fax)

August 8, 15, 22, 29, 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

Foreclosures

Email: sherman.willis@gwplaw.com
July 25, August 1, 8, 15, 2026

A-720
NOTICE OF IN REM FORECLOSURE SALE
DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on June 30, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 8, Rolling Acres Subdivision, et al, Case No. SUCV2026000477, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit:

All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia, and being all of Lot #8 of ROLLING ACRES SUBDIVISION, according to a plat of same recorded in Plat Book (2), Page (132) in the Office of the Clerk of the Superior Court of Dougherty County, Georgia and being part of Land Lot (278) in the Second Land District of Dougherty County, Georgia.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **2914 Leary Road, Albany, Georgia**

Tax Parcel ID # 00311/00001/004.

Current Owner: Edward Eugene Davis and Annelle Strawder Davis.

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2021 through 2025. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner

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706-324-0251

Attorneys for Shonna Colley Josey,
Dougherty County Tax Director and
Ex Officio Sheriff
August 8, 15, 22, 29, 2026

A-772
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
(REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46)

TO:GREENLEO RESIDENTIAL RENTAL, LLC; CITY OF ALBANY; ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 837 VAN DEMAN STREET, ALBANY, GEORGIA INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY; RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)

Take notice that: **The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock (4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later.**

All that tract or parcel of land situate, lying and being in the City of Albany, Dougherty County, Georgia and being described as follows: All of the north one-half of Lot Number 5 of Block "K" of Rood Pecan Park Subdivision, as per map or plat recorded in Plat Book 1, Pages 102-103 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. Said one-half lot fronting one hundred one (101) feet on the west side of Van Demon Avenue and extending west same with a distance of one hundred eighty two (182) feet, more or less, on which is located a frame dwelling now or formerly known as the H.E. Dean House and lot located at 837 Van Deman Avenue. Being commonly known as 837 Van Deman Street according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 00001 00004 009 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 100 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

OCMC Investments, LLC c/o John Coleman, Esq. Coleman Law, LLC Trinity Title Building 437 E. Ponce de Leon Ave Decatur, GA 30030 404.974.4537

Please be governed accordingly.

August 15, 22, 29, September 5, 2026

Foreclosures

A-721
NOTICE OF IN REM FORECLOSURE SALE
DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on June 30, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 9, Rolling Acres Subdivision, et al, Case No. SUCV2026000478, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit:

All that tract or parcel of land lying and being in Dougherty County, Georgia and more particularly described as all of Lot 9 of Rolling Acres Subdivision, according to a Plat of said Subdivision as recorded in Plat Book 2, Page 132. And being a part of Land Lot 278 in the 2nd Land District of Dougherty County, Georgia.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **2916 Leary Road, Albany, Georgia**

Tax Parcel ID # 00311/00001/005.

Current Owner: Edward Eugene Davis and Annelle Strawder Davis.

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2021 through 2025. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner

Stephen G. Gunby
Page, Scrantom, Sprouse,
Tucker & Ford, P.C.
P. O. Box 1199
Columbus, Georgia 31902
706-324-0251

Attorneys for Shonna Colley Josey,
Dougherty County Tax Director and
Ex Officio Sheriff
August 8, 15, 22, 29, 2026

A-723
NOTICE OF IN REM FORECLOSURE SALE
DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on June 30, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 11, Block 11, Ragsdale Addition, et al, Case No. SUCV2026000480, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), 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 11 of Block 11 of Ragsdale Addition, according to the plat of the subdivision as recorded in Deed Book 15, Pages 344-345, in the Office of the Clerk of Superior Court of Dougherty County, Georgia. This tract is known as 422 Dorsett Avenue according to the present system of numbering of streets in the City of Albany, Georgia.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **422 Dorsett Avenue, Albany, Georgia**

Tax Parcel ID # 0000I/00018/025.

Current Owner: Charlie Brown, Sr.

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2021 through 2025. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner

Stephen G. Gunby
Page, Scrantom, Sprouse,
Tucker & Ford, P.C.
P. O. Box 1199
Columbus, Georgia 31902
706-324-0251

Attorneys for Shonna Colley Josey,
Dougherty County Tax Director and
Ex Officio Sheriff
August 8, 15, 22, 29, 2026

A-754
NOTICE OF FORECLOSURE SALE UNDER POWER
DOUGHERTY COUNTY, GEORGIA

THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE

Under and by virtue of the Power of Sale contained in a Security Deed given by Kathryn D. Bishop to Mortgage Electronic Registration Systems, Inc. ("MERS"), as grantee, as nominee for LoanDepot.com, LLC dated June 9, 2023 and recorded on

June 14, 2023 in Deed Book 5097, Page 91, Dougherty County, Georgia Records, and later assigned to loanDepot.com, LLC by Assignment of Security Deed recorded on May 12, 2026 in Deed Book 5380, Page 395, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Fifteen Thousand Five Hundred and 00/100 Dollars (\$115,500.00), 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, within the legal hours of sale on September 1, 2026 the following described property:

The following described property situated in the County of Dougherty, State of Georgia, to wit:

A parcel of land located in the County of Dougherty, State of Georgia, and known as: being Lot Number 115 in Westwood Subdivision, Section III as shown in the recorded plat/map thereof in Plat Book 4, Page, 88 of Dougherty County records.

Being the same which Thomas E. Ward, III and Cynthia B. Ward by Deed dated December 28, 1983 and recorded December 29, 1983 in the County of Dougherty, State of Georgia in (Book) 725 (Page) 11 conveyed unto Kathryn D. Bishop. Parcel/APN/Tax ID: 00348/0003/028

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).

Your mortgage servicer, loanDepot.com, LLC, as servicer for loanDepot.com, LLC, can be contacted at 866-970-7105 or by writing to P.O. Box 5710 , Chicago, IL 60680-5681, to discuss possible alternatives to avoid foreclosure.

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

To the best knowledge and belief of the undersigned, the parties in possession of the property are Kathryn D. Bishop or tenant(s); and said property is more commonly known as **1510 Westwood Drive, Albany, GA 31721**.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

loanDepot.com, LLC as Attorney in Fact for Kathryn D. Bishop

McMichael Taylor Gray, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 404-474-7149

MTG File No.: 26-002654-01
August 8, 15, 22, 29, 2026

Foreclosures

A-751
NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY

Pursuant to the Power of Sale contained in a Security Deed given by Jennifer A Dorminey and Joyce L Stewart to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Renasant Bank, its successors and assigns dated 4/15/2016 and recorded in Deed Book 4309 Page 308 Dougherty County, Georgia records; as last transferred to or acquired by Renasant Bank, conveying the afterdescribed property to secure a Note in the original principal amount of \$78,551.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on September 1, 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 being all of Lot 8 of Murray Hill Subdivision, Section I, according to a map or plat of said subdivision as same is recorded in Plat Book 3, Page 133 (Plat Cabinet 1, Slide A-91), in the office of the Clerk of the Superior Court of Dougherty County, Georgia. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all

Foreclosures

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. Renasant Bank as agent and Attorney in Fact for Jennifer A Dorniney and Joyce L Stewart Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1017-8167A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-8167A

August 8, 15, 22, 29, 2026

**A-740
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER**

Under and by virtue of the power of sale contained with that certain Security Deed dated July 30, 2005, from Carolyn Cooper to Citifinancial Services, Inc., recorded on August 3, 2005 in Deed Book 3012 at Page 338 Dougherty County, Georgia records, having been last sold, assigned, transferred and conveyed to U.S. Bank Trust, N.A. as Trustee of CFMT 2024-NR1 Trust by Assignment and said Security Deed having been given to secure a note dated July 30, 2005, in the amount of \$24,967.77, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Dougherty County, Georgia, on September 1, 2026 the following described real property (hereinafter referred to as the "Property"):

ALL THAT CERTAIN PARCEL OF LAND LYING AND BEING SITUATED IN THE COUNTY OF DOUGHERTY, STATE OF GA, TO-WIT:
ALL OF LOT 11 OF SYLVANDALE SUBDIVISION ACCORDING TO A PLAT OF SAME AS RECORDED IN PLAT BOOK 2, PAGE 159 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA, BEING THAT PARCEL OF LAND CONVEYED TO ANDREW COOPER, JR. AND CAROLYN B. COOPER FROM AMMON G. MCCELLAN BY THAT DEED DATED 12/17/1976 AND RECORDED 12/17/1976 IN DEED BOOK 574, AT PAGE 88 OF THE DOUGHERTY COUNTY, GA PUBLIC REGISTRY.

BEING THAT PARCEL OF LAND CONVEYED TO CAROLYN COOPER FROM ANDREW COOPER BY THAT DEED DATED 12/03/1987 AND RECORDED 12/11/1987 IN DEED BOOK 886, AT PAGE 77 OF THE DOUGHERTY COUNTY, GA PUBLIC REGISTRY.
The debt secured by the Security Deed and evidenced by the Note has been, and is hereby, declared due and payable because of, among other possible events of default, failure to make the payments as required by the terms of the Note. The debt remaining is in default and this sale will be made for the purposes of paying the Security Deed, accrued interest, and all expenses of the sale, including attorneys' fees. Notice of intention to collect attorneys' fees has been given as provided by law. To the best of the undersigned's knowledge, the person(s) in possession of the property is/are Carolyn Cooper. The property, being commonly known as **1521 Cora Jinks Lane, Albany, GA, 31705** in Dougherty County, will be sold as the property of Carolyn Cooper, subject to any outstanding ad valorem taxes (including taxes which are a lien and not yet due and payable), any matters affecting title to the property which would be disclosed by accurate survey and inspection thereof, and all assessments, liens, encumbrances, restrictions, covenants, and matters of record to the Security Deed. Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend or modify all terms of the above-described mortgage is as follows: Carrington Mortgage Services, 500 N. State College Blvd., Suite 1300, Orange, CA 92668, 800-561-4567 . The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument.

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, will go into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) 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 Suspicious Activity Report requirement. As part of this Rule, purchasers 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. 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.

<https://www.fincen.gov/rre> and <https://www.fincen.gov/rre-faqs>
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed.

Albertelli Law
Attorney for U.S. Bank Trust, N.A. as Trustee of CFMT 2024-NR1 Trust as Attorney in Fact for Carolyn Cooper
100 Galleria Parkway, Suite 10039
Atlanta, GA 30339

Foreclosures

Phone: (770) 373-4242
THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 25-016302

August 8, 15, 22, 29, 2026

**A-734
NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY** Pursuant to the Power of Sale contained in a Security Deed given by Bennie Harris Russell to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Flagship Financial Group, LLC, its successors and assigns dated 11/25/2016 and recorded in Deed Book 4374 Page 252 Dougherty County, Georgia records; as last transferred to or acquired by Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC , conveying the after-described property to secure a Note in the original principal amount of \$184,664.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on Tuesday 1, 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 being is situated in the county of Dougherty, State of Georgia, and is described as follows: All that tract or parcel of land lying and being in Land Lot 74 in the Second Land District of Dougherty County, Georgia, and being all of Lot 32 of Gillionville Forest Subdivision, according to a map or plat of said subdivision as the same is recorded in Plat Book 4, Page 125, (Plat Cabinet 1, Slide B-35), in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Parcel ID: 074-2/00000/121 Commonly known as 706 White Oak Dr, Albany, GA 31721-9013 However, by showing this address no additional coverage is provided. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **706 White Oak Dr, Albany, GA 31721-9013** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate/Heirs of Bennie Harris Russell or tenant or tenants. Nationstar Mortgage LLC d/b/a Mr. Cooper is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd. Coppell, TX 75019 1-888-480-2432 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC as agent and Attorney in Fact for Bennie Harris Russell Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1006-2823A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1006-2823A

August 8, 15, 22, 29, 2026

**A-733
NOTICE OF SALE UNDER POWER GEORGIA, DOUGHERTY COUNTY**
Under and by virtue of the Power of Sale contained in a Security Deed given by Samantha B Mayberry to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Society Mortgage, its successors and assigns dated December 15, 2021, recorded in Deed Book 4918, Page 33, Dougherty County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 5112, Page 47, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-NINE THOUSAND ONE HUNDRED FIFTY-THREE AND 00/100 DOLLARS (\$249,153.00), 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 September, 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.

Foreclosures

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.

Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC 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: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432.

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 **1824 Green Valley Ln, 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.

Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC as Attorney in Fact for Samantha B Mayberry McCalla Raymer Leibert Pierce, LLP 1544 Old Alabama Rd Roswell, GA 30076 www.foreclosurehotline.net

All that tract or parcel of land situate, lying and being in Dougherty County, Georgia, and being all of Lot 506 of Lake Park Subdivision "C", Section 6, as shown on a map or plat of said subdivision recorded in Plat Book 3, Page 263, (Plat Cabinet 1, Slide B-7) in the Office of the Clerk of Superior Court, Dougherty County, Georgia. This conveyance is made subject to the public utility easements and other easements, visible and/or of record, affecting the conveyed property; to any valid and enforceable protective covenants and restrictions applicable to the property and to the valid and enforceable laws, ordinances and regulations governing and regulating the use of the conveyed property. KR September 1, 2026 Our file no. 23-12180GA 23-12180GA

August 8, 15, 22, 29, 2026

**A-732
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER**
Pursuant to the power of sale contained in the Security Deed executed by SYLVIA WRIGHT to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR FIRST FRANKLIN in the original principal amount of \$115,000.00 dated October 19, 2006, and recorded in Deed Book 3238, Page 1, Dougherty County records, said Security Deed being last transferred to U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18 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 9/1/2026, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING IN DOUGHERTY COUNTY, GEORGIA AND BEING ALL OF LOT 43 OF LORETTA HEIGHTS SUBDIVISION, ACCORDING TO PLAT OF SAME AS RECORDED IN PLAT BOOK 4 PAGE 123 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. Said property being known as: 3206

Foreclosures

RADIUM SPRINGS RD, ALBANY, GA 31705
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are SYLVIA WRIGHT 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.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS

SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18, as Attorney-in-Fact for SYLVIA WRIGHT

Robertson, Anschutz, Schneid, Crane & Partners, PLLC 13010 Morris Rd., Suite 450 Alpharetta, GA 30004 Phone: 470-321-7112 Firm File No. 26-386544

August 8, 15, 22, 29, 2026

**A-727
NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA**

Pursuant to Order entered by the Dougherty County Superior Court on June 30, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 10, Coachman Park Addition et al, Case No. SUCV2026000483, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Office Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), 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 10 of Coachman Park Addition, according to plat recorded in Plat Book 2, Page 52, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **511 Louis Avenue, Albany, Georgia**

Tax Parcel ID # 00010/00033/010. Current Owner: Jesse E. Gadsdon.

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 1992 through 2025. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner
Stephen G. Gunby
Page, Scrantom, Sprouse,
Tucker & Ford, P.C.
P. O. Box 1199
Columbus, Georgia 31902
706-324-0251

Attorneys for Shonna Colley Josey, Dougherty County Tax Director and Ex Office Sheriff
August 8, 15, 22, 29, 2026

**A-726
NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA**

Pursuant to Order entered by the Dougherty County Superior Court on June 30, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Part of Lot 9, Plat of Property of Mrs. Frances Wellman, et al, Case No. SUCV2026000482, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Office Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m.

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(September 1, 2026), to wit: All that tract or parcel of land situate, lying and being in Land Lot 94 of the First Land District of Dougherty County, Georgia and being more particularly described as all of Lot 9 according to a map or plat of survey entitled "Plat Property of Mrs. Frances Wellman" dated January 26, 1959 and recorded in Plat Book 3, Page 28 in the Dougherty County, Georgia Superior Court Clerk's Office.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: **2709 Moultrie Road, Albany, Georgia**

Tax Parcel ID # 00146/00001/008. Current Owner: Greenleo Development, LLC.

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2023 through 2025. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner
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August 8, 15, 22, 29, 2026

**A-725
NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA**

Pursuant to Order entered by the Dougherty County Superior Court on July 17, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Part of Land Lot 362, 2nd Land District, et al, Case No. SUCV2026000564, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Office Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit:

All that tract or parcel of land situate lying and being in Part of Land Lot No. 362, Second Land District, Dougherty County, Georgia designated on the Tax Maps of Dougherty County, Georgia as Parcel ID 00316/00001/10B. As of 2026, said parcel is bounded on the north and west by property currently owned by Industry Service and Development Company and David L. Keenan and on the east and south by property currently owned by Rajahn Hassan. An accurate description of the subject property is not available but includes all land contained within the above-identified parcel number and not taxed under a separate parcel number by the Dougherty County Tax Department. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **Calvary Road, Albany, Georgia**

Tax Parcel ID # 00316/00001/10B. Current Owner: Patsy Wilson Paulk.

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2014 through 2025. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner
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Attorneys for Shonna Colley Josey, Dougherty County Tax Director and Ex Office Sheriff
August 8, 15, 22, 29, 2026

**A-724
NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA**

Pursuant to Order entered by the Dougherty County Superior Court on June 30, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 10, Block 10, Ragsdale-Odom Addition, et al, Case No. SUCV2026000481, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Office Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit:

All of Lot 10, Block 10, Ragsdale-Odom Addition to the City of Albany, as per map or plat of said subdivision recorded in Deed Book 15, Page 344 and 345 in the Office of

Foreclosures

the Superior Court of Dougherty County, Georgia. This property is known as 418 Holloway Avenue according to the present system of numbering in the City of Albany, Georgia. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

The improvements thereon being known as: **418 Holloway Avenue, Albany, Georgia**

Tax Parcel ID # 00001/00017/029. Current Owner: Samuel Thornton.

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2022 through 2025. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner
Stephen G. Gunby
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Columbus, Georgia 31902
706-324-0251

Attorneys for Shonna Colley Josey, Dougherty County Tax Director and Ex Office Sheriff
August 8, 15, 22, 29, 2026

**A-722
NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA**

Pursuant to Order entered by the Dougherty County Superior Court on June 30, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 62, Whispering Pines Subdivision, et al, Case No. SUCV2026000479, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Office Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit:

All that tract or parcel of land situate, lying and being in Dougherty County, Georgia and being more particularly described as a part of Land Lot 371 of the First District of said County, and more particularly described as all of Lot 62 of Whispering Pines Subdivision, according to a map or plat of said subdivision recorded in Plat Book 2, Page 262 in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: **1400 Whispering Pines Road, Albany, Georgia**

Tax Parcel ID # 0000N/00027/066. Current Owner: Greenleo Development, LLC., Horace W. Musgrove and Mark Cohen

The above-described property is subject to a lien in favor of Petitioner for unpaid ad valorem property taxes for the years 2023 through 2025. The taxes remaining unpaid, the sale will be made for the purpose of applying the proceeds thereof to the payment of the taxes, accrued interest and penalties and expenses of the sale and all other payments provided by applicable law. The above-described property will also be sold subject to rights of redemption as described in O.C.G.A. § 48-4-81. Any excess proceeds resulting from the sale will be deposited into the Registry of the Superior Court of Dougherty County, Georgia to be distributed by the Court to the interested parties, including the owner, as their interests appear and in the order of priority in which their interests exist.

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner
Stephen G. Gunby
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Attorneys for Shonna Colley Josey, Dougherty County Tax Director and Ex Office Sheriff
August 8, 15, 22, 29, 2026

**A-739
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER**

Under and by virtue of the power of sale contained with that certain Security Deed dated July 28, 2000, from Judge Gilbert and Mary Gilbert to First Family Financial Services of GA Inc., recorded on August 1, 2000 in Deed Book 2117 at Page 129 Dougherty County, Georgia records, having been last sold, assigned, transferred and conveyed to Wilmington Savings Fund Society, FSB as trustee of WV 2017-1 Grantor Trust by Assignment and said Security Deed having been given to secure a note dated , in the amount of \$31,920.77, and said Note being in default, the undersigned will sell at public outcry during the legal hours of sale before the door of the courthouse of Dougherty County, Georgia, on September 1, 2026 the following described real property (hereinafter referred to as the "Property"):

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN ALBANY IN THE COUNTY OF DOUGHERTY, AND STATE OF GEORGIA AND BEING DESCRIBED IN A DEED DATED 12/08/72 AND RECORDED 12/15/72, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS: BOOK 495 PAGE 165

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING

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MORE PARTICULARLY DESCRIBED AS ALL OF LOT 1 OF MONT