



OP-ED
Marc Hyden
• Page 5A

The Albany HERALD



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Walking trail?
Neighborhood
seeks amenity
• Page 7A



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WEEKEND

SATURDAY, AUGUST 22, 2026

Down but not out: Downtown Albany sees new life after decades of inertia



Staff Photo: Alan Mauldin

Construction workers on a scaffold are part of what visitors to downtown Albany will see currently. The work is being done at the addition to the mixed-use apartment complex that will include new construction and renovations of the historic Davis Exchange Bank building.

By Alan Mauldin
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Editor's Note: First in a series about the past and present of historic sections of Albany.

ALBANY – With all the pomp of an old-style marching band, in 1976 a ditty invited southwest Georgians to visit the newly opened Albany Mall. While catchy, the tune that announced northwest Albany's emergence as the major retail cen-

ter for the region also was in effect a death knell for downtown Albany. A number of the "new" stores at the indoor attraction actually were not new. They included national chain stores previously located downtown, like Belk and Sears, that packed up and moved to the mall, as well as the departures of local retailers such as Johnston Men's Shop and Rosenberg's Department Store, which closed its doors downtown after opening a second store at the mall.

At the time, "white flight" was already well under way and had already started eroding the downtown economic base.

How It Started
When thinking about downtown Albany today, we remember the buildings that have sat vacant for years. The Belk building at the intersection of North Washington Street and West Broad Avenue was largely unused for decades, as

See **DOWNTOWN**, 2A



Staff Photo: Alan Mauldin

The 200 block of West Broad Avenue was one of the blocks where stores were razed in a 1980s redevelopment plan that was the brainchild of Mayor James H. Gray.



Staff Photo: Alan Mauldin

The Bridge House on North Front Street is one of the oldest buildings still standing in downtown Albany. In addition to its original use for collecting tolls from travelers crossing the river, the building has been used as a blacksmith shop and auto parts store.

Albany revives long-discussed Chehaw Connector with \$2M-\$4M trail options

By Kathryn Crockett
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ALBANY — A long-planned trail connecting downtown Albany to Chehaw Park is moving closer to reality, with city commissioners preparing to choose between two potential routes for the roughly

1.1-mile link at preliminary costs ranging from \$2 million to \$4 million.

The Albany City Commission is expected to vote Tuesday on which option the city should pursue as it develops an application for the Georgia Outdoor Stewardship Program, administered by

the Georgia Department of Natural Resources.

The project would close the remaining gap between Cox Landing, where the existing Riverfront Trail ends, and Chehaw Park, creating a continuous multi-use recreational corridor from downtown Albany to one of the

region's largest recreational destinations.

"This would be a regional asset," Planning and Development Services Director Paul Forgey told commissioners. "As you know, we are working on a plan and improvements for the Riverfront Trail, so this would be

a continuation of those improvements. We talked about Cox Landing improvements at the last meeting."

It is a connection local officials and trail advocates have envisioned for about a decade.

See **CHEHAW**, 2A

Dontavious Reese sentenced to 15 years in prison for fatal 2024 crash that killed three

By Kathryn Crockett
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ALBANY — Nearly two years after three young men were killed when the car they were riding in crashed while fleeing a Georgia State Patrol trooper, the driver and sole survivor was sentenced Tuesday to 15 years in prison.

Dontavious Reese was sentenced in Dougherty County Superior Court to 25 years, with 15 years to serve in prison and the remaining 10 on probation, after accepting a plea agreement as his case was

preparing to go before a jury.

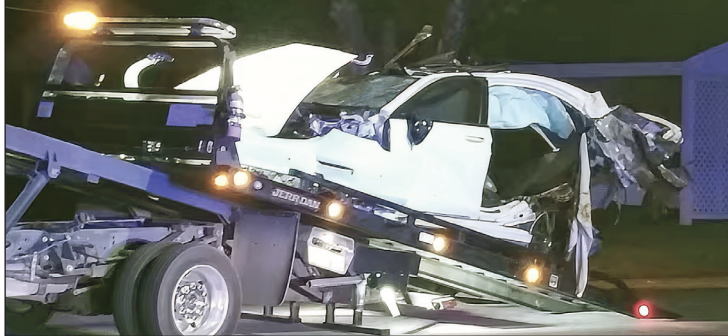
Reese pleaded guilty to three counts of first-degree homicide by vehicle, fleeing or attempting to elude a police officer, speeding, reckless driving, driving on the wrong side of the roadway and disregarding a traffic control device.

The charges stemmed from a crash in the early morning hours of Oct. 27, 2024, when Reese fled an attempted traffic stop before crashing a white Mercedes in Albany. His passengers — Jakwon Hill, 18, Zion McClendon, 20, and Quanta-

vous Vicks, 17 — were ejected and killed. Reese survived.

The case was set for trial this week, with jury selection beginning Monday before Superior Court Judge Victoria Johnson. Reese instead accepted the negotiated plea Tuesday, pleading guilty to all charges except felony murder.

Johnson imposed the sentence under Georgia's First Offender Act, meaning Reese will serve the prison and probation portions of his sentence without



Special Photo

A white Mercedes involved in the Oct. 27, 2024, high-speed crash in Albany is removed from the scene. Driver Dontavious Reese, the only survivor of the four people in the vehicle, was sentenced Tuesday to 15 years in prison after pleading guilty to three counts of first-degree homicide by vehicle and other charges.

See **REESE**, 2A

Periodical — Mail Label

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Now Accepting New Patients
Dr. Patricia Patterson

South Albany Medical Center
1300 Newton Road
229-431-3120



From 1A

REESE

a formal adjudication of guilt while he remains under first-offender treatment.

Family members of Hill and McClendon addressed the court before sentencing and, despite the losses they suffered, asked Johnson to consider Reese's youth in determining his punishment.

Hill's aunt, Jessica Cross, spoke about the relationship among the young men and their families. Reese is permitted under the terms of his sentence to maintain contact with the victims' families.

District Attorney Greg Edwards focused on Reese's decision to flee when the trooper attempted to stop him — a decision that turned what began as a speeding violation into a criminal case involving three deaths.

The chain of events began shortly before 2 a.m. Oct. 27, 2024.

According to information released by GSP following the

crash, a trooper observed the Mercedes traveling approximately 75 mph in a 40-mph zone and attempted a traffic stop. Reese did not stop.

The Mercedes continued through Albany before crossing railroad tracks near South Magnolia Street and Broad Avenue, becoming airborne and striking a tree and utility pole before breaking apart.

Hill, McClendon and Vicks were ejected and died. Reese remained in the driver's seat and was transported for treatment of his injuries.

Loaded firearms also were recovered from the wrecked vehicle, according to GSP, a discovery that briefly connected the crash to another major investigation unfolding in Albany.

Eight days earlier, gunfire had erupted during Albany State University's homecoming festivities.

De'Marion Tashawn Daniels, 19, of Newnan, was killed, and several others were injured in what investigators would eventually determine were two shootings on the ASU campus about five minutes apart.

Following the Oct. 27 crash,

GSP initially reported preliminary information from the Albany Police Department indicating the occupants of Reese's vehicle and the firearms recovered from it were believed to be connected to the ASU shootings.

GSP qualified that information later the same day, emphasizing that the possible connection was preliminary and had not been confirmed. The agency said it was investigating the crash and directed questions about the ASU investigation to the Georgia Bureau of Investigation.

Edwards told The Albany Herald on Thursday that, to his knowledge, the suspected connection between the occupants of Reese's vehicle and the ASU shootings remained speculation and that his office had no information establishing such a link.

The ASU shooting investigation was handled by the GBI, Edwards said, and responsibility for the prosecution was subsequently assumed by the Georgia Attorney General's Office.

Five days after Reese's crash,

the GBI announced charges against Jeremy Marshall, then 18, of Albany.

Marshall was initially charged Nov. 1, 2024, with three counts of aggravated assault and three counts of possession of a firearm during the commission of a felony.

Additional warrants followed. On Dec. 9, Marshall was served with charges including murder, aggravated assault and possession of a firearm during the commission of a felony in connection with Daniels' death.

The investigation ultimately produced a broader prosecution.

In August 2025, Georgia Attorney General Chris Carr's Gang Prosecution Unit presented the case to a Dougherty County grand jury, which returned a 29-count indictment against Marshall.

Marshall was indicted on one count of malice murder, two counts of felony murder, eight counts of aggravated assault, 12 alleged violations of Georgia's Street Gang Terrorism and Prevention Act, five counts of possession of a firearm during the commission of a felony and one count of

first-degree criminal damage to property.

The charges are allegations, and Marshall is presumed innocent unless proven guilty.

Edwards' response provides additional context to the initial suspected connection but does not establish what information prompted it or whether the GBI later affirmatively ruled it out.

The absence of Hill, McClendon and Vicks from later public accounts of the ASU investigation does not establish that investigators cleared them. Rather, the available information — including Edwards' statement that his office has no information establishing a connection — leaves unanswered what became of the original investigative lead and whether forensic, ballistic or other evidence was used to evaluate it.

Reese's sentence also carries a legal distinction that can be easily misunderstood.

Georgia's First Offender Act allows certain eligible defendants without a previous felony conviction to be sentenced without the court entering a formal adjudication of guilt. First-offender treatment does

not mean Reese avoided punishment or incarceration.

Reese pleaded guilty and was sentenced to 25 years. He must serve 15 years in prison followed by 10 years on probation as ordered by the court.

If Reese successfully completes his first-offender sentence, he can be discharged without a felony conviction being entered against him. If his first-offender status is revoked because of a qualifying violation, however, the court can adjudicate him guilty and impose a sentence as permitted by law.

Tuesday's plea also means a jury will not decide Reese's guilt or innocence. Through the plea, he accepted responsibility for fleeing the attempted traffic stop and for the driving offenses that resulted in the deaths of Hill, McClendon and Vicks.

The sentencing resolves Reese's criminal case nearly two years after the crash, while the separate prosecution arising from the ASU shootings continues.

From 1A

DOWN-TOWN

was the Davis Exchange Bank building that sits across it on West Broad. Those buildings also are part of the latest revitalization effort, one that has perhaps had more potential for success than any that has been hatched since the 1970s.

But once upon a time, before there was an Albany, Connecticut-born Nelson Tift had a dream in 1936 of a commercial center on the Flint River, whose waters provided access to the outside world via steamboat. His name of Albany, based on its namesake city in New York, stuck, as did his Bridge House, built in 1958 along

with a covered bridge.

Having later served as a blacksmith shop and auto parts store, the Bridge House remains one of the oldest buildings in the city and today is the home of Visit Albany, formerly the Albany Visitors and Convention Bureau, on North Front Street.

As Tift intended, his development attracted cotton farmers, who brought their slaves with them in the 1830s, to the lands from which the native inhabitants had been forcibly removed a short time earlier.

Businesses and houses were built out in the central district, but little of that original architecture remains. Eventually the steamboat gave way to the steam locomotive, which itself would later be replaced by the automobile.

Low water flow and shoals

hampered river transport on the Flint, so in 1857 Tift opened a new railroad station, named for himself, and again got the desired response as the city was established as a rail stop. That opened the city to rail transport to and from Savannah, shortening the distance shipped cotton had to travel to reach Europe and the northern United States.

Albany's dominance in the region was cemented as the Union Station that replaced the original became the hub for seven railroads with dozens of departures and arrivals daily.

That role as a railroad hub cemented Albany's place as the retail center of the region. Cotton's central role gave way to other crops like peanuts, and at one time the city was a meat-packing center. Through all that time, the downtown

area was the place where the streets were packed on Saturdays as residents from unincorporated Dougherty County and throughout southwest Georgia joined those in the city for shopping and entertainment.

Into the 20th Century

Passenger train traffic began to fall after World War II and continued its decline into the ensuing decades. But one Albanian remembers when arriving trains, often containing Marines stationed at the facility that later became Marine Corps Logistics Base-Albany, were a big deal for him in 1963 when he was 8.

"I was selling peanuts for 15 cents a bag," Albany businessman Omar Salaam said. "I went downtown after school, and the railroad station, that was one of my main selling areas. The military used to come in on the trains."

Salaam, who later established O&S Fashions in downtown Albany, made his first business investment based on the trains.

"I would have to run back to the store (on Roosevelt Street) to get more peanuts before the next train," he said. "I missed so many trains because it had to be 10, 12 blocks, so I decided to buy me a bicycle. I think it was at Otasco. I put up a bicycle with \$2 on lay-away, and I think the bike was \$20. I didn't miss no more trains from that point on."

Downtown Albany was a busy place back then, including stores like Keenan Auto Parts that was located in the building now occupied by Visit Albany. A short distance away on Pine Avenue, Bobs Candies, which for a time put the city on the map as the largest maker of candy canes in the world, made its confections.

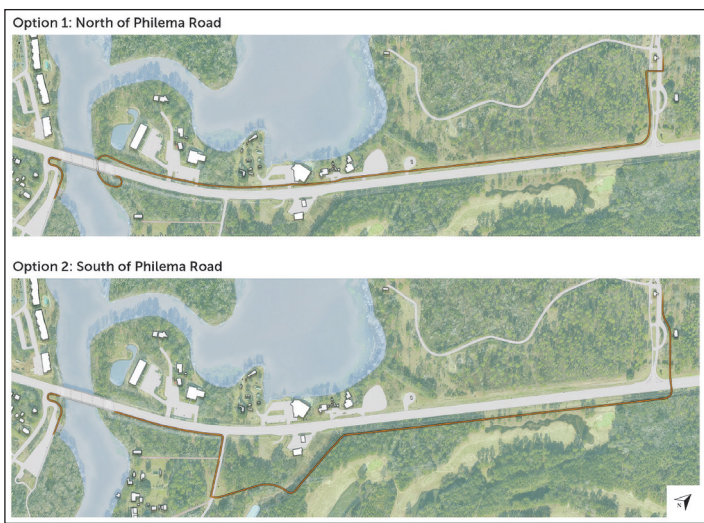
"We used to get the candy that they threw away," Salaam said.

Other businesses he remembered, and sold peanuts to each weekday, included restaurants and the Albany Theater, which opened in 1927 showing silent films. The theater remained in operation into the late 1970s.

"I remember the 10-cent store, the silver store," Salaam said. "I remember the Churchwell building (North Washington Street). (At) the Churchwell building, they always had an elevator operator, a black man with white gloves and a black suit. That's what he did all day. I remember seeing water fountains there, one for whites and one for 'colored.'"

After The Mail

In 1980 Salaam cast his lot in the declining downtown area, opening O&S Fashions on West Broad Avenue in the block on which the C.B. King United States Courthouse now sits. He had been making buying trips to New York



Drawings Courtesy of City of Albany/Robert and Company

Proposed routes: Concept drawings show two potential alignments for the long-planned Chehaw Connector, a roughly 1.1-mile multi-use trail linking Cox Landing and the Albany Riverfront Trail to Chehaw Park.

From 1A

CHEHAW

The 2016 Flint River Trails Master Plan, developed by Atlanta-based Kaizen Collaborative, identified the Chehaw connection as a priority segment. The plan envisioned an approximately 1.1-mile connection between Cox Landing and Chehaw and identified Philema Road as the principal barrier between the existing trail and the park.

The project remains unfunded, but work by Robert and Company has since advanced conceptual alignments, crossing options and planning-level costs.

The Georgia Outdoor Stewardship Program could provide a significant portion of the money needed to finally build it.

"If you would like to pursue this funding, there is up to \$3 million available with a 3-to-1 match," Forgey said. "That means the city would be required to match the \$3 million with \$1 million if we applied for the maximum amount available."

The grant program allows requests of \$500,000 to \$3 million, with applicants required to provide at least 25% of the total project cost. The pre-application deadline is Oct. 16.

The less expensive option would follow the south side of Philema Road, largely along existing city easements, before crossing the roadway near the Chehaw Park entrance.

The preliminary estimate for that alternative is \$2 million — \$1.5 million for the connector and a \$500,000 allowance for improvements at Cox Landing and Chehaw. Under the city's current funding scenario, Albany would seek \$1.5 million from GOSP and provide a \$500,000 local match.

Its primary drawback is the crossing.

"The issue with this route is it would require an at-grade crossing into Chehaw Park," Forgey said. "It would basi-

cally be a crosswalk across Philema Road."

Forgey said the crossing would likely include some type of signal, potentially a HAWK signal — a pedestrian-activated flashing traffic control device.

"That would certainly provide some element of safety, but it would require people to cross Philema Road at grade," he said.

The alternative would take the trail along the north side of Philema Road and use an elevated underpass connection at the bridge, eliminating the need for pedestrians and cyclists to cross Philema at street level.

Concept drawings show the trail looping beneath the roadway near the bridge before rising and continuing east toward Chehaw.

That alternative carries a substantially higher preliminary price tag: \$4 million, including a \$3.5 million connector allowance and \$500,000 for improvements at Cox Landing and Chehaw.

Under the maximum funding scenario, the city would seek the full \$3 million GOSP grant and provide a \$1 million local match.

Forgey told commissioners the additional expense could make for a stronger grant application.

"I think it would be more fundable, but possibly cost twice as much, and we would have to go and get all the easements along the north side of Philema Road," he said.

The tradeoff, Forgey said, is a route that completely separates trail users from traffic on Philema.

The estimates remain preliminary. Robert and Company cautions that the final scope, eligible costs and funding amounts remain subject to refinement and DNR review, with contingencies included for unresolved costs.

City documents identify T-SPLOST I as the anticipated source of Albany's local match.

Commissioner Chad Warbington asked whether suf-

Dougherty County School System

Building a **better** community, one student at a time!



ATTENDANCE MATTERS

As we settle into the new school year, remember that every school day counts. Being present and on time gives students the opportunity to learn, build relationships, stay on track, and make the most of every moment in the classroom. Let's make attendance a priority all year long! Every day. Every student. Every opportunity.

TODAY IN HISTORY

565 - St. Columba reports seeing a monster in Loch Ness, Scotland

1642 - The English Civil War begins after Charles I calls the English Parliament traitors.

1654 - Jacob Barsimson arrives in New Amsterdam (current day Manhattan) as the first Jewish immigrant to America

1848 - The United States annexes New Mexico

1849 - Austria launches pilotless balloons against the Italian City of Venice (1st air raid in history)

1864 - The first Geneva Convention is signed by

twelve nations

1902 - US President Theodore Roosevelt becomes the first President of the United States to ride in an automobile

1942 - During World War II, Brazil declares war on Germany and Italy.

1944 - During World War II, Romania is captured by the Soviet Union

1966 - Bill Clinton signs welfare reform into law

2007 - The Storm bot-net, created by the Storm Worm, sends out a record 57 million e-mails in one day

CELEBRITY CIPHER by Luis Campos

Celebrity Cipher cryptograms are created from quotations by famous people, past and present. Each letter in the cipher stands for another.

" T X P W J A Z ' R G Q T R R P C Y R P W R P Z I R Q C Y . I P T Z Y K Y N G Q I Z Y N K P W I . T G Q I I P V Q F F L . . . R P F J Q L X Q N Z Y C T Y V Q J J Q Z A E Y R V Y N Y . " — N Q L X V Q N J Y I

Previous Solution: "It's the best when you get to play a villain ... I look forward to doing it because they're really delicious." — Rachel McAdams

TODAY'S CLUE: N sjenbe Z

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CELEBRITY CIPHER by Luis Campos

Celebrity Cipher cryptograms are created from quotations by famous people, past and present. Each letter in the cipher stands for another.

" Z U H R Y V Z H S V N H T K R G E V H Q P Z P V K D N W G E S P Y ' L J G H U L , H Y E W S P Z P Z O P S V N K L P A P S U A W A W E G U , Z K L V G U O P D H R L P W H E K S P E N P S . " — V K Y U Q R L N Y P S

Previous Solution: "I couldn't wait to get out on stage. So I never was nervous. I was so happy ... to play Carnegie Hall and be there." — Ray Charles

TODAY'S CLUE: O sjenbe Y

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7 LITTLE WORDS

Find the 7 words to match the 7 clues. The numbers in parentheses represent the number of letters in each solution. Each letter combination can be used only once, but all letter combinations will be necessary to complete the puzzle.

CLUES SOLUTIONS

- 1 beginner's high heel (6) _____
- 2 northernmost NYC borough (5) _____
- 3 Italian designer Armani (7) _____
- 4 like Bozo (8) _____
- 5 El Salvador's national dish (6) _____
- 6 1979 Jimmy Buffett hit (7) _____
- 7 vicious stingers (7) _____

KI	PU	GI	EN	IO
NX	VO	TS	PU	HOR
SA	ANO	OWN	ORG	BRO
CL	NE	TT	LC	ISH

Thursday's Answers: 1. SNUGGLE 2. FLATTERING 3. SLIDERS 4. POLLEY 5. CONDOLE 6. TACTLESS 7. SNOWBOARDS 8/21

7 LITTLE WORDS

Find the 7 words to match the 7 clues. The numbers in parentheses represent the number of letters in each solution. Each letter combination can be used only once, but all letter combinations will be necessary to complete the puzzle.

CLUES SOLUTIONS

- 1 plentiful (8) _____
- 2 Styles or Belafonte (5) _____
- 3 guy in a sty (6) _____
- 4 rose-colored glasses quality (8) _____
- 5 romantic appeal, in slang (4) _____
- 6 Côte d'Ivoire metropolis (7) _____
- 7 German territory, once (10) _____

MAN	AB	SS	HA	AB
IDJ	RI	DA	TE	PIN
UN	ATI	AN	KNE	RRY
PAL	NT	ZZ	PIG	NA

Friday's Answers: 1. KITTEN 2. BRONX 3. GIORGIO 4. CLOWNISH 5. PUPUSA 6. VOLCANO 7. HORNETS 8/22

QUOTE OF THE DAY

"If the point is sharp, and the arrow is swift, it can pierce through the dust no matter how thick."

Bob Dylan, musician (1941-)

CORRECTION

This newspaper is committed to publishing fair and accurate information. Errors should be brought to the attention of Editor Carlton Fletcher at (229) 888-9300. Corrections or clarifications will appear in this space.

SQUAWKBOX

squawkbox@albanyherald.com

It is infuriating to see unformed, hard-working folks walking to jobs that don't pay a living wage in Albany, a city that is not designed as a walking community. This is a direct result of a city and county commission focused on free housing rather than safe streets and good job opportunities. Our city needs diligent law enforcement. Safety brings back private employers that pay a living wage.

If the U.S. refused benefits to all illegal, undocumented immigrants, would they come here?

The incompetence, greed and outright theft by officials in Terrell County have left it on the verge of collapse. How much more will it take before the state steps in and cleans house, getting rid of the corrupt officials who have turned the county into a laughing stock?

It's amazing that the overwhelming majority of the revisionists who claim unwarranted tariffs by northern industrialists were the "true cause" of the American Civil War, but they turn around and support the goon in the White House who is illegally using tariffs to "punish" other countries but is actually punishing American citizens.

Why has the Dougherty County Commission not had to answer for the money it gave away to contractors/developers who had no idea how to handle a job the scope of that which they defaulted on? Giving away taxpayer money to unqualified friends and others who offer kickbacks is grounds for arrest. When will the state step in?

I've quoted Jack Nicholson's "Joker" in the first Batman movie before, and I'll say it again: "This town needs an enema."

When a deranged person makes up incredible lies about pretty much everything he touches, we try to get that person mental help. We have a deranged person in the White House who wouldn't know truth if it slapped him in the face, and we just say, "He's doing what we elected him to do." Talk about delusional.

What a waste of taxpayer's time and money for the Dougherty County Commissioners to discuss a curfew for minors to match the city's. Post all the ordinances and codes you want. When these two municipalities started relying on Flock cameras and lazy, apathetic middle managers hired through nepotism, it became clear that there would be no actual enforcement. Code violations are reported all the time, and it seems like nothing is addressed. Minors couldn't care less about a curfew because there is virtually 0% chance an APD or DCP officer is compelled to enforce them. You can't just write rules. They have to mean something.

New England wanted total economic control of America, raising the tariff tax on the South to 47-51% and caused Southern secession in 1860-1861.

Thanks for the report about possible cyber attacks on our water system. It's good to know local officials are (seemingly) prepared for an eventuality that has already caused havoc in 14 states. There are some things more important than giving crooked friends taxpayer money.

Weather Forecast



Today
92°
72°



Sunday
94°
72°



Monday
93°
72°



Tuesday
92°
72°



Wednesday
90°
73°



Thursday
87°
73°



Friday
91°
71°

Daily Bridge Club

Simple Saturday

By Frank Stewart
Tribune Content Agency

Among the "rules" of play, the most dangerous may be "eight ever, nine never," referring to the play of a suit missing the

NORTH ♠ K J 10 5 4 2 ♥ K Q 9 8 ♦ 9 5 ♣ A		EAST ♠ 3 ♥ 7 6 4 3 ♦ J 10 8 4 ♣ J 7 6 3	
WEST ♠ Q 7 6 ♥ 2 ♦ K 7 3 2 ♣ K Q 8 5 2			
SOUTH ♠ A 9 8 ♥ A J 10 5 ♦ A Q 6 ♣ 10 9 4			
South 1 NT 2 ♥	West Pass Pass	North 2 ♣ 6 ♥	East Pass All Pass
Opening lead — ♣ K			
©2026 Tribune Content Agency, LLC			



Frank Stewart

queen. (With an eight-card holding, finesse in one direction or the other; with nine cards, play the A-K.)

At today's six hearts, South takes the ace of clubs and cashes the A-Q of trumps. The 4-1 break is troublesome. If South draws all the trumps, he will have none left. Then if he misguesses in spades and loses to the queen, the defenders will cash some clubs.

So South must attack the spades next: He leads the ace and a low spade. When West follows low, South must play dummy's jack.

MISSING TRUMP

East ruffs, but South can win the diamond return, draw the missing trump and take the rest. He would also be safe if East had

the queen of spades. But if South put up the king and East ruffed, South would fail.

The mathematical basis of "eight ever, nine never" is tenuous. Moreover, applying good technique is surely better than relying on nursery rhymes.

DAILY QUESTION

You hold: S Q 7 6 H 2 D K 7 3 2 C K Q 8 5 2. Your partner opens one spade. The next player passes. What do you say?

ANSWER: In "Standard" methods, bid two clubs. If partner next bids two of a red suit, bid two spades; if he rebids two spades, raise to three. You will invite game and suggest club strength. In a "2/1" style, you cannot bid two clubs unless you judge your hand as worth forcing to game. You might bid 1NT and jump in spades next.

South dealer
N-S vulnerable

Advice Columnist

Ex-stepmother may lean on estranged stepson

By Eric Thomas

Tribune Content Agency

I ask about this?

— Good Son

Dear Eric: My parents got divorced when I was a toddler. Father remarried to a woman for about 15 years until another divorce. My relationship with the stepmother was unhealthy nearly the entire time they were married.

Now we usually exchange texts on Mother's Day and birthdays. But otherwise, we have no real connection in a meaningful way.

She does not have biological children or a current partner. Nothing has been spoken about this yet, however, I expect someday soon a conversation may happen about where she intends to spend her final days. She anticipates needing dementia care because her mom did.

By this time, I'll have been the "good son" for my mother and probably my father by handling their end-of-life matters. It is not something I look forward to doing again yet it looks like things may end up that way.

My question is about my former stepmom's finances. I have no information about her financial situation except that she is expected to inherit a healthy share of my father's estate, as will I.

I'd like to be prepared to talk to my stepmom if the conversation comes up about her end-of-life planning. I'd like to know how she is handling her estate, and what if anything is earmarked for me to inherit. Is that rude? We have a cordial relationship, but it is not any type of real family love.

It would make the burden on my shoulders more palatable if I knew if she values me being in her life enough to direct inheritance to me or not. Can I still be the "good (former step) son" if

Dear Son: These are two separate conversations. You're anticipating being called on to help and you want to make sure you're valued. But even if you are thought of in your stepmother's will, without clarity in your relationship, you may still feel resentment.

So, start by initiating the end-of-life conversation yourself. If this is something you suspect will be asked of you, but you don't know for sure, reach out and ask about it. Go into this conversation having thought through what an ideal situation might look like for the two of you. It sounds like the ideal may not involve you in an active caregiving role.

Perhaps she's already made plans to move somewhere where they can care for her, or to hire help. Perhaps she has a senior life manager. You may be assuming too much. And, if she hasn't thought through her options, you might find that you're best utilized as a sounding board and someone who can do research for her.

Dear Eric: My nephew is a fifth-grader who was called an ugly racial epithet by a classmate. His parents did not want to cause a fuss and give this bully power over their son by calling him out. What is the best way to deal with a verbal assault when it involves children?

— Vexed

Dear Vexed: While I understand the parents' reticence to give the bully the attention he craves, one would hope that the school has procedures to correct this kind of behavior.

It's important for the safety and mental well-being of the child that they talk to a teacher or a



Eric Thomas

school administrator about what's being said to him. It's possible that this isn't an isolated incident. It's also possible that if there are students who feel they can get away with racial epithets to classmates, they also feel empowered to bully in other ways.

Your nephew probably doesn't have the tools to deal with this right now; his parents need to intercede on his behalf, not only to get him support and show him that they're in his corner, but also as an example of how to stand up for himself as he grows older.

Dear Eric: In reference to the person that wants their significant other to take off outside shoes so there is no grit and dirt on the letter writer's bare feet ("Shoes Off"). The letter writer is not wrong but, I imagine, sometimes the significant other needs to run in quickly to grab something or use the restroom. Repeatedly, taking your shoes off and on is time consuming and exasperating.

Here are some alternatives. Gardening catalogs sell aggressive boot scrapers and floor mats to clean shoes. There are also large slip-on shoes that go over work boots to keep the dirt from falling off to the floor. Additionally, there are large sticky mats that construction companies use to keep workers from dragging dirt to non-construction areas. Have these items at the doorways for quick visits into the house.

— No Shoes, No Problem

Dear No Shoes: Thanks for these great suggestions. Additionally, other readers suggested having disposable non-slip shoe covers available.

Send questions to R. Eric Thomas at eric@askingeric.com or P.O. Box 22474, Philadelphia, PA 19110. Follow him on Instagram and sign up for his weekly newsletter at rerichthomas.com.

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The Albany Herald (U.S.P.S. 012-320), 306 W. Broad Ave., Albany, Ga 31701, published daily by GTLN, is the legal organ of Dougherty and Calhoun Counties. Periodicals class postage paid at Albany, Ga. Postmaster: Send address changes to The Albany Herald, 306 W. Broad Ave., Albany, Ga 31701. Business Hours: Monday-Friday 8:30 a.m.-5 p.m.

Albany Commission hears from residents opposed to group home in residential neighborhood

By Alan Mauldin
alan.mauldin@albanyherald.com

ALBANY – A proposed residential home for boys brought out significant opposition from would-be neighbors of the facility in a central Albany neighborhood at a Tuesday Albany City Commission meeting.

The proposed residential home would serve up to six clients at 2005 Waddell Ave. The owners of Chamberlain Children Inc. are seeking special approval to operate the facility at the location.

The Albany-Dougherty County Planning Commission recommended approval of granting special approval in a 4-1 vote on Aug. 6.

If approved, the facility would house up to six children up to the age of 18 who are placed through the Georgia Department of Family and Children Services.

During a public hearing on the issue, about a dozen residents showed up to voice their opposition, five of whom addressed commissioners.

Vontressa Davis, who lives next door to the property with her 88-year-old mother, who has dementia, said that the additional traffic in and out of the driveway, which sits about six or seven feet from their bedroom windows, would be a nuisance.

“It will disturb her as well as myself,” she said of that proximity.

The neighborhood has a protective covenant calling for only single-family residential occupants, she told commissioners.

“We are not here to speak bad of the young men that will possibly be coming into our neighborhood,” Davis said.

“Our concern is the proposal at this particular property. Why this particular neighborhood? The question is whether the proposed use is good for our neighborhood.”

Chamberlain Children co-owner Bryan Chamberlain told commissioners that children housed in a residential setting show better results than individuals housed in a commercial setting.

“The kids are traumatized,” he said. “They have been taken from their homes for some reason. They feel less-than in these commercial buildings. You don’t get the same response from kids in a commercial (residence) or out in the boondocks.”

The youngsters at the residence will be supervised and will receive counseling and other services, he said.

The company has two group homes in operation in Albany that have been in operation for about 10 years. Clients are carefully screened, Chamber-

lain said, and the company can refuse children who have issues that could negatively affect neighbors.

“I am aware of the negative connotations that do come from a group home, but these young people are supervised 24 hours (a day),” Chamberlain said. “We are not trying to add children that will be a detriment to the neighborhood.”

The response to the proposal has been overwhelmingly negative, Ward III Commissioner Vilnis Gaines said. The proposed home is located in Ward IV.

“After the Planning Commission meeting, my phone was ringing with people who are opposed,” he said. “The ones who called me were in opposition to it.”

Deloris Price, who has lived in her house since 1996, told commissioners that the neighborhood already has issues, including multiple recent incidents of gunfire in the area.

“This group here, we are

concerned about the traffic ... and all the other stuff that’s going to go on in a group home,” she said. “We’ve had gunshots every night since Thursday evening. We want our neighborhood back. We are asking you to give us back our neighborhood. We are dealing with something now.”

Chamberlain Children co-owner Tanya Jones said that the children get work experience and are involved in activities through 4-H and Boys & Girls Clubs and with organizations that provide outreach.

“These young people get a lot of life skills they don’t get at home,” she said. “We provide more normalcy in these kids’ lives than they get at home. They don’t have time to (break) in houses and cars. We provide love and nurturing to these young people.”

Commissioners could vote on the request for special approval for the group home on Tuesday.



Staff Photo: Alan Mauldin

Albany Police Chief Michael Persley speaks outside the Albany City Commission meeting room with residents who live near a proposed residential home for youngsters located at 2005 Waddell Ave. If approved, the home could house up to six boys.

More questions arise surrounding Flock Safety surveillance network

By Amanda Watford
Georgia Recorder

Flock Safety is tightening privacy and oversight controls for its nationwide network of automated license plate readers as more communities pull back from the technology and lawmakers across the political spectrum push for new restrictions.

The company has announced that it will recommend that police agencies retain license plate reader data for seven days, down from 30, while adding tools to restrict data sharing between agencies and detect potentially abusive searches. Flock also plans to require law enforcement users to associate searches with case codes and automatically suspend users whose activity is flagged as abnormal.

The changes come amid growing scrutiny of a surveillance network that Flock says has more than 120,000 cameras across 49 states and serves thousands of law enforcement agencies and communities.

The cameras photograph passing vehicles and record information including license plates, vehicle characteristics, location and time. Police can search the resulting data during investigations, sometimes across jurisdictional lines.

More than 50 agencies or communities have canceled, suspended or rejected a Flock contract or deactivated their cameras since the beginning of 2026, according to DeFlock, a grassroots group that tracks license plate reader deployments. Cameras also have been vandalized in communities around the country, including Albany.

Recent incidents involving police officers accused of us-



Photo courtesy of Flock Safety via Georgia Recorder

Flock Safety is tightening privacy and oversight controls for its nationwide network of automated license plate readers as more communities pull back from the technology and lawmakers across the political spectrum push for new restrictions.

ing Flock to track friends, relatives and romantic partners have added to concerns about how the data can be accessed and shared. The technology also has been criticized after inaccurate license plate information contributed to wrongful police stops, arrests and detentions.

Flock says the new measures will give communities greater control over their data while strengthening safeguards against misuse.

But civil liberties advocates say some of the safeguards have been tried before and question whether the company’s changes address broader concerns about a system that can create a record of people’s movements even when they are not suspected of a crime.

Flock’s seven-day retention recommendation is one of

its most significant changes. When the company launched nine years ago, it set 30 days as the default recommendation, while allowing communities to choose shorter or longer periods.

For investigations that require older information, Flock is introducing “Evidence Mode,” which will allow detectives to preserve specific license plate data as evidence in an active case.

The American Civil Liberties Union called the shorter retention period a potential step forward but said its impact will depend on how the new mode works. In a statement, the group recommended a 48-hour retention period and warned that if searches cause data to be preserved, the new system could allow significant amounts of location informa-

tion to remain available longer than seven days.

Flock also is giving communities more control over which outside agencies can search their cameras. Under the new “offense filtering” system, a community could allow another agency to search its cameras for specific crimes or offenses and block searches related to immigration enforcement, for example.

Flock’s new controls build on safeguards the company has introduced in recent years, including electronic audit logs and requirements that users provide a reason for searches.

The ACLU, in its statement, said some of those earlier safeguards were ineffective. The group pointed to cases in which officers circumvented search-purpose restrictions by entering vague or meaningless explanations before Flock replaced a free-text field with a list of approved search reasons.

The Washington Post reported earlier this month that nearly 50 police officers had been charged or accused of using Flock cameras for unauthorized purposes, many involving attempts to track current or former romantic partners or family members.

In Savannah, four police officers and two civilian employees were fired last week after a department investigation found searches involving personal acquaintances and family members, according to a news release. The investigation also found that an officer had allowed an outside law enforcement agency to access Savannah’s Flock system.

The activity was identified using Flock’s audit assistance tool. All six cases were referred to the Georgia Bureau of Investigation for independent



Special Logo

South GeorgiaLEADS has selected its 2026–2027 Regional Leadership Initiative class.

South GeorgiaLEADS welcomes 2026–2027 Regional Leadership class

Staff Reports
news@albanyherald.com

VALDOSTA – South GeorgiaLEADS has selected its 2026–2027 Regional Leadership Initiative class, bringing together professionals from across south Georgia for an eight-month experience focused on regional understanding, collaboration, and leadership.

Class members represent a broad range of industries and community organizations, including business, education, economic development, government, and the nonprofit sector. Through monthly sessions held in communities across the region, participants will gain first-hand knowledge of south Georgia’s assets, examine shared challenges, and build relationships that extend beyond county and organizational boundaries.

The Regional Leadership Initiative is supported by Sustaining Sponsor Georgia Power Co. and Presenting Sponsor Colony Bank, along with additional regional partners.

“South Georgia is strongest when leaders understand that the opportunities and challenges facing one community rarely stop at the county line,” Mary Beth Brownlee, chair of the South GeorgiaLEADS Board of Directors, said. “This program gives participants the opportunity to experience the region from a broader perspective, learn from one another, and identify meaningful ways to work together.”

“We look forward to seeing the relationships and ideas that emerge from this year’s class.”

SGL’s 2026–2027 Regional Leadership Initiative class includes:

- Jessica Adams, Mitchell County
- Claudia Allmond, Ben Hill County
- Peyton Avrett, Lowndes County
- Kristina Cheek, Lowndes County
- Katherine Council, Sumter County
- Charles Fairbrother, Lee County
- Tyler Fields, Tift County
- Perry Ford, Dougherty County
- MarLeigh Foy, Thomas County
- Mallory Griffin, Irwin County
- Katherine Hall Lowndes County
- Edward Hulett, Ben Hill County
- Lauren Lane, Lowndes County
- Jennifer McCranie, Ben Hill County
- Ashley Miller, Dougherty County
- Kayla Myers, Turner County
- Amanda Nava Estill, Lee

County
Kenyetta Nesbitt-Simmons, Dougherty County
Kvonne Oliver, Lowndes County

Amanda Rabon, Grady County
Tina Ramsey, Thomas County
Jennifer Ray, Berrien County
Jessica Rios, Coffee County
Savannah Sanders, Lowndes County

Jerry Sanders, Sumter County
Tanya Thomas, Lowndes County

Sidney Walker, Sumter County
Arthur Wigfall, Thomas County
Travis Wimbush, Early County

Beginning in August 2026 and concluding in March 2027, participants will travel throughout south Georgia for interactive sessions, community and industry visits, leadership development activities, and conversations with regional decision-makers.

The 2026–2027 Regional Leadership Initiative session calendar includes:

- Aug. 20–21: Opening Retreat — Sumter County
- Sept. 17: Leading Together — Turner County
- Oct. 15: Leading Through Place and Perspective — Dougherty County
- Nov. 19: Leading Economic Resilience — Early County
- Jan. 21: Leading Innovation — Colquitt County
- Feb. 17–18: Leading with Vision — Atlanta
- March 18–19: Graduation Retreat — Decatur County

“Regional progress depends on people who are willing to listen, learn, and work across traditional boundaries,” Joe Brownlee, Georgia Power Regional Executive for the Southwest Region, said. “South GeorgiaLEADS creates an environment where leaders can better understand the region, strengthen professional relationships, and return to their communities prepared to make a greater impact. Georgia Power is proud to support that work.”

“The future of south Georgia will be shaped by leaders who can see both the needs of their local communities and the potential of the region as a whole,” Heath Fountain, the CEO of Colony Bank, said. “South GeorgiaLEADS helps develop that broader perspective while creating connections that can lead to new partnerships and opportunities. Colony Bank is pleased to continue investing in this important regional initiative.”

For more information about South GeorgiaLEADS and its programs, visit www.southgeorgialeads.org or contact Jennifer Carter at (229) 219-3527.

criminal investigations.

Three Albany police officers were fired for similar offenses.

The technology has also drawn scrutiny when information in the system is inaccurate or outdated.

In Wisconsin, a woman was pulled over at gunpoint earlier this month after a Flock camera incorrectly flagged her vehicle as being involved in a homicide. Brookfield police stopped Amber Newell on Interstate 94 after receiving the alert, but Milwaukee police told officers they no longer needed the vehicle or its occupants. Newell was released.

A bipartisan group of Pennsylvania lawmakers announced that they plan to introduce legislation establishing statewide privacy and accountability requirements for automated license plate readers, including Flock cameras.

Republicans in Congress also have introduced or plan to introduce at least two proposals aimed at restricting automated surveillance technology. One would restrict federal agencies from purchasing or using certain automated surveillance technology, while the other would bar state and local police from using federal funds to acquire automated license plate reader systems.

Some local governments are going further by ending their relationships with Flock altogether. DeFlock’s tracker lists dozens of communities that have canceled contracts, deactivated cameras or rejected proposals since 2021.

More than 50 agencies or communities have taken one of those steps since the beginning of 2026.

**SATURDAY
SQUAWKBOX**
SQUAWKBOX@ALBANYHERALD.COM

Albany’s problem is demographics. The reason Cooper Tire, Merck, Bobs Candy, Coats & Clark and others closed here is because they could not get good employees. Our schools are substandard, crime rate is high and medical costs far above average. The solution is simple: Quit paying women on welfare to have babies and prevent them from having children that are being born into an environment where crime is acceptable and they have little chance of ever becoming law-abiding/taxpaying citizens.

If a resident of one of these churches’ government housing projects gets a higher paying job, it is likely that they no longer qualify to live there. They move into a regular house on the tax rolls, and the church and its pastor lose some income. The interest of these churches is at odds with the success of that tenant, with the city and county’s tax revenue and overall financial and economic health. The potential conflicts of interests with Albany and Dougherty elected officials is profound and upsetting.

It is horrifying to think all those rape kits sat for years, ignored by law enforcement, and at east one serial rapist continued to attack women and young girls for years when he should have been in jail. The women/children who were raped after this beast’s first crime should file a lawsuit.

Reading about all the issues in Dawson and Terrell County, it seems like the state should shut this hell-hole down and start over with some competent leadership.

I used the kiosk at Publix, expecting to get my 2027 registration/tag sticker instantly. What I got was a note saying that it would be mailed to me. Well, if that’s the case, why not state this upfront in the renewal info mailed to me? As expected, using the kiosk wasn’t free. If I had gone to the tax office in person, I would have been charged a \$5 fee to use a debit or credit card, because they don’t accept cash. Moving forward, future renewals will be done via snail mail. That “privilege” costs only \$1.

It is the height of hypocrisy that this Camilla clown would accuse anyone of residency issues when he served on that city’s commission -- and helped generate some absurdly ridiculous laws -- for years while living in another county.

The shameful disregard for all those rape kits here and elsewhere shows exactly what women and girls mean to the power structure in this and other backwards communities. Law enforcement’s “Oops!” is a disgrace to the victims in our and other communities.

It seems “work force housing” is the new buzzword for politicians to spend our tax money. Albany’s city manager has used the words recently. And, by the way, that \$1.17 million that the city gave to a chosen contractor to build the new “affordable homes” on the southside where construction was stopped because the contractor was broke and getting sued by several businesses in Albany, how is that coming along these days? No, we have not forgotten.

Watching 2026 Ronald Acuna Jr. play is really just very sad. He’s nowhere near the player he was, becoming a strikeout machine and more of a deficit than an asset for the Braves.

Maybe we could have saved that \$195,000 virtual civil rights tour money for individuals and agencies that actually could have provided some value with what is a meaningless and undeserved giveaway.

COLUMNIST ■ MARC HYDEN

Georgia’s rail dreams a taxpayer nightmare

Few misguided love affairs seem to endure quite like government’s obsession with passenger rail. Policymakers see it as a lower-carbon emission alternative to flying or driving, a method of alleviating roadway and airport congestion and a form of government-backed economic development. Many officials want rail, want it everywhere and want it now.

The problem is that the promise of rail may not live up to its reality in the United States, but if bureaucrats get their way, more of it could be coming to the Peach State. The Georgia Department of Transportation has been conducting a feasibility study on building an expansive rail network from Atlanta to Savannah that also includes Athens, Statesboro, Milledgeville, Macon and Augusta.

The study alone costs about \$10 million, and as part of it, GDOT recently asked Georgians to take a survey disclosing how much they would be willing to spend for a train ticket to the coast. The government probably should have invested those millions elsewhere and just asked me: A government-funded Atlanta-to-Savannah route is a fraught proposal.

Before I rain on GDOT’s train parade, I am not inherently anti-passenger rail. It can serve an important role in many situations, and I have ridden on numer-

ous trains in Europe where a sprawling network exists that will shuttle you to just about any city and competes with flights – driving airfares down.

What works in Europe doesn’t always work here. In fact, Europeans are more likely to see rail as a necessity than Americans. They have a much lower rate of personal automobile ownership than we do. We love cars and view them as our primary mode of transportation. That aside, to keep the European network online and growing, it is highly subsidized by taxpayers, which is almost surely what would be required for an Atlanta-to-Savannah route.

How much would it cost? I am guessing GDOT’s study will provide some eye-popping numbers, but they may not scratch the surface. Just look at the California debacle. “Voters first approved a high-speed rail proposal in 2008 that would connect Los Angeles to San Francisco by 2020,” the Los Angeles Times reported in 2024.

“That end date has changed considerably over time. There is no set timeline for when anyone will be able to ride the entire 494-mile stretch from Anaheim to San Francisco. The current focus

centers on the Central Valley, where officials estimate the 171-mile line from Merced to Bakersfield will be finished between 2030 and 2033.”

These blown timelines are the least of California’s worries.

“Officials estimate it could cost about \$35 billion to finish the first line from Bakersfield to Merced and roughly \$100 billion more to complete the route from Los Angeles to San Francisco — about \$100 billion more than what was originally proposed years ago,” the report continued.

Georgia would probably do a better job than California, but the project could still drain state coffers and take much longer than anticipated, and for what?

WABE notes that GDOT is tinkering with the idea of a range of trip times, from 2.5 hours to 5 hours, which is a bit disappointing. It takes only about 3.5 hours to drive from Atlanta to Savannah without traffic, or a flight costs around \$199 and takes 40-50 minutes.

I am sure some people would opt against driving or flying to Savannah, but would it be enough? History suggests the answer is no. Georgia used to have a passenger Atlanta-to-Savannah

rail line, but it ceased operating in 1971. Had demand been higher, it probably still would be in operation. Despite this, GDOT is mulling its return.

“The goal of the study is to produce a plan by early 2028 that includes where funding would come from to build and operate passenger rail service and who would operate it,” according to WABE. “There are also separate ongoing rail studies, including Atlanta-Chattanooga-Nashville-Memphis and Atlanta-Charlotte.”

I am dubious on the chances of any of these passenger lines coming to fruition anytime soon, and for good reason. They would come with enormous costs to taxpayers and demand might not sustain the business. Again, I am not opposed to passenger rail. If a private company wants to invest its own money to bankroll the entire project, then I support them. But I suspect that rail companies know that it is far too risky of a venture.

That ought to be enough to end the rail debate. But in spite of reason, many government officials cannot quit their love affair with rail.

Marc Hyden is the senior director of state government affairs at the R Street Institute. Follow him on X at @marc_hyden.



MARC HYDEN

COLUMNIST ■ JAY BOOKMAN

Jones could be Jackson’s Achilles heel in gubernatorial race

In much of “The Iliad” – the ancient Greek “prequel” to “The Odyssey” – now dominating the summer movie box office – the hero Achilles can be found sulking in his tent outside the walls of Troy. He is bitterly angry at his fellow Greeks, feeling that he has been cheated and disrespected, and thus refuses to fight any longer on their behalf.

“You don’t need me? Fine.”

Even when the great King Agamemnon begs him to rejoin the battle, telling him that the Greeks are likely to lose without his help, the sulking, prideful Achilles refuses.

Achilles, in other words, is exactly like Lt. Gov. Burt Jones, or would be if Jones were the son of a sea nymph and not the heir to the Jones Petroleum Company, and if Jones were the greatest warrior in the ancient world instead of a former walk-on football player at the University of Georgia.

Otherwise, though, pretty much the same.

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In the weeks since being outbid for the GOP nomination for governor by Rick Jackson, Jones has been sitting on the sidelines, nursing his anger at being

cheated of what he thought what was rightfully his. He has refused to reach out to Jackson, to appear with Jackson, to endorse Jackson or perhaps even to vote for Jackson.

That’s trouble for Georgia Republicans, who already face the likely prospect of losing the U.S. Senate race to Jon Ossoff. Humiliating as that would be, losing the governor’s race would be considerably more consequential. The governor’s office controls jobs, appointments, contracts. The governor signs or vetoes legislation; the governor has a lot to say about redistricting and campaign fundraising. It’s the governor, not some U.S. senator way up in Washington, who pulls the strings here at home. And in this difficult political environment, Republicans recognize that a divided party could cost them all that and more.

Like Achilles, though, Jones has cause to feel resentful and to stay out of the fray. He feels as though he was stabbed in the back by Jackson, whose surprise campaign “spent \$150 million trashing me and my family,” as Jones has put it. Early on, Jones was so unaware of the threat posed by Jackson that he even recorded a testimonial to Jackson, at Jackson’s request, which Jackson then used against him in the

campaign.

That leaves a mark. At one point a few weeks ago, Georgia Republicans even recruited Donald Trump to play the part of King Agamemnon to try to intercede with Jones. But like Agamemnon, Trump failed, which is surely his only point of resemblance to a king renowned for his greed, his thirst for power and his willingness to drag his reluctant people into a war that nobody really wanted.

Nobody should be surprised though.

If someone is acting like a sore loser, if someone is refusing to get over a narrow election defeat and instead spends most of his time nursing his resentment to the point that his soul curdles, is Donald Trump the person that you send to tell him to stop being selfish, grow the hell up and behave?

I would love to have been a fly on the wall to hear that particular conversation.

Jay Bookman covered Georgia and national politics for nearly 30 years for the Atlanta Journal-Constitution, earning numerous national, regional and state journalism awards. He is also the author of “Caught in the Current,” published by St. Martin’s Press.



JAY BOOKMAN

COLUMNIST ■ SCOTT LUDWIG

Michelle Malone ... remember her name

If you don’t already know Michelle Malone by name, just give it some time. You’ll know it before long. She’ll be performing soon in a venue near you. Do yourself a favor and plan on checking out one of her shows; an evening with Malone is much more than just listening to her music. It’s a bona fide musical experience.

Fiercely passionate and furiously energetic, Malone gives everything she’s got when she takes center stage. I was fortunate enough to see Malone and her band Canyonland perform at the Royal Theater in Hogansville. What I can tell you is that if you take in one of her shows, be ready to sit back, relax, and listen to several hours of the finest music around.

I had the opportunity to speak with Malone as she was heading to a performance in Thomasville. I opened with a question about her mother, whom I knew from reading her biography had been a major influence in her life. I simply asked if her mother was a hippie.

The short answer, to my surprise, was no. However, it opened the door for the long answer. Malone said, “My inspiration, first and foremost, was my mother.” She then went on to reminisce about the days of her youth in the ‘70s, growing up with a “straight-laced, non-pot-smoking’ mother who sang for a living.”

Malone said her mother was responsible for breaking the glass ceiling for a number of other women in the music business. Most notably, for her own daughter. For more insight into their relationship, check out the lyrics to one of Malone’s songs, “Like Mother Like Daughter.”

Malone followed in her mother’s footsteps, and the two were “always on common ground about music.” Malone added that their shared passion for music has always been her catalyst “to make my mother proud.”

Malone began playing professionally in 1986 while attending Agnes Scott College. Her first gig was at a club near Emory University called the Dugout. She went on to perform all over the country: at New York’s Beacon Theater with the Indigo Girls, Jackson Browne, and James Taylor; at Colorado’s Red Rocks Amphitheatre with the Indigo Girls and Patti Smith; and here in Georgia at the Atlanta Symphony Hall, which Malone says allowed her to have the “most favorite moment of my career.”

Here’s what happened. Chuck Leavell – if you don’t know who he is, you owe it to yourself to find out – called Malone and asked if she would sing Otis Redding’s “Respect” at a tribute to Georgia music. Naturally she said yes.

Leavell went on to ask if she’d be willing to “sing a duet with Gregory.” She immediately dropped the phone, picked it right back up, and asked: “Gregory – as in Allman?”

Malone met Allman the day of the show, and the two of them rehearsed Redding’s “I’ve Been Loving You Too Long” throughout the afternoon. Later that evening, she said they “absolutely killed it on stage.”

Malone was so energized by their performance that she wanted to include the two of them singing together on her next album. Sadly, Allman passed away before she could make that happen. That torch was then passed on to Shawn

Mullins to record the song with her.

Malone’s musical influences – other than her mother, of course – include Linda Ronstadt, Bonnie Raitt, the Wilson sisters, the Rolling Stones, and Led Zeppelin. She said she appreciates the guitar artistry of Heart’s Nancy Wilson, mainly because “she is so technically proficient.”

As for the way Malone plays the guitar, she describes her style as “how I’m feeling in the moment,” adding “I make up for my lack of proficiency with raw energy.”

Early in her career, Malone signed a contract with producer Clive Davis of Arista records. One night Davis showed up in his stretch limo at a pub in Little Five Points where she was performing because he wanted to catch a few songs to make sure it was “really her and not someone like Milli Vanilli.”

However, around 1990, Malone’s records didn’t get a lot of airplay because radio stations “already had three women artists in regular rotation,” which is a reflection of how things were at the time. Malone was asked by the record company to produce some demos and “be more like Joan Jett.”

All of a sudden, her record company was asking her to be someone else. So she asked for a release from her contract and told Arista “I’m authentic to a fault. I have to be or I’ll die.” Malone then formed her own label, SBS (Strange Bird Songs) Records. It proved to be a wise decision, as the label has grown over the



SCOTT LUDWIG

years and now includes an ample roster of successful musicians.

The biggest name on the label, of course, is Malone herself. And by all indications she’s doing just fine. Critics have said of her music:

“Equal parts badass guitar slinger and sweet songstress, with masterful lyrical introspection – sublime to raucous.” (Guitar World)

“Malone is a trailblazer in American roots music, known for her potent mix of rock, blues, folk, and country soul.” (Guitar Girl)

“She’s uniquely able to blow the roof off the place, and then turn right around and whisper a soft song that will break your damn heart.” (Twangville)

That last one is mine. It’s something I haven’t said since I saw a couple of Malone’s musical inspirations -- Led Zeppelin and the Rolling Stones - in their prime. And that was more than 50 years ago.

Canyonland will be performing the music of Linda Ronstadt and Friends at the Nixon Center in Newnan on Oct. 22. Canyonland is Malone (guitar, lead vocals), Doug Kees (lead guitar), Nelson Nolan (mandolin, vocals), Jeff Lehi Jones (bass, vocals), and Mark Mills (drums).

Malone will be performing “Songs & Stories” at the Pure Life House of Music in LaGrange on Oct. 23; she and the Hot Toddlies will perform in the “Christmas Extravaganza” at the Fox Theatre in Atlanta on Nov. 25.

THE ALBANY HERALD

Perspectives

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Carlton Fletcher
EDITOR

—Georgia Trust for—
LOCAL NEWS

**TODAY'S
BIBLE
VERSE**

*"For God sent not his Son into the world to condemn the world;
but that the world through him might be saved."*
John 3:17

COLUMNIST ■ DAVID CARROLL

Whatever happened to the friendly skies?

I vividly remember my first flight, Chattanooga to Memphis, in the late 1960s. My oldest sister had moved there, and my mom and I went to see her. As a kid, I was fascinated. The plane was just like I had seen in the commercials: smiling stewardesses fetching me food and drinks, and space-age transportation much like the Jetsons cartoons.

The ride was smooth, the landing was easy, and everyone was nice. I could get used to this.

My favorite flights were the long rides to the West Coast. Wide aisles, good meals and a movie. Sure, there was occasional turbulence, mysterious delays, crying babies and annoying passengers. But on the whole, it was a rewarding getaway to a different world.

Then came Sept. 11, 2001. The attack on America forever changed how we fly. No more easy check-ins. Never again would we show up at the airport 45 minutes before take-off, hand off our luggage, show the attendant our ticket, and hop on the plane.

New security measures dictated we arrive several hours early, wait in long lines, set off screening alarms with our knee replacements, be forced to take off our shoes and belts, and get questioned about our bottle of shampoo.

If our flight got canceled, and

we were fortunate enough to find an actual airline representative at the airport, we were instructed to text their customer service department, which was no longer staffed by humans.

I used to think of a plane ride as a time to unplug and unwind. The big bird was taking me to a place where I could leave my troubles behind. Too often in recent years, the flying experience has just created new problems and stress.

Let's start with the boarding process. At one time, there was a simple line. Show your ticket, board the plane and find your seat. Some airline genius figured out a more efficient way to load the plane was to allow families with children, or people with physical impairments, on first. No argument there. Then your entry was determined by zone. The first-class and priority passengers boarded first, loading the plane front to back. This served two purposes. One, ensuring the highest-paying, most frequent flyers had first access to overhead bins. Second, ensuring that the first-class passengers could watch the rest of us poor slobs struggle down the aisle with our cheap luggage while they sipped imported wine. It was all for naught. Many flyers ignored the zones and boarded first anyway.

I try to follow the rules, so I would meticulously measure my

carry-on bag to ensure it would fit in the overhead compartment. I soon learned that these rules were meant to be broken. It is both entertaining and frustrating to watch people attempt to squeeze a full-size suitcase into a space half its size. Meanwhile, the next 40 people in line huff, puff and roll their eyes, knowing there will likely be no space left for their size-appropriate bag.

In the good old days of air travel, I would take a window seat, grab a magazine and look forward to meeting my seatmate. More often than not, this person was friendly and talkative, and we would share stories of where we were from and where we were going.

Today, I'm more likely to share a tight space with a disgruntled middle-seat passenger wearing earbuds, who has no interest in saying hello, and is more than happy to hog the armrest with no apologies. As a bonus, my new friend has brought along a snack. It's a mix of onion rings and enchiladas. It's an aroma that will stick with me, so to speak.

I have managed to avoid flying for the past few years, but I do have an upcoming flight. I'm looking forward to being somewhere else for a few days. But the trip itself no longer seems like "the friendly skies" of my youth. It's more like, "Get here early, prepare to wait a few hours, let us shake you down, and then prepare for a tight squeeze. And oh yes, bring some extra cash in case we come up with some new fees."



DAVID CARROLL

David Carroll is a Chattanooga, Tenn., news anchor. His latest book is "I Won't Be Your Escape Goat," available from his website, ChattanoogaRadioTV.com. Contact him at RadioTV2020@yahoo.com.

COLUMNIST ■ SEAN DIETRICH

Where you come from

There was an old man sitting outside the dusty bar. He sat in a plastic lawn chair. There was a dog with him. The dog was either asleep or dead.

He was whittling a stick for no reason — the old man, not the dog. This is what old men did before TikTok.

A truck with out-of-state plates arrived in the parking lot. An electric vehicle. One of those steel truck-looking things. The kind that looks like a stainless residential refrigerator.

The motorist stepped out. There were kids in his backseat. A wife on the passenger side. Luggage and cardboard boxes loaded in the back.

"Excuse me," said the motorist, who was thumbing away on his phone. "My GPS isn't working. Do you know where I can find a ChargePoint station?"

"A what-station?" said the old man.

"To charge my truck."

The old man lifted his Coke-bottle glasses. "That's a truck?"

"It's about to die."

"Sure hate to see what that thing looks like alive."

"It needs to be charged. I need a NEMA 14-50 or a standard public J1772 Level 2 station."

"Run that by me again."

"A V4 Supercharger, or a V3 charger, with a CCS-to-NACS adapter?"

"Do what?"

The young man finally ignored the old man. Soon, he was walking in circles, searching for a cell signal in the parking lot.

"What brings you to these parts?" said the old guy.

"I just moved here. I'm opening the new data center in town."

"Oh."

"What's this town like? What kind of people live here?"

"Well," said the old man. "What were folks like back where you come from?"

The traveler laughed. "Honestly, the people were awful."

"Really?"

"Yes. That's actually why I moved. People were selfish, complained all the time, dishonest and always gossiping. Nobody minded their own business. Nobody ever helped their neighbor. Everyone was always talking politics or looking for something to be angry about. We couldn't get out of that place fast enough."

The old man nodded sagely. "Well, I'm sorry to say you're gonna find the same kinda folks here."

The young man was annoyed. He climbed into his big triangle

and drove away.

A few hours later, the old man was still outside the rundown bar. Still whittling. Still spitting. The possibly deceased dog was still there, too.

A vehicle pulled into the gravel parking lot.

"Excuse me," said the motorist, stepping out of the car. It was a young woman in city clothes. "My GPS isn't working. I'm lost."

"Lot of that going around."

"Which way is the highway?"

The old man pointed south.

"What brings you to these parts?" the oldster asked.

"I was hired for the new manager job at the Dollar General opening in town. Have you lived here long?"

"Since Truman."

"What are the people like?"

Spit. "Well, young lady, what were folks like back where you come from?"

"Oh, people were great. Everyone was so nice. They were friendly, honest and giving. If ever you needed help, someone always offered a hand. Nobody argued or bickered or found fault with each other. I hated to leave that place. I loved those people."

The old man smiled.

"Well," he replied. "I'm happy to say, you'll find the same kinda folks here."

And with that, the dog finally moved.



SEAN DIETRICH



EDITOR ■ CARLTON FLETCHER

Dismissal of Dublin School Board should ring local warning bells

How many nights you think that you can do what you been doin'? Who you foolin'?"

-- Paul Simon

If elected officials — on school boards and in city and county governments — in our part of the state didn't feel a bit of unease after the news coming out of Dublin surfaced Monday, they are self-delusional.

Georgia Gov. Brian Kemp suspended all seven members of the Dublin School Board Monday over claims of financial mismanagement. State law authorizes the governor to do so if evidence indicates a district's accreditation is at risk.

The private agency Cognia downgraded the Dublin City School District's accreditation to one step from full loss last spring, and that board apparently has done little to address issues of concern. Among them are failure to make employer contributions to the State Health Benefit Plan (to the tune of \$5.6 million) and the state Labor Department's report that the board owed just short of a half-million dollars in back taxes.

The Dublin board also failed to submit required yearly audits for the last four consecutive years.

Kemp has appointed a committee to recommend nominees to replace all seven members of the school board.

Why does all that matter, you might ask, to officials in southwest Georgia?

For starters, check out Herald reporter Kathryn Crockett's recent story about issues in the Terrell County School System. The system's chief financial officer left recently after only six months on the job to take a similar position in another system. Crockett talked with TCSS Superintendent Shereca Harvey about the issues that plague the system, and it doesn't take a genius to see that those issues are very similar to the ones reported in Dublin, unfinished audits and financial

mismanagement among them.

Truth be told, there are other school systems in southwest Georgia reportedly facing some of the same concerns, including failure to complete audits and financial discrepancies.

But it's not too difficult to speculate that the state might consider taking similar drastic action when it comes to a number of elected governmental boards and individual officials across the region.



CARLTON FLETCHER

Like the former city of Edison clerk who was arrested by the FBI recently and charged with misappropriation of city funds, so many reports of similar mismanagement across the region have arisen that it would not be a complete surprise to

see sanctions ordered against a number of local officials.

Citizen complaints of mismanagement and misuse of taxpayer funds, as well as misconduct, by officials in Terrell, Lee, Calhoun and Dougherty counties, have been leveled in recent months. Some of those complaints obviously are sparked by the anger of a growing number of disgruntled individuals. But others have been directed at officials whose actions have led to reports of severe loss of funds that have been allocated to benefit individuals who are either unqualified to receive those funds or too inept to complete the work the funds paid for.

Yes, there are definitive steps that must be taken before individuals who are part of local government boards are in danger of either being replaced or being arrested by state officials. And, it's also true that in most cases, the powers that be in Atlanta are only aware of regions of the state south of Macon when a specific issue arises.

But as the circumstances surrounding the Dublin School System clearly show, even those whose misdeeds go unpunished for years are susceptible to sanctions that could land them in prison or out of a job.

Email Carlton Fletcher at carlton.fletcher@albanyherald.com.

The Albany Herald encourages letters to the editor on topics of general interest, but reserves the right to edit them for content and length. Letters should be no longer than 400 words and must include the writer's name, address and daytime phone number for verification purposes.

SHARE YOUR THOUGHTS:

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Albany officials debate walking trail as South Madison Street-Alice Avenue drainage project moves forward

By Kathryn Crockett
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ALBANY — As heavy equipment reshapes land for a long-awaited drainage project in south Albany, Ward 6 City Commissioner Diana Brown is pushing the city to make sure the neighborhood gets more than a holding pond.

Brown spoke at length during Tuesday’s Albany City Commission meeting about plans for the South Madison Street and Alice Avenue area, where the city is working to address localized flooding that residents say has plagued the neighborhood for years.

At issue is a walking trail Brown said was included in an earlier concept for the project but may no longer be constructed because of funding.

The discussion also brought several community and church representatives before commissioners and revealed an unusual history behind the property. The land was originally owned by Dougherty County but was subsequently transferred to the city. The city later sold it to the adjacent Third Kiokee Missionary Baptist Church but retained drainage rights. The land is now being considered for acquisition by the city as part of the drainage improvements.

Brown said she began working on the issue after taking office and learning more about the severity and history of flooding in the area. She described residents dealing with water in alleys and other parts of the neighborhood after heavy rains.

An early proposal presented to her, Brown said, envisioned more than a functional stormwater facility. It included a holding pond with a walking

track around it, parking and security fencing.

Brown said she then took that proposal to church leaders whose property is affected by the project, and the walking track remained part of the concept discussed during those early conversations.

Now, she said, she has been told there is not enough money for the walking track.

During a presentation to the commission, a city employee said dirt already being excavated from the South Madison-Alice holding pond site was being used at the nearby Henderson Gym project, where unsuitable soil had created a need for additional fill.

Brown objected to the prospect of constructing a holding pond in the middle of the neighborhood without the improvements residents had previously been shown, framing the issue as part of a broader concern about investment in Ward 6.

“We might be at the bottom, but we don’t want to live at the bottom,” Brown said in discussion with other council members.

She said Ward 6 has been underserved when opportunities arise to improve infrastructure and neighborhoods, claiming, “Over 30 years we’ve been ignored.”

Brown also raised concerns about securing the pond, pointing to a recent tragedy in the community in which a child diagnosed with autism drowned in the area. She cited the incident while emphasizing the importance of the security fencing that she said was included in the earlier proposal.

Church leader Steven Dudley told commissioners the congregation does not want to prevent the city from solving



Staff Photo: Kathryn Crockett
Construction continues on the South Madison Street-Alice Avenue drainage pond in Albany. City officials said Tuesday soil excavated from the site is being used at the nearby Henderson Gym project.

the neighborhood’s drainage problems.

Dudley said the church is willing to discuss selling property needed for the improvements back to the city, while seeking fair market value and preserving enough space for overflow parking during church services, funerals and other events.

“We don’t want to stand in the way of the improvements being made,” Dudley told commissioners.

He said the remaining portion of the property appeared capable of accommodating the church’s parking needs if an agreement can be reached.

Dudley also told commissioners an appraisal process was underway to establish fair market value for the property, with the results expected to be communicated to church leadership.

Mayor Bo Durrrough told church representatives the city wanted to be sensitive both to the congregation and the surrounding neighborhood and suggested there could be alternatives to an outright purchase of all the property, including an arrangement under which the church retained ownership of some land while allowing recreational use.

No final property agreement was reached during the discussion.

Another community member provided commissioners with the history of the property, tracing it to the aftermath of the 1994 flood.

According to his account, the land was once owned by Dougherty County before being transferred to the city. The church initially leased the field from Albany, paying \$100 for

the walking-trail concept from Commissioner Chad Warbington.

Warbington acknowledged that Tuesday’s discussion was the first time he had heard all the details surrounding the South Madison-Alice project but said his experience with another stormwater project demonstrated what a walking trail can add to a neighborhood.

Warbington said he previously pushed for a walking trail around a stormwater pond in an area he represented. The proposal narrowly received enough commission support at the time, he said, but the resulting trail has become a popular destination.

“Just a simple walking trail adds a lot of community, a lot of connections,” Warbington said.

He said the trail gives residents a place to walk and expressed support for working through the remaining details to improve the South Madison-Alice site for the surrounding neighborhood.

The mayor said Albany has spent recent years tackling its larger combined sewer problems and is now addressing localized flooding affecting residents in areas across the city.

For Brown, however, addressing the flooding and improving the neighborhood do not have to be competing goals.

Her argument Tuesday centered on preserving the broader vision residents and church leaders were originally shown: a drainage solution that protects homes and streets while creating a safer, more attractive space the neighborhood can use.

The commission did not take final action on the walking trail Tuesday, leaving unresolved whether funding can be found to restore it to the project.

Packaging solutions company to bring 140 new jobs to Hall County

Staff Reports
news@albanyherald.com

ATLANTA — Cirkla will invest more than \$5 million to establish a new food packaging manufacturing facility in Gainesville, officials announced. The project is expected to create approximately 140 new jobs in Hall County over the next three years.

“Cirkla’s choice to build their packaging solutions facility in the heart of one of Georgia’s strongest export hubs is a testament to our state’s logistics capabilities and assets,” Gov. Brian Kemp said. “Investments in infrastructure by the Georgia Ports Authority, including the brand-new Gainesville Inland Port, are helping deliver products to markets all over the world, and we look forward to Cirkla’s success as a result.”

Cirkla, a global leader in developing and manufacturing molded fiber solutions, helps brands meet their packaging sustainability goals through expertise spanning material science, product design and development, mold design, laminations, and coatings.

“Our manufacturing in India runs at scale and has validated this technology in real production environments across some of the most demanding protein categories,” Vaibhav Goel, the CEO of Cirkla, said. “As U.S. demand has grown, so has the case for a domestic footprint – this facility brings that same capability closer to our customers, built for the national rollouts ahead.”

The new Cirkla manufacturing facility will be located at the Gainesville 85 Business Center in Hall County. This

state-of-the-art facility will support Cirkla’s full portfolio of molded fiber products, including MAP and overwrap trays. It will feature patent-pending technology, precision automation, in-house quality labs, and expanded finishing capabilities.

“We are honored that Cirkla has selected Gainesville as the home of its North American manufacturing headquarters,” Gainesville Mayor Zack Thompson said. “This investment reflects the strength of our community, workforce, and business environment, as well as the success of the city’s partnership with Logistics Property Co. in developing advanced manufacturing spaces in the Gainesville 85 Business Park.

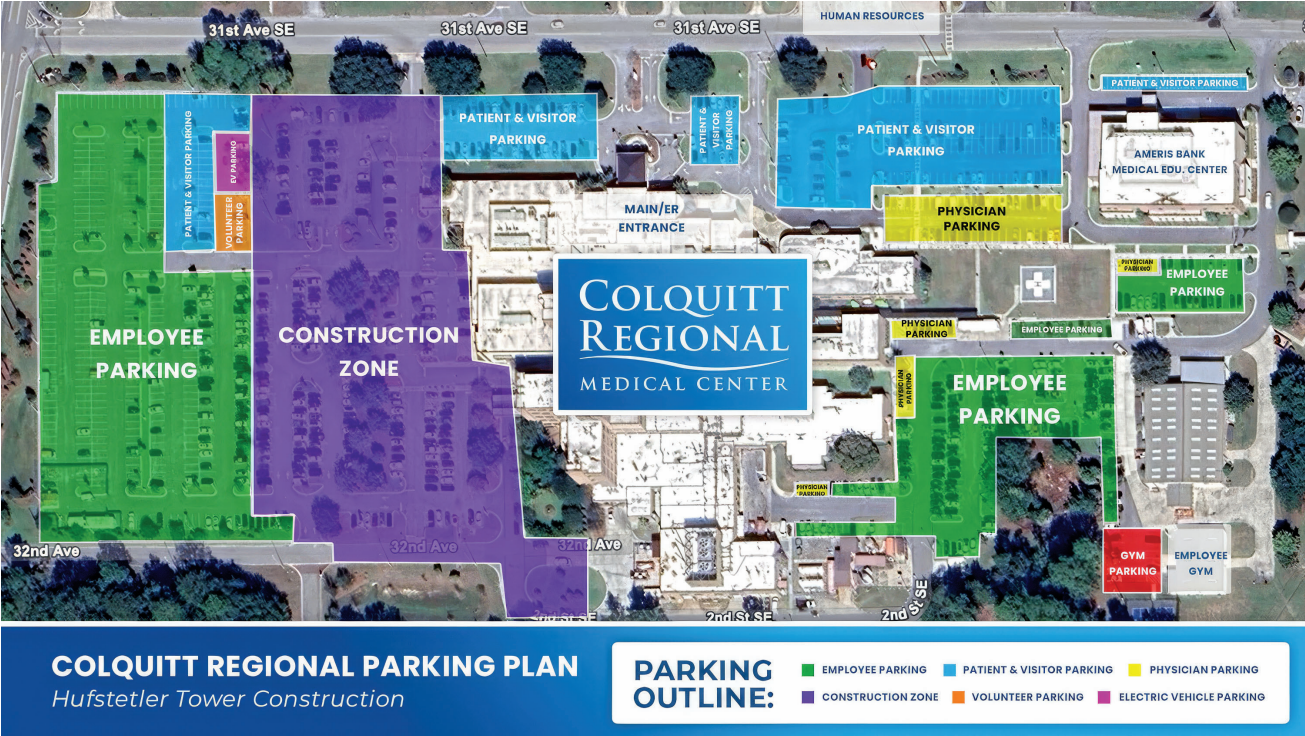
“We look forward to supporting Cirkla’s growth as they expand their global footprint from Gainesville-Hall County and Georgia.”

“Cirkla’s decision to locate in Gainesville-Hall County reinforces the competitive advantages of our region’s food processing, equipment manufacturing, and packaging supply chain,” Tim Evans, president & CEO of the Greater Hall Chamber of Commerce, said. “As the Poultry Capital of the World and home to one of America’s strongest concentrations of food manufacturers, our ecosystem provides the customers, workforce, and industry partnerships that innovative companies like Cirkla need to succeed. We are proud to welcome Cirkla to our thriving business community.”

Regional Project Manager



PAT WILSON



Special Illustration: Colquitt Regional
Beginning Monday, construction for the new Hufstetler Tower will bring temporary changes to parking, traffic patterns and pedestrian access on the Colquitt Regional Health System campus.

Colquitt Regional announces construction-related parking, access changes

Staff Reports
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MOULTRIE — Colquitt Regional Health System is preparing to begin the next phase of construction for its new hospital tower, the Hufstetler Tower, which will bring significant additions to the hospital campus and expand the health system’s ability to serve patients and families throughout the region.

As construction gets underway Monday, patients, visitors, employees and others coming to the hospital campus will see changes to parking, entrances and pedestrian access.

The construction project will take place in multiple phases over approximately two years. While these changes may create temporary inconveniences, they are necessary steps toward the continued growth and improvement of Colquitt Regional.

“We are incredibly excited about what this new hospital tower will mean for our patients, our employees and the future of healthcare in our

community,” Colquitt Regional Health System President and CEO Jim Matney said. “We know a construction project of this size will bring some changes and inconveniences along the way, and we appreciate everyone’s patience as we work through each phase. We ask our community to pardon our progress as we build for the future.”

Beginning Monday, the designated construction zone will go into effect, and traffic and access patterns around the hospital campus will change.

The hospital’s Main/Emergency Department entrance on 31st Avenue will be the only point of entry for patients, visitors, employees, vendors and patient discharges.

The 32nd Avenue entrance off South Main Street will remain available for employees and for individuals accessing Sterling Medical Park. However, this entrance will not provide access to the hospital’s visitor lobby or cafeteria. Patients and visitors needing to access those areas should use the main hospital entrance

on 31st Avenue.

As construction areas are established, some existing parking areas will be impacted, and parking locations will shift. Patients, visitors and employees should follow all posted signage and directional instructions when arriving on campus.

Temporary pedestrian walkways and directional signage will be established to help patients, visitors and employees safely navigate the campus and reach their destinations.

Because construction will occur in multiple phases, parking, traffic patterns and pedestrian access may change again as the project progresses. Colquitt Regional will communicate significant changes in advance whenever possible.

Patients and visitors are encouraged to allow additional time when arriving for appointments or visiting loved ones, particularly during the initial transition to the new access and parking patterns. To ensure a safe and comfortable environment for everyone, visits are limited to two

visitors per patient at a time, and children under the age of 12 should not visit unless there are extenuating circumstances. All visitors are asked to check in at the hospital’s main entrance upon arrival.

The new hospital tower represents a significant investment in the future of Colquitt Regional and the communities it serves. The project will require temporary changes to the way patients, visitors and employees move throughout the campus, but these changes are an important part of creating a modern healthcare environment for generations to come.

Updates will be shared through Colquitt Regional’s website, social media channels, local media outlets, and campus signage and directional information.

The health system will provide additional information and updated maps as construction progresses. For the latest information about construction, parking and campus access, visit www.colquittregional.com.



Special Photo: Albany Museum of Art

The third annual Student Art Exhibition will open on Oct. 30 at the Albany Museum of Art, where visitors can vote for the People’s Choice winner through Nov. 6.

Albany Museum of Art encourages students to prepare works for art exhibition contest

Staff Reports

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ALBANY -- Southwest Georgia students are urged to grab their paintbrushes, pencils, pastels, clay and cameras. Not only do students have the opportunity to see their artwork displayed in an Albany Museum of Art gallery this fall, but high school students can win cash awards for their work.

The third annual juried Student Art Exhibition will open on Oct. 30, in the AMA’s West Gallery. And while the Oct 27 deadline to submit artwork for the competition and exhibition might seem far away, Director of Education and Public Programming Annie Van Oteghem said that middle and high school students should not wait until the last minute to begin working on their submissions.

“It may seem like there’s plenty of time, but deadlines have a way of sneaking up on you, especially in the fall when so many sports and school events are going on,” Van Oteghem said. “I would hate for any student to miss out on this opportunity to have their artwork seen in a gallery of an accredited museum. We hope that students, their teachers, parents, and school groups will spread the word about

the exhibition and contest.”

Middle and high school students who attend southwest Georgia public and private schools and homeschoolers are eligible to participate. There is no cost to enter. Submitted pieces must have been created no earlier than Nov 1, 2025.

Each division has three two-dimensional categories — abstract work, realistic technical work, and enhanced photograph and digital art — and one three-dimensional category — sculpture and 3D art.

A student can submit up to two pieces. The second submission must be entered in a different category than the student’s first submitted artwork. The maximum size, including frame or mat, for two-dimensional works is 24 by 36 inches. The maximum size for three-dimensional works is 24 by 24 by 36 inches, with a maximum weight of 40 pounds.

Judges will name two top winners and honorable mentions in four categories in both the middle and high school divisions. All winners will receive certificates, and the first- and second-place high school winners in each category will receive cash awards.

“We will announce the winners on Nov. 7 at The Heart of Albany Festival,”

Van Oteghem said. “From the opening of the exhibition on Oct. 30 until the festival day, visitors to the AMA will be able to vote for their favorite artworks. The student whose work gets the most votes will win the People’s Choice award, which also comes with a cash prize for the student artist.”

Entry forms can be filled out, and artwork dropped off at the front desk in the AMA lobby beginning on Oct. 13. Students and their parents and teachers can find detailed descriptions of each of the submission categories on the Albany Museum of Art website at www.albanymuseum.com/events/heartfest/participate/.

“This contest and exhibition really grew last year, and we hope it will attract even more students this year,” Van Oteghem said. “It gives people a chance to see that we have some of the most talented student artists in the country right here in Albany and southwest Georgia.

“The Student Art Exhibition will be open through Jan. 2, and we are proud that we can share their artistic creativity with all of our visitors.”

Questions about the contest can be emailed to Van Oteghem at annie.vanoteghem@albanymuseum.com.

QTS announces transformative community investment in Blakely, Early County

Staff Reports

news@albanyherald.com

BLAKELY – QTS Data Centers has announced a transformative community investment in partnership with the city of Blakely and Early County that reflects the company’s long-term commitment to the region and its future. This multi-faceted investment approach is designed to deliver meaningful benefits to the community immediately while supporting long-term economic growth and opportunity.

“At QTS, we believe our success is directly connected to the success of the communities where we invest,” Tag Greason, Co-CEO of QTS, said in a news release. “This partnership reflects our commitment to creating meaningful and lasting benefits for Blakely and Early County. We are pleased that our contribution to the community can begin immediately, before construction even begins, and we can continue our investment for years to come.

“This is a long-term investment that will create lasting economic opportunity and support the continued growth and prosperity of the region.”

QTS’s commitment to Early County begins with annual \$7.5 million payments for three years beginning in December 2026 to support local priorities and community improvements before construction even begins. This early investment is intended to create an immediate, positive impact while the project progresses.

As each building becomes operational, QTS will make payments, ranging from approximately \$4.5 to \$12.5 million per building per year. Based on the current proposed site plan, these early investments could average \$60 to \$85 million per year.

QTS’s investment will continue every year and will be a significant source of revenue from property taxes helping



Special Photo

QTS Data Centers has announced a transformative community investment in partnership with the city of Blakely and Early County that reflects the company’s long-term commitment to the region and its future.

fund infrastructure improvements and other community priorities.

“We are proud to be paired with QTS, a company whose commitment to responsible development and long-term community investment aligns with the values of the city of Blakely and Early County,” John Engler with McKnight Engler said. “This agreement is an important step toward an opportunity that can create positive economic growth, job creation and lasting benefits for generations to come.

“We look forward to being continued neighbors with QTS as we work together to build a stronger future for our community.”

In addition to these investments, QTS will support a Community Betterment Fund totaling a minimum of \$28.75 million. This will provide sustained investment in initiatives that strengthen the community and create lasting and impactful benefits for future generations.

The fund will work closely with Blakely and Early County to support a range of community priorities, including infrastructure upgrades, school improvements, workforce development programs and local law enforcement and fire department resources and training. Examples of these investments include:

“This investment represents an exciting opportunity

for Early County and the city of Blakely,” Blakely Mayor Travis Wimbush said. “The framework outlined in the agreement demonstrates a shared commitment to responsible growth, economic development and long-term community benefit.”

As part of its commitment to being a long-term partner in Early County, QTS is dedicated to developing and operating its facilities responsibly. Consistent with that approach, QTS will fund the energy infrastructure and electricity required to support the campus, ensuring project-related energy costs are not passed on to local residents. The campus also will utilize a closed-loop cooling system that consumes no water for cooling once operational, reflecting the company’s commitment to sustainable operations and responsible resource management.

QTS is a global data center leader with unrivaled access to scalable infrastructure across North America and Europe. QTS delivers state-of-the-art data center solutions, robust connectivity, and premium customer service to leading hyperscale technology companies, enterprises, and government entities at gigawatt scale. QTS prioritizes investing responsibly in the communities where it builds and operates.

Pebble Hill Plantation grand re-opening scheduled Aug. 29

Staff Reports

news@albanyherald.com

THOMASVILLE — Pebble Hill Plantation is closed to the public for the month of August as important maintenance and preservation projects are completed throughout the historic property. While tours will be suspended during this time, the foundation’s business offices will remain open during regular business hours.

From 7A

JOBS

Brandon Lounsbury represented the Georgia Department of Economic Development on this competitive project in partnership with the Greater Hall Chamber of Commerce and Georgia Quick Start.

“Gainesville and Hall County have done an incredible job of building a business community that supports multiple complementary industries, allowing them to create more job opportunities for Georgians while also benefiting existing industries,” GDECD Commissioner Pat Wilson said. “Georgia’s farmers provide fresh ingredients to hundreds of food processing companies across the state, and Cirkla’s innovative packaging solutions, as well as the connectivity Georgia offers, will support those companies in getting products to market across the country.”

ness hours.

The community is invited to celebrate the re-opening of Pebble Hill during a free re-opening celebration on Aug. 29, from 10 a.m. to 2 p.m. in the stable courtyard.

After a month dedicated to preserving one of Georgia’s most treasured historic sites, Pebble Hill will welcome visitors back with a morning of family-friendly activities and special giveaways.

Guests can enjoy:

-- Free Blue Bell ice cream



Special Logo

(while supplies last);

- Wagon rides;
- A chance to win tickets to the fifth annual Pebble Hill Polo Classic;
- A chance to win a discounted wedding or reception

venue rental at Pebble Hill;

- A chance to win a free professional photoshoot booking;
- Special savings on new and renewed annual grounds passes;
- Complimentary admis-

sion to the special exhibition, “Pebble Hill Plantation: A 200-Year Legacy,” in the Elisabeth Ireland Poe Gallery.

Visitors also will have the opportunity to meet two of Pebble Hill’s most beloved residents. Tim, the plantation’s friendly mule, and King, its gentle Percheron horse, will be in the stable greeting guests and posing for photos.

“This maintenance closure allows us to care for and preserve the historic buildings, collections, and grounds

that make Pebble Hill such a special place,” Kim McCray,

the communications coordinator for Pebble Hill Foundation, said. “We’re excited to re-open our gates and invite the community to celebrate with us.”

Regular main house tours will resume on Sept. 1, when visitors can once again experience the beauty, history, and hospitality of the plantation.

For more information, visit Pebble Hill Plantation’s website or call (229) 226-2344.

Kindergarten vaccine rates still below 90% in Georgia

By Maya Homan

Georgia Recorder

ATLANTA -- Kindergarten immunization rates are falling and vaccine exemptions are on the rise, according to data from the Centers for Disease Control and Prevention released this week.

In a press release, CDC officials said data show vaccine rates remain high and encouraged parents to talk to their doctors about vaccine options.

Nationally, vaccine rates for diseases like diphtheria, measles and polio hover around 92% for kindergarteners entering the 2025-2026 school year. In Georgia, that number sits around 89%, slightly up from last year’s 87% rate.

Roughly 5.1% of kindergarteners claimed a vaccine exemption this year, meaning they opted out of school vaccine requirements for personal or medi-

cal reasons, up from 4.8% last year. Georgia is also one of 24 states whose vaccine exemption rate now surpasses 5%.

Only 0.1% of kindergarteners in the state were granted an exemption for medical reasons.

That puts Georgia below the 92% immunity rate needed to ensure herd immunity from diseases like measles, which has infected more than 2,500 Americans this year according to the CDC.

The new data also comes on the heels of a sweeping executive order from President Trump that sought to reshape federal guidance on childhood vaccines and threatened legal action against states that don’t allow personal or religious exemptions to school vaccine requirements. As he signed the order, Trump also echoed false claims linking vaccines to autism.

Dr. Cecil Bennett, a primary care physician with Newnan Family Medicine, emphasized that any link between autism and vaccines is coincidental and does not mean that vaccines caused autism.

“There’s no doubt about the efficacy of vaccines and the importance of vaccines,” he said. “So parents need to know that vaccines are safe and vaccines are effective.”

He said the vaccine rates in



Georgia and across the nation were a result of misinformation about vaccines and what he called a “lack of leadership from Washington, D.C.”

He also encouraged parents to talk to their child’s healthcare provider about their vaccine concerns rather than trying to navigate conflicting narratives about vaccines online.

“If you want to find information why your child should not be vaccinated, you can find that information [online],” he said. “I would rather parents who talk to their child’s pediatrician or their child’s family physician and get correct information.”

Special Photo

Kindergarten vaccine rates in Georgia are below 90%, as many parents listen to false claims by people like the U.S. president linking vaccines to autism.

Davis, Kromah on Doak Walker Watchlist

By Joe Whitfield
Sports Editor

A year ago, Kam Davis and Ousmane Kromah were sharing a backfield at Florida State. This fall, they'll be playing hundreds of miles apart. But the former Dougherty and Lee County stars found their names together again Tuesday when both were selected for the preseason watch list for the Doak Walker Award, presented annually to the nation's top college running back. Davis, now a junior at Liberty, and Kromah, entering his sophomore season at Florida State, were among 62 running backs named to the list. It's the latest connection be-

tween two players Albany-area football fans watched become stars just a few miles apart. Davis starred at Dougherty before signing with Florida State and beginning his college career in Tallahassee in 2024. A year later, Kromah joined him after a standout career at Lee County. Kromah had initially committed to Georgia before flipping to Florida State, giving the Seminoles two running backs from Southwest Georgia in 2025. They spent one season as teammates before Davis entered the transfer portal and landed at Liberty. Now Davis gets a fresh start with the Flames after appear-

ing in 13 games over two seasons at Florida State. He carried 52 times for 173 yards as a freshman in 2024. His opportunities decreased last season, when he appeared in four games and rushed four times for 51 yards and a touchdown. Liberty apparently has plenty of options in its backfield. The Flames were the only program in the country to place three running backs on the Doak Walker watch list. Davis was joined by Peyton Jones, a transfer from Duke, and Kayne Udoh, who played at Arizona State last season after beginning his career at Army. Kromah, meanwhile, remains

in Tallahassee for his second season with the Seminoles. He was one of two Florida State running backs selected for the watch list, joining senior Quintrevion Wisner. Davis and Kromah made names for themselves long before they became college teammates. Davis was one of Dougherty's biggest offensive weapons during his high school career, while Kromah emerged as one of the nation's most highly recruited running backs at Lee County. Their high school careers were separated by only a short drive. Their college careers

See **WATCHLIST**, 10A



Special Photo: Liberty University
Former Dougherty star Kam Davis runs the ball during practice at Liberty University. Davis and former Lee County star Ousmane Kromah are both on the Doak Walker Watchlist, an award for the best running back in college football.



Staff Photo: Joe Whitfield
Albany Middle's Christian Watson, left, battles a Merry Acres defender for a pass during the Indians' 40-6 victory Wednesday at Hugh Mills Stadium.

Josiah West powers Indians past Braves

By Joe Whitfield
Sports Editor

ALBANY — The August sun was beating down on Hugh Mills Stadium, the temperature had climbed to 103 degrees and there wasn't much relief anywhere in sight. Unless you were looking toward Albany's east side. The future looked pretty bright over there. Albany Middle quarterback Josiah West threw five touchdown passes Wednesday afternoon, including three to Christian Watson, as the Indians turned a close game into a 40-6 victory over crosstown rival Merry Acres. And for a while, it was close. Albany Middle led just 8-6 late in the first quarter before West and an explosive group of play-makers took over.

The Indians scored touchdowns on their next four possessions, converting the two-point attempt after each one to score 32 unanswered points. The first big strike came when West found Jamikel Tiller on a screen pass. Tiller did the rest, racing 53 yards for a touchdown. West then dropped an over-the-shoulder pass to Watson in the corner of the end zone for the two-point conversion, pushing Albany Middle's lead to 16-6. After the Indians' defense stopped Merry Acres, West went back to work. He connected with Tiller along the sideline for a big gain to the Braves' 23-yard line, and Lionel Jackson Jr. burst through the line on the next play, carrying the ball to the 8. That's where Merry Acres' defense dug in.

The Braves stuffed Albany Middle on three consecutive plays, setting up fourth-and-goal from the 8. West and Watson answered. West lofted another pass toward the corner, and Watson hauled it in for the touchdown. West ran in the two-point conversion himself, giving the Indians a 24-6 halftime lead. The break didn't cool them off. Albany Middle took the second-half kickoff and drove 58 yards, mixing short passes with runs before West found Tiller across the middle for a 23-yard touchdown. West then connected with Daniel Sams for the conversion, making it 32-6. The final touchdown came on another big play. West hit Tiller for a 43-yard score, their third touchdown

connection of the afternoon, and Kingston Allen caught the two-point conversion for the final Albany Middle points. Merry Acres never stopped battling. With time running out, Lance Goodwin came in at quarterback and connected with Jaidyn Sapp on a big pass that moved the Braves to the Albany Middle 20. The two hooked up once more on the game's final play. Sapp caught Goodwin's pass and headed toward the end zone, but Albany Middle stopped him at the 1-yard line as time expired. On an afternoon when the temperature reached 103 degrees, Albany Middle had provided more than enough fireworks of its own. And for Eastside football, the future looked awfully bright.

Softball roundup: Lee Co., Worth Co., Dougherty win



Staff Photo: Joe Whitfield
Lee County center fielder Kennady Patrick slides home headfirst for a run during Tuesday's game against Thomas County Central in Leesburg. The Lady Trojans won their sixth straight with a seventh-inning double from Makinley Duke.

By Joe Whitfield
Sports Editor

LEESBURG — Thomas County Central had made its choice. With Lee County down to its final out in the bottom of the seventh inning, the Yellow Jackets intentionally walked catcher Porter Butler. Tina Benton followed with another walk, loading the bases and bringing Makinley Duke to the plate. Duke made them pay. The Lee County second baseman drove a 2-1 pitch deep to right field for a two-run double, scoring Jaylyn Purvis and Butler and giving the Lady Trojans a dramatic 5-4 walk-off victory Tuesday in their Region 2-6A opener. The win was Lee County's sixth straight. Purvis started the seventh-inning rally with a one-out single before Izzy Evans moved her into scoring position with a sacrifice bunt. After the intentional walk to Butler and Benton's walk, Duke delivered the winning hit. Benton helped make the comeback possible by keeping the Lady Trojans within striking distance. She pitched all seven innings, striking out 10 while allowing five hits and four runs. Lee County had only four hits but drew six walks. The Lady Trojans travel to Thomasville on Thursday for a region doubleheader against Thomas County Central. **Worth County stays perfect** Nine games into the season, Worth County's numbers are becoming difficult to ignore. The Lady Rams are 9-0. They've outscored their opponents 105-4. And seven of those nine victories have been shut-outs. Worth County added two more Tuesday in Sylvester, opening region play by crushing Carver-Columbus 16-0 and 20-0 in a doubleheader played with temperatures above 100 degrees. Carver didn't record a hit in either game. Laurie Pritchard threw a three-inning no-hitter in the opener, striking out seven and walking one. She began her afternoon with an immaculate inning, striking out the side on nine pitches. Molly Williford went 3-for-3 with two doubles as Worth County scored four runs in the first inning and 12 in the second. Pritchard then traded pitching for hitting in Game 2, going 4-for-4 with three doubles and five RBIs. Austyn Kate Rucker took over in the circle and was perfect. She didn't allow a hit or a walk and struck out seven over three innings as the Lady Rams completed the sweep. Worth County pitchers combined for 14 strikeouts and one walk without surrendering a hit in six innings. The Lady Rams travel to Cook on Wednesday. **Dougherty 12, Shaw 4** Dougherty joined Lee County and Worth County in opening region play with a victory, pulling away

See **SOFTBALL**, 10A

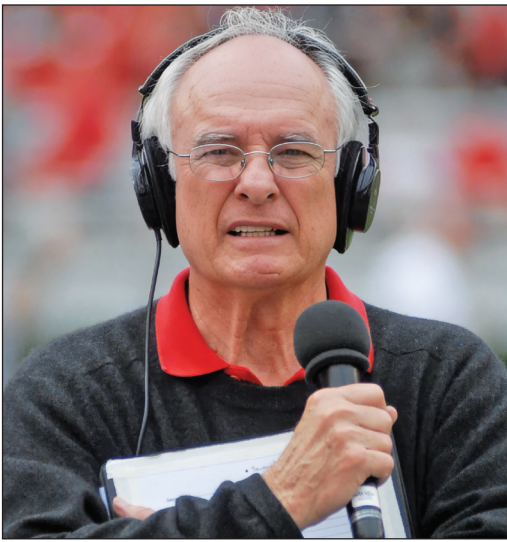
Loran Smith to be inducted into Georgia Radio Hall of Fame

Staff Reports
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ATHENS — Loran Smith will add to his incredibly lengthy ledger of achievements on Saturday when he is inducted into the Georgia Radio Hall of Fame. Ceremonies will be held at the Sandy Springs Performing Arts Center beginning at 5:00 p.m. Smith's radio career has been a vital portion of his diverse career and also highlights his role as an innovator across numerous media platforms. In the 1970s, Smith originated the first live football coaches' locker room radio show following Georgia football games. In 1974, he became the Bulldogs' first sideline

announcer with Georgia fans anxiously awaiting his reports from field level when Larry Munson commanded "Whaddaya got, Loran?" Smith continues to co-host the Georgia Radio Network's pre-game Tailgate Show, which he originated in 1984. In addition to his work with the Bulldogs, Smith's weekly radio show, "Sports Conversations," currently airs on approximately 50 radio stations throughout Georgia. His daily show, "Two Minute Drill," runs on more than 30 stations statewide. The list of his guests reads like a "Who's Who" in sports history, with names such as Red Grange, Satchel Paige, Stan Musial, Jack Nicklaus, Arnold Palmer, T. Boone

See **SMITH**, 10A



Special Photo: UGA
Georgia Bulldogs radio commentator Loran Smith will be inducted Saturday into the Georgia Radio Hall of Fame. Most Georgia fans know him from the 1970s when he worked as a sideline reporter with Georgia legend Larry Munson.



TONY DUCKWORTH
TONY'S TAKE:
Tough sledding ahead

By Tony Duckworth
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Falcons Future. Falcons owner Arthur Blank's organization has not made the NFL playoffs since 2017. Atlanta led the Patriots 28 - 3 in the third quarter of the Super Bowl that season. Atlanta lost the lead, which led to New England securing the biggest comeback in SB history. I apologize for the reminder, Falcons fan.

At the time, Dan Quinn led the Dirty Birds, but he was let go during the 2020 season. Blank and team leadership in Flowery Branch, next two head coaching hires Arthur Smith and Raheem Morris, strung together five consecutive losing seasons. The cloud of the 2017 SB meltdown continues to haunt the organization.

Following last season, Blank stood up and made appropriate changes at the top of the organization and turned the organization over to Falcons alumnus QB Matt Ryan as team President. While Ryan doesn't have experience in this area, this is an upgrade from the previous regime. Ryan lived it as a player, and he knows what a winning organization feels like. Ryan hired a new GM and Kevin Stefanski, who previously led the Cleveland Browns. This is the first coach the Falcons have hired with NFL head coaching experience since Dan Reeves in 1997. Yes, 1997. That's nine head coaches, including interims, since Reeves. Reeves led the Falcons to their first Super Bowl appearance.

The move to turn the organization over to Ryan, arguably the most decorated player in franchise history, gives Falcons fans reason for optimism. However, according to ESPN's annual Future Power Rankings, the Falcons scored 27th of 32 NFL franchises. The rankings project where each organization will be between 2027 and 2029.

ESPN ranked the results from their panelists using four categories to create the overall score: quarterback (20%), roster excluding QB (30%), front office (25%), and coaching (25%). The ranking is based on how well each team is positioned for the future.

Every fan knows the most important position in all of sports is QB. Falcon fans following the red and black this pre-season recognize the QB position has been a disaster. Atlanta's top pick several drafts ago, Michael Penix, has yet to return to live play in practice following season-ending surgery last season. The previous staff never developed Penix to take snaps under center, so no 'play action' shrunk Atlanta's playbook when Penix played.

Longtime Dolphins QB Tua Tagovailo was brought in to compete against Penix. Tua led BAMA to a stunning comeback over UGA in the 2018 CFP National Championship. Tua has had flashes of brilliance, but durability has plagued the QB throughout his career. Following the Falcons' first preseason game, Tua was quoted as saying his performance "Was not even up to par". It's no secret the Falcons ranked 31st of 32 in QB score in ESPN Future Rankings.

The other three categories rank the Falcons at 24th in the front office, 21st best roster when excluding the QB, and 17th in coaching. As a result, the ESPN Future Rankings extend the organization's playoff drought through 2029. Yes, even in the NFC South.

While the above is a forecast, it does not appear there is reason to be bullish on the Dirty Birds in the near future. For me, until the Falcons solve the QB position, it will be tough sledding.

Top 5. The Top 5 organizations according to ESPN's Future Ranks include: 1. Seahawks, 2. Eagles, 3. Lions, 4. Broncos, and 5. Rams. Interestingly, QB rankings in this group ranged from 13 - 24. However, rosters excluding QB ranged from 1 - 6. Every team except the Eagles coaching ranked between 1 - 7. Top-tier rosters combined with elite coaching equal success in the NFL.

X posts. @DM_Shirley posts "College football coaching tiers 2026: It's Curt Cignetti and Kirby Smart, then everyone else".

For me, unless Cignetti pulls another rabbit out of the hat this season or next, give him at least four seasons of elite success before you put him on par with Kirby.

@ByPatForde posts "First time since 2015 that no SEC team got a No. 1 vote in the preseason AP poll."

The SEC is the 2nd best football conference in the land.

@Brett_McMurphy "In last 3 years, College Football Playoff records vs. the other Power 4 conferences Big Ten 9-3* | ACC 3-3 | SEC 2-7 | Big 12 0-3 | *Won 3 national titles"

The SEC is the 3rd best conference the past three seasons in the CFP. 7 fewer wins than the BIG10 and 4 more losses than the ACC and Big12.

Tony Duckworth is a native of Macon and is the President and CEO of the Albany Area YMCA. Tony worked in inter-collegiate athletics for thirty-one years.

MAURICIO DUBÓN: A dream worth chasing

By Mark Bowman
Braves.com

ATLANTA — Six days. That's all the time it took to change Mauricio Dubón's life.

Dubón was a 15-year-old growing up in Honduras in 2010 when Ben Ritchey and his father, Andy, arrived with a church group from California to conduct baseball clinics.

Among hundreds of children participating, Dubón approached Ben with an extraordinary question.

"Can you take me back with you?"

By the end of the week, that's exactly what happened.

Dubón's biological mother, Jeannette Doblado, believed her son's baseball dreams would have a better chance in the United States. Andy and Sandy Ritchey agreed to welcome him into their Sacramento home.

Six days after the boys met, Dubón left Honduras for California.

Sixteen years later, the gamble has produced a remarkable baseball career.

Dubón is the only active major league player born and raised in Honduras, a two-time Gold Glove winner, a 2022 World Series champion with Houston and now a valuable member of the Atlanta Braves.

"It's an amazing story," Sandy Ritchey said. "He cried and cried when he first came. He



Special Photo: Braves.com
Mauricio Dubón, now with the Atlanta Braves, overcame a remarkable journey from Honduras to become a two-time Gold Glove winner and World Series champion.

was homesick. He was just this scrawny little 15-year-old. But he had a dream, and he made that dream happen."

Dubón spent the summer of 2010 playing baseball in California before returning to Honduras for the school year. When he came back to Sacramento the following summer, Ben Ritchey barely recognized the player he'd become.

"He really wasn't very good at first," Ritchey said. "I mean, he was OK. Then he went back to Honduras, and he must have

really trained and put his head down to get better. He came back that next year, and he was truly different."

Dubón attended Capital Christian High School, where his defensive ability and rapidly improving bat began attracting scouts.

The Boston Red Sox eventually selected him in the 26th round of the 2013 MLB Draft.

Some encouraged Dubón to turn down the \$70,000 signing bonus and attend junior college instead.

He wasn't interested.

"I knew if I stayed in Honduras, I would not be able to do what I wanted to do," Dubón said. "I felt like this was my chance to come here. They trusted me and I trusted them."

He had already taken a much greater gamble by leaving his mother, friends and country behind.

"He'd say, 'I'm afraid to go back to Honduras. This has got to work for me,'" Sandy Ritchey said. "I said, 'It's going to work for you.' I never

told him it wouldn't."

It did.

Milwaukee promoted Dubón to the majors in 2019. His first phone call was to Sandy Ritchey. His second was to Doblado, the mother who had made the difficult decision nine years earlier to let her teenage son leave Honduras with a family she had just met.

Doblado immediately boarded a plane and traveled to Pittsburgh to watch her son make his major league debut.

Dubón has since built his reputation on defensive versatility. He won American League Gold Gloves as a utility player in 2023 and 2025 and earned a World Series ring with Houston in 2022.

But his journey to the majors remains rooted in two families — one in Honduras willing to let him go and another in California willing to take him in.

"I'm just so proud of him," Sandy Ritchey said. "When he was in high school, he said, 'I want to make it big.' I told him, 'You're going to make it big and regardless of what happens, you'll always be my son.'"

Dubón did make it big.

And he hasn't forgotten all the people who helped him get there.

"It's been pretty cool having everybody along the way," he said.

Perez named Preseason All-SIAC

Staff Reports
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ALBANY — Albany State outside hitter Jarianis Perez will enter her senior season as one of the SIAC's most highly regarded returning volleyball players.

Perez was named to the Preseason All-SIAC First Team, while the Lady Golden Rams were picked to finish third in the conference's preseason poll.

The honor comes after Perez

put together a strong junior season in 2025, recording 336 kills in 112 sets. She also finished with 272 digs, 46 service aces and 38 blocks while contributing on both sides of the net.

"Jarianis earning First Team Preseason All-Conference honors is a great reflection of the work she has put in and the standard she continues to set for herself," Albany State coach Verniece Graham said. "She has grown as a player since

arriving at Albany State, and her ability to impact the game offensively and defensively makes her a special athlete."

Perez's 336 kills were an average of 3.0 per set, while she averaged 2.43 digs per set.

But Graham made it clear that neither Perez's individual honor nor Albany State's third-place projection will mean much once the season begins.

"Preseason recognition is just that, preseason. We know the real work begins when we step on the court," Graham said. "I'm proud of Jarianis, but I also expect her to continue pushing herself, leading by example, and proving that she belongs among the best in this conference."

"This recognition is earned, but the next level has to be earned every day."

Perez will be a key piece as Albany State attempts to challenge for the SIAC championship after being projected third in the preseason voting.

The Lady Golden Rams won't have to wait long to find out where they stand.

Albany State opens the 2026 season against Carson-Newman at the Bobcat Classic.



Special Photo: Reginald Christian, ASU

Albany State outside hitter Jarianis Perez prepares to serve during a match. Perez was named to the Preseason All-SIAC First Team after recording 336 kills and 272 digs last season.

From 9A WATCHLIST

eventually brought them to the same locker room.

Now those careers have split in different directions.

Davis will try to make his mark at Liberty. Kromah will try to do the same at Florida State.

And both will begin the season with their names among the running backs being watched for one of college football's top individual awards.

The Doak Walker Award selection committee will name 10 semifinalists in November before choosing three finalists later that month. The winner will be announced Dec. 10 during the College Football Awards.

From 9A SOFTBALL

from Shaw at Gordon Park.

The Lady Trojans erased an early 2-0 deficit and took the lead with three runs in the third before breaking the game open with six in the fifth.

Five of those six runs scored on bases-loaded walks.

Dougherty drew 12 walks and stole nine bases, while Jalexi Thomas delivered both at the plate and in the circle. Thomas had two hits and pitched all six innings, limiting Shaw to two hits and four runs — two earned — while striking out seven. Madison Zachery also had two hits.

Columbus 19, Monroe 3

Monroe stayed within striking distance until Columbus erupted for 12

runs in the sixth inning at Gordon Park.

Glendays Harvey led the Lady Trojans, going 3-for-3 and driving in two runs. Raquel Timley stole two bases.

Columbus finished with 17 hits.

Monroe travels to Columbus on Thursday for another region meeting with the Blue Devils.

Bainbridge 14, Westover 3

Bainbridge scored six runs over the first two innings and pulled away from

Westover in another Region 1-4A game at Gordon Park.

Sydney Donaldson led the Lady Patriots with two hits in three at-bats, while Timeria Neal drove in a run. Westover also stole six bases.

Bainbridge's Auburn Culpepper went 5-for-5 with three doubles and three RBIs.

Westover travels to Bainbridge on Thursday for the rematch.



Special Photo: Tony Walsh, UGA

Georgia defensive back Ellis Robinson IV makes a tackle against Alabama. Robinson was one of four Bulldogs named to the Preseason Coaches All-SEC First Team and one of 11 Georgia players honored overall.

Georgia puts 11 players on Preseason All-SEC team

Staff Reports
news@albanyherald.com

ATHENS — Georgia will enter the 2026 season with plenty of star power — at least according to Southeastern Conference coaches.

The Bulldogs placed 11 players on the Preseason Coaches All-SEC teams announced Wednesday, including four first-team selections.

Offensive tackle Earnest Greene III and center Drew Bobo, both fifth-year players, earned first-team honors on offense, while junior defensive back Ellis Robinson IV and junior safety KJ Bolden were first-team selections on defense.

Georgia had five players named to the second team.

Running back Nate Frazier,

tight end Lawson Luckie and offensive guard Dontrell Glover represented the Bulldogs' offense. Frazier is a junior, Luckie a senior and Glover a sophomore.

Sophomore defensive lineman Elijah Griffin and senior inside linebacker Raylen Wilson were second-team selections on defense.

Quarterback Gunner Stockton, entering his fifth season at Georgia, and senior defensive lineman Gabe Harris rounded out the Bulldogs' selections by earning third-team honors.

The preseason recognition comes as Georgia prepares for its Sept. 5 season opener against Tennessee State at Sanford Stadium.

Kickoff is scheduled for 3 p.m. on Dooley Field, with the game streaming on SEC Network+.

From 9A SMITH

Pickens, Herschel Walker, Aaron Boone, Lee Trevino, Nick Saban, Dan Reeves and Keith Jackson.

Smith is a prolific journalist. He has served as a columnist

for the Athens Banner-Herald for decades and his column is syndicated in more than 20 Georgia weekly newspapers. Smith also has authored or co-authored 17 books about Georgia football and other topics such as fly fishing and tailgating recipes. He also wrote the first five Masters Annuals, an official publica-

tion of the Augusta National Golf Club.

A native of Wrightsville, Smith graduated from the University of Georgia's Grady College of Journalism in 1962. He also served as captain of the Bulldogs' track & field team in 1960 and was the program's MVP as a senior. Smith never left Athens, originally joining

the Athletic Association staff as an assistant sports information director and eventually serving as executive director of the Georgia Bulldog Club.

Joining Smith in the Hall of Fame's Class of 2026 are: Dallas McCade from Atlanta's New Country 101.FIVE; Greg Street whose show "6 O'Clock Jump Off" on Atlanta's V-103

served as a launchpad for a generation of Southern artists including OutKast, T.I. and Ludacris; Joel Williamson, longtime morning show host on WDUN in Gainesville, Y-106 in Atlanta and currently WCON throughout Northeast Georgia; and Marcy Williams, a trusted news voice for 95.5 WSB since the 1980s.

From 2A DOWN- TOWN

and selling his wares in the Harlem area, and the West Broad location gave him a permanent base.

Salaam also worked for the construction company that built the mall and laid the flooring in the facility.

“All the businesses downtown had committed to moving to the mall,” he said. “They left downtown and it was like a ghost town, vacant.”

Talking to the owner of a shoe store, Salaam discovered he managed an empty building next door.

“I told him I’d like to rent it,” Salaam said. “To my surprise, I could afford it. I was crazy. There was nothing down there. One hundred and seventy-five dollars a month.”

Shortly after opening Albany

State University’s Homecoming weekend brought a rush of customers, and the combination of the newest New York fashions and a professional window display meant big sales.

A few years later the business would become a casualty in Mayor James Gray’s vision of redeveloping the area, one that included the demolition of a block in the heart of downtown with the idea of rebuilding. The project died with Gray in 1986.

The block that was razed now houses the federal courthouse building, the Dougherty School Board, the Albany-Dougherty Government Center and parking decks, all built in the space left vacant by the demolition.

One bright spot was the opening of the Flint River Quarium in 2004. The \$30 million facility, which gives visitors a fish-eye view of a blue hole spring, has brought

visitors to the area on Front Street.

Decades of Plans Going Nowhere

Idea after idea to revitalize the once-thriving area have been brought up since the 1970s, beginning with Gray’s big plans that fizzled out. There have been studies, and consultants have been hired to reimagine the downtown area, and mayors and city managers have come and gone with no big boost to the area.

“For 30 years we’ve struggled with rebuilding,” Salaam said. “There was nothing going on in downtown for a long time. It was all in the northwest. They just let it decay. They had no idea how to redevelop this downtown, but they’ve spent a lot of money on plans. We didn’t have the type of leadership to put it to work.”

Salaam, who is a member of the Downtown Development Authority board, said he is planning to open another retail store and thinks the area has a brighter future. “I think (with) this new administration and our new city manager (Terrell Jacobs), I feel a whole lot better about downtown development,” he said. “I haven’t felt like this in 35 years. I’m one of the ones who came in the ‘80s and stayed. I’m still going to do my part to help bring this to reality. I want to give my support to bring this back.”

Getting Better

Over the past seven years or so, the downtown area has seen starts and stops. A brewery opened but later closed. Two developers took a shot -- and failed -- at turning the former Water, Gas & Light and Davis Brothers Department Store/Albany Herald buildings into a hotel project. A third company is currently giving it a shot.

Albany businessman Bob Brooks donated the Belk building to the Albany Museum of Art, which is working on plans and raising money to move to that location, and across the street the former Davis Exchange building is being turned into an apartment complex with an addition.

Up North Washington Street from that location, the St. Nicholas Hotel opened in February 2026. Across the street,

K. Fuller Marketplace, operated by Matt Fuller, one of the three partners in the development project, has opened. A bakery is coming soon in the block across the street from the hotel, a restoration of the original building completed in 1908.

The hotel facility includes Harry’s bar, named for Harry James, a big-band leader who was born at the hotel to circus performer parents.

Fuller has plans for projects a block to the north of the hotel and businesses.

“There’s just so much (that’s) positive, and there’s so much opportunity,” he said of downtown. “It’s kind of ‘You build it, they will come.’ I think this will continue as time moves forward and we continue to add more quality business. I think more people will come.”

A former Albany City Commissioner, Fuller said he thinks he sees something now he hasn’t seen in downtown — momentum.

“I think by far this is the most momentum I’ve seen,” he said. “I think now is more positive momentum than we’ve seen downtown in my 47 years. The art museum is going to be great. That’s going to bring people downtown and big groups.”

The reception at the hotel has been great so far, Fuller said, with bookings for rooms, meeting rooms and hosting retreats and events like wedding rehearsal dinners and rooms occupied by members of wedding parties.

“It looks like September and October are filling up,” he said. “The restaurant and bar have been well-received. Once people have stayed, we’ll have repeats. We’ve just got to get those initial visits.”

Like Salaam, Fuller said he is rooting for the area’s success, but from a business and personal perspective.

“Being from Albany and going off to college and coming back and opening our business here, it was very important for us to see downtown succeed,” he said. “So we are certainly making every effort.”

The Birth of a Museum

Public discussion of the art museum has only shifted into high gear over the last couple of years, but the desire to move downtown has been there for some time, AMA Executive Director Andrew

Wulf said.

“The museum has (considered) that idea off and on for a couple of decades,” he said. “With the donation of the Belk building by Bob Brooks, that was the catalyst, but we always believed it would be advantageous. Downtown has always been the heart of the city.”

The renovated building will include a cafe and outdoor statue garden. The 58,000 square feet will more than double the museum’s current Meadowlark Drive location, where the lack of space is starting to limit the ability to bring in new art.

The extra space will allow for more room for exhibits, storage and educational activities, Wulf said. The fundraising efforts for the planned \$31 million project are far enough along to allow for drafting plans and to begin interior demolition in a few weeks.

“The Belk building is a landmark,” Wulf said. “It’s been a very involved process with our architects and designers to find a way to turn a 20th-century store into a 21st-century museum.”

Part of that process includes working with state and federal officials to ensure the preservation of historic features.

“We’re just delighted to take that space and give it to our Albany residents and all visitors to Albany,” Wulf said. “We believe in total accessibility. We want every person who visits here, whether they’re from here or not, to feel ownership.”

That includes plans to keep admission and children’s activities for area public and private schools free of charge.

“We feel like we’re in good company, and downtown is transforming for the better, and we’re honored to be a part of that transformation,” Wulf said. “I think it’s great being downtown and being part of that beating heart again. We are building a museum in the heart. There is so much interest in downtown. Being a part of that is important to us.”

Wait, There’s More

A number of other projects are in the works downtown, including an overall streetscape project. Along Front Street, the Commodore Conyers College & Career Academy and the second Georgia Depart-

ment of Agriculture Georgia Grown center are slated to move into a building being renovated.

The Flint restaurant has been joined downtown by Bee Smoothie, and running shoe store Albany’s Best Running. Nearby, on Pine Avenue, the city of Albany is working to find a tenant for the vacant brewery.

The holy grail of a hotel development has not been cracked, but there has been movement as hotel development company Woodmont Lodging, based in Bethesda, Md., is drafting plans and moving to get a firm cost estimate on the renovations.

Another project on tap is in the 100 block of North Washington Street, a concept that would include several currently vacant buildings for a project that would include apartments and a restaurant space for Albany Technical College culinary students.

What happened with the demise of downtown Albany in the 1970s is a story that has been told in hundreds of cities across the country, Albany Downtown Manager Lequerica Gaskins said.

What malls and outlying shopping developments cannot duplicate is the sense of place and familiarity that downtown brings, she said.

“What people are finding is that downtowns create memories,” she said. “You remember the Christmas parades little Joey was in. You remember the fireworks on July 4. You remember Turtle Grove (park). ... All those memories we have. We are creating memories.”

The revitalization effort also is helping to preserve buildings that have fallen in disrepair along with disuse, the downtown manager said.

Much of downtown is now in a recognized historic district. That will both ensure that historical architecture is kept in its original appearance and provide the opportunity of state and federal tax credits for developers.

“We are retaining and protecting our historical character and our historical buildings,” Gaskins said. “Our goal is to make sure we’re protecting our history and creating a platform for economic development ... and also creating that sense of place.”



Martha Emogene Akison (Howard)

Martha Emogene Howard Adkison, 89 of Albany, GA, peacefully passed away Sunday morning, August 16, 2026 surrounded by family at her home. She had struggled the last four years with severe Dementia and Parkinson's.

Funeral services will be conducted Wednesday, August 19, 2026 at 11:00 a.m. at Byne Memorial Baptist Church. Rev. Mark Jackson and Rev. Charlie Brown will officiate. Interment will follow at 3:00 p.m. at Bethel Baptist Church Cemetery, 2245 Bethel Road, Sycamore, GA, 31790

Emogene was born February 22, 1937 to James (Jim) William Howard and Cora Lee Howard of Sycamore, GA. After high school she met the love of her life, James Hansel Adkison and they were married on June 11, 1955.

Once married the newly weds moved to Albany, GA where she accepted a position at the Marine Corps Logistics Base where she became the supervisor of the Contract Division, where she was known as Martha, She was with the Marine Base fot thirty seven years from which she retired.

In 1960 Emogene and her husband built their home which has remained as their residence while giving birth to their only daughter, Sheila Justice Adkison in 1968, Sheila was their only child who was married in 1989 and blesseded them with their granddaughter, Jennifer Justice.

Emogene was a longtime member of Byne Memorials Baptist Church in Albany, GA. She was very active in the church, worked with the youth for many years, and also taught Sunday School for many years. She was very active in the Albany Exchange Club, where her husband, Hansel was a long time member.

Those left to cherish Martha Emogene Adkison's memory include her daughter, Sheila Adkison, her granddaughter, Jennifer Justice, several nieces and nephews and great nieces and nephews.

Emogene is preceded in death by her loving husband of sixty six years, James Hansel Adkison, parents, Jim and Cora Lee Howard, three brothers, Barney Howard, Sr. (Christine) (Dorothy), Melvin Howard (Vera), Aldene Howard (Junie) and two sisters, Vera Howard Owen (Sam) and Evelyn Howard Grant (Tom) .

The family will receive friends Tuesday, August 18, 2026 from 6:00 to 8:00 p.m. at Mathews Funeral Home.

In lieu of flowers memorials may be made in memory of Martha Emogene Howard Adkison to Byne Memorial Baptist Church, 2832 Ledo Rd., Albany, GA, 31707 or a favorite charity of your choice.



Joel Stephen “Steve” Brown

Mr. Joel Stephen “Steve” Brown, 74, of Leesburg, peacefully passed away on Saturday, August 1, 2026, at Willson Hospice House in Albany. A memorial service honoring Steve’s life will be held at 2:00 p.m. on Saturday, August 29, 2026, in the chapel of Joseph W. Jones Funeral Home. The family will visit with friends, one hour prior to the service, beginning at 1:00 p.m. Born January 11, 1952, in Atlanta, GA, he was the son of the late Joel Stokes Brown and Eleanor Dunn Brown. Steve spent many dedicated years working for Stewart’s Organ & Piano Company in Albany, GA, where he was known for his strong work ethic and friendly nature. He also spent several years at the state of Georgia working for the Georgia Archives. Outside of work, he found joy in life’s simple treasures. He had a passion for antiquing and loved buying and selling on eBay, always on the lookout for a unique find. Yard sales were one of his favorite pastimes, and he especially enjoyed traveling to community sales across the state, including the annual Peaches to the Beaches Yard Sale. An avid golf fan, Steve enjoyed watching tournaments on television, and he could often be found relaxing at his computer playing his favorite card game, Spider Solitaire.

Steve will be remembered for his kind and generous heart, his warm smile, and his gentle spirit. A natural peacemaker, he always sought to bring happiness to those around him. His infectious laugh, playful sense of humor, and ability to make others smile left a lasting impression on everyone fortunate enough to know him.

Above all, Steve treasured the time he shared with his life partner, Michael. Together they built a life filled with love, laughter, and countless cherished memories. Steve’s legacy of kindness, compassion, and joy will live on in the hearts of all who knew and loved him. He will be deeply missed and lovingly remembered. Along

with his parents, he was preceded in death by his beloved fur baby, Scooter. Those left to cherish his memory include his life partner, Michael Grimsely of Albany; and a host of friends that loved him deeply.

From 2A

CHEHAW

ficient money remains in the applicable T-SPLOST funds to cover either alternative.

“We’ve got funds for either option, is my understanding,” Warbington said.

The proposal represents the latest effort to complete a connection that has repeatedly appeared in Albany’s long-range trail plans.

The original 2016 master plan similarly placed a premium on keeping trail users separated from traffic on Philema Road. Both alternatives evaluated at the time were designed to negotiate the roadway without an at-grade crossing.

The Albany Herald highlighted the Chehaw connection as one of the most important pieces of the broader Flint River Trails System, which local officials envisioned eventually linking recreational assets across Albany and Dougherty County and extending into neighboring counties.

“The question has always

been, how do we extend the trail across (busy) Philema Road from Cox Landing?” Spencer Lee, a Friends of the Flint River Trails board member, told the Herald in 2018. “Well, the folks who worked on the master plan came up with the solution. We don’t go across Philema, we go under it.”

The city renewed its focus on the project in September 2024 when it hired Atlanta-based Robert and Company

to evaluate improvements to the Riverfront Trail and study potential connections to Chehaw.

By August 2025, the consultant had developed conceptual alternatives for navigating the difficult area around Lake Worth and the Philema Road bridge. At the time, Robert and Company told commissioners the overall Riverfront Trail planning effort was about one-quarter complete and discussed

potential improvements including exercise stations, signage, observation decks and nature-trail amenities.

The project remains conceptual. A preferred alignment has not been finalized, and the city’s authorization package says the final project scope, alignment, budget, site control, matching funds and formal grant resolution would return to commissioners before submission.

PUBLIC NOTICE

Pursuant to O.C.G.A. § 36-81-5(e), the City of Edison will hold a public hearing at City Hall’s Meeting Room, 19433 Hartford St., Edison, Georgia, on **August 27th, 2026, at 6:00 p.m.**, at which time the City Council will hear form the public on the proposed budget for the fiscal year beginning January 1, 2027, and ending December 31st, 2027. A copy of the budget is available for public review at Edison City Hall and at the Library in Edison.

Pursuant to O.C.G.A. § 36-81-6(a), adoption of the budget will be considered by the City Council at a public meeting to be held at City Hall on **August 27th, 2026, at 6:30p.m.**

All meetings will be held at City Hall Meeting Room, 19433 Hartford St., Edison, Ga.



Forever to For Sale

The Resilient Flooring Benefits for Short- and Long-Term Homeowners

FEATURE IMPACT

Whether you just closed on your forever home or decided to stay put with a low-interest loan and renovate, choosing the right flooring often pays off. Flooring is a foundation homeowners count on every day in their homes and often a key factor for potential buyers. No matter where you are in your home journey, your flooring needs to deliver.

Great design, durability, ease of maintenance, convenience, indoor air quality, performance and value – these are universal considerations when choosing flooring, but not every type of flooring offers these benefits with such a wide breadth of options. Resilient flooring has a host of solutions that offer a balance of performance with personalization, making it a great option for homeowners at every stage of their building or renovation journeys.

Resilient Meets You Where You Are

If you’re staying put, one of the most impactful things you can do to improve your home is refresh your floors. In addition to a new and inspiring aesthetic, resilient flooring offers numerous options that deliver more.

Ease of maintenance is one of the most valued attributes in flooring. Resilient flooring has a host of options that are known for how easy they are to clean and how well they stand up to furry friends’ claws and accidental spills.

On the other hand, if you’re moving on and up, it’s important to remember dated and poorly maintained flooring are red flags for potential buyers or renters, making them consider repair costs or whether the rest of the home has been maintained. Updating flooring prior to selling often supports the value of your home compared to similar homes with worn or outdated floors. They inspire in the listing photos, create a positive first impression and make your home feel move-in ready.

No matter where you are in your home journey, when you’re balancing your budget for upgrades, it’s important to consider where you’ll get a good reward for your investment. Resilient flooring offers thousands of options to refresh any space in your home at a host of price points.

When designing or redesigning a space, it’s important to also look beyond durability and performance and consider the invisible benefits like indoor air quality. Resilient flooring offers two major third-party certifications in indoor air quality. The FloorScore certification means your floors have been tested and confirmed to promote good indoor air quality. For rigid core flooring, Assure Certified also has strict standards for indoor air quality and content and performance requirements. Both give you and your family peace of mind, knowing your floors are creating a better home environment where you live, play and work.

Sound Footing for Any Stage in the Home Journey

Ultimately, resilient flooring has numerous options that deliver beauty and performance for your family now and years down the road. Whether you’re staying put or moving to your next home, resilient flooring meets you where you are in life and helps you enjoy the next step. Its combination of thousands of designs, durability, ease of maintenance, third-party certifications and more make it a great option for sellers and dwellers.

To learn more about the benefits of resilient flooring, visit BeautifullyResponsible.com.



DUCTED OR DUCTLESS:

Improve home comfort with an all-climate heat pump



Photo Courtesy of Mitsubishi Electric Trane HVAC US

FEATURE IMPACT

Making your home a comfortable, welcoming place starts with the choices you make about heating and cooling it.

If you’re looking to upgrade your system, it may not require a complete overhaul of your existing HVAC setup to add a modern heat pump. Ducted heat pumps can often be installed using a home’s existing

ducts - and in some cases, it might make sense to combine ducted and ductless equipment. It all depends on the needs of your space.

To figure out what factors you should take into account while planning your HVAC system revamp, consider this guidance from the heating and cooling experts at Mitsubishi Electric Trane HVAC US (METUS), leading providers of all-electric, all-climate heat pumps in the U.S.

How Heat Pumps Can Work with Existing Ductwork

Similar to traditional HVAC systems, ducted heat pumps are designed to distribute conditioned air through ductwork. Therefore, if your home is already set up with a usable duct system, adding a heat pump and air handler could allow you to heat and cool your home more efficiently and comfortably. Depending on the condition, size and layout of your ductwork, you may just need minor modifications during the installation process.

Getting a professional home assessment with a qualified HVAC contractor can help you evaluate your options. Because no two spaces are the same, they will assess the design and condition of your existing system, evaluate whether it can support a modern heat pump and identify other potential opportunities for improvement.

Why You Can’t Use the Same HVAC Approach for Every Home

Every home is different, so

there’s no such thing as a one-size-fits-all HVAC solution. If you have certain rooms that consistently make you shiver or sweat when you walk into them - no matter how comfortable the rest of the house is - that’s probably a space your ducted system isn’t equipped to reach on its own.

Commonly, these are additions that weren’t included in the original HVAC design, rooms at the end of long duct runs or areas of the home with different airflow and insulation conditions. Finished basements, for instance, often stay naturally colder than the rest of the home since heat rises and basement walls are cooled by the surrounding earth. Converted attics or bonus rooms above garages, meanwhile, can become extra hot in the summer and cold in the winter. Sunrooms and rooms with large amounts of glass are typically less insulated and experience extreme temperature shifts.

When to Combine Ducted and Ductless Systems

A combined approach may make sense when you have spaces with different heating and cooling needs. By leveraging existing ductwork in the main areas of your home, you can install a ducted heat pump to keep your most-used living spaces comfortable without extensively reconfiguring your HVAC setup.

Spaces outside the main zones can be more difficult to keep climate-controlled using ducted systems alone. Additions, sunrooms, finished basements and

converted attics or garages are good places to add ductless indoor units to help manage temperatures.

Combine ducted and ductless solutions in a sustainable way by choosing energy-efficient models like Mitsubishi Electric’s all-electric, all-climate heat pumps. Integrate a ducted air handler into your existing whole-home system to control the bulk of heating and cooling then install wall-mounted ductless units as needed to provide targeted, on-demand comfort in areas that are more difficult to heat or cool. The heat pumps are designed for high performance in a wide range of temperatures and conditions while remaining quiet, adaptable and energy efficient.

Benefits of Combining HVAC System Types

If you have a house where it feels like some rooms are always too hot or too cold, a combined ducted and ductless system can help you maintain more consistent temperatures throughout your home. They also give you more control over temperatures in different spaces, since you can adjust individual units rather than changing a single thermostat. Plus, if you know your home needs HVAC upgrades, choosing a combined system means you can make those changes with minimal disruptions to your existing setup, saving you time and money.

Learn more about all-electric ducted and ductless heat pump systems at Mitsubishi-Comfort.com.

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Squirrel (Falconry): NOW – March 15
Raccoon & Opossum: NOW – February 28
Dove: September 5 – October 11
Canada Goose: September 5 - 27

AIR GUNS:

From kids’ gifts to modern hunting weapons

By Tom Seegmueller
news@albanyherald.com

ALBANY – Mention BB guns, and the Daisy Red Ryder is generally the first thing that comes to many people’s minds. Owning a Daisy was a rite of passage for several generations, as so aptly depicted in the 1983 movie “A Christmas Story.”

In the movie, set in the 1940s, young Ralphie Parker schemes to have Santa Claus bring him the ultimate Christmas gift, asking him for “an official Red Ryder carbine-action 200- shot range model air rifle with a compass in the stock, and this thing which tells time.”

The only problem is that the Daisy Red Ryder never came equipped with a compass or sun dial embedded in the wooden stock. Those were distinctive features of the Buck Jones model Daisy manufactured a pump gun instead of a lever action. Daisy could not convince the producers of the movie to use a classic Red Ryder. They eventually agreed to make three prop guns with a compass set in the stock and adding a copper forearm band and front sight.

One of the original prop guns is in the Daisy Museum.

The movie’s popularity led Daisy to produce a Red Ryder with a compass and sundial in the stock for 1983 and 1984. In 2003 and 2008, on the occasion of the 20th and 25th anniversaries of the gun and movie, Daisy produced a limited number of collectible Daisy Red Ryders replicating the originals.

Daisy trace’s the company’s roots back to 1886 when the Markham Air Rifle Co. was established in Plymouth, Mich. In 1888 Clarence Hamilton, a watchmaker and inventor, approached the board of the Plymouth Iron Windmill Company with an all-metal air gun he had designed. He felt Plymouth had the ability to cast, mold and shape the metal components of his design.

Legend has it that when the firm’s general manager, L.C. Hough, test-fired the diminutive gun in his office,

he proclaimed, “Boy that’s a Daisy.” Which was a popular positive affirmation of the era, referring to something that was appealing or cute. The gun would be named Daisy.

By 1895, sales of the gun were so strong that the company quit making windmills and began the exclusive production of air guns. The first Daisy BB gun was patented in 1889.

The early air guns were designed to shoot lead BB shot, which was readily available.

The shot already was being used in shotgun shells loaded for large waterfowl, including geese and cranes.

Initially, Daisy refrained from calling its product BB guns, thinking the phrase diminished their appeal. Around the turn of the century, the company began manufacturing and using a smaller lead shot that traveled at a higher velocity and offered greater accuracy than the original.

As time went by, some people believed that BB stood for “ball bearing,” which led some economical shooters to use steel balls scavenged from the waste piles of bearing plants. As gun after gun returned to the plant for repairs, the company found a large cluster of returns located around Minneapolis, Minn., near the American Ball Company.

Shortly after that, the American Ball Company began marketing the Bullseye brand of BBs under a proprietary contract for Daisy. However, Daisy was forced to eventually acquire the company to ensure the consistency and quality of production for a product bearing the company’s name.

A BB is initially shaped from a roll of steel wire that is cut into slugs. These slugs are then compressed from each end, forming uniform steel spheres. The spheres are then dumped into grooved flashers or grinding wheels, where they are polished until uniformly round and smooth. The BBs are then electroplated with zinc to prevent rust. In the mid-1960s, Daisy introduced an orange dye into the zinc to produce its trademark Golden Bullseye BBs.

Over the decades, improvements in material and manufacturing processes have led to more uniform BBs, providing greater accuracy and velocity. During the Vietnam War, Daisy increased production capacity to provide shot for Air Force munitions. When that contract ended, the demand for steel shot for hunting migratory birds increased due to federal migratory bird hunting regulations.

At that time, Daisy was one of the leading producers of steel shot for the shotgun industry, producing a variety of shot sizes for shotgun shell manufacturers. At the peak of production, Daisy was producing 55 million BBs a day.

Today the bulk of all BBs come from China, arriving in the United States packed in 55-gallon barrels, weighing 2,000 pounds and containing 2,600,000 BBs. These bulk BBs are sorted for imperfections before being loaded into the iconic yellow and black

cocking these iconic rifles easy for young shooters.

A recent survey showed that 88% of shooters took their first shot with a Daisy. The Model 1938 Red Ryder is still a popular model, and Daisy has developed a shooting system around it focusing on all aspects of shooting safety and responsibility. The current catalog also contains Match Grade rifles for competitive shooting at the highest levels.

Not only does Daisy provide the guns, it also has a shooting education program allowing shooters to compete in the Daisy National BB and Air Gun Championship match, offering college scholarship opportunities.

During one scene in “A Christmas Story,” Ralphie has a daydream in which he defends the family home from a horde of marauding bandits using his newly acquired Red Ryder. Part of the humor of the scene is the general perception that air guns would

signed and was building an air rifle firing a .46-caliber lead ball at more than 800 feet per second. Not only was this satisfactory performance for a military firearm of the day, Girardoni’s rifle was capable of firing up to 22 rounds before reloading, an astonishing ability at the time.

The gun featured a detachable air reservoir that also served as the gun’s stock. When fully charged, the gun could fire 30 rounds before recharging. A tubular magazine could hold up to 22 lead balls. That particular air rifle had an effective range of approximately 125 yards on a full reservoir. It required 1,500 strokes from an air pump to fully charge the reservoir.

The gun’s high rate of fire and low recoil reduced noise, and the lack of significant noise when fired made it a very specialized weapon for that period. The facts that it required less cleaning and could be fired from the prone position were also seen as advantages to traditional black-powder muskets.

Lacy was so impressed that he proposed that Girardoni manufacture 500 of his air guns for the Austrian army. By 1784, the watchmaker had been able to produce 274 guns. Each firearm was handmade, a tedious process further complicated by the fact that the watchmaker had lost his left hand in a gun accident. He made an iron hand prosthesis and developed an early system of mass production in an effort to speed up production.

A major challenge was the creation of air reservoirs, air pumps, seals, valves and other nonstandard components that had to meet standards allowing them to be interchangeable.

The outbreak of another war in Crimea led to another contract for 1,000 air guns. It is estimated that only about 774 of the firearms in this contract were completed before Girardoni died in 1799.

Despite this rarity, in 1803 one of the rifles ended up in Philadelphia, where it was purchased by Capt. Meriwether Lewis, who was then an aide to President Thomas

Jefferson. Lewis would take the air gun with him when he and William Clark led the Corps of Discovery from St. Charles, Mo., to the Pacific Ocean at the mouth of the Columbia River.

Between May 14, 1804, and Sept. 23, 1806, the Corps of Discovery would travel a predominantly uncharted wilderness through the Louisiana Purchase, across the Continental Divide and the Northwest Territory. Lewis would first demonstrate the capabilities of his air gun to French fur traders on Brunot Island, where one man accidentally shot a woman with it.

“I visited Capt. Lewis’s barge,” Col. Thomas Rodney wrote. “He showed us his air gun, which fired 22 times with one charge.”

Further documentation indicates that Lewis displayed the gun’s unique abilities at least 16 times in demonstrations to Native Americans along the expedition’s route. In 1804, he recorded in his journal that he showed the gun to Arikara leaders Lighting Crow, Hay and Eagle Feather along the Missouri River in what is now North Dakota.

“After the council was over, we shot the air gun, which astonished them,” he wrote.

Air guns have once again moved into the realm of hunting with the capability of taking medium and large game, including deer and hogs. These modern air rifles are being manufactured to shoot up to .50-caliber projectiles with 700 foot-pounds of energy. Some .25-caliber air guns are firing pellets at 1,500 feet per second. High pressure air chambers built into these rifles allow them to fire multiple rounds before refilling is required.

With the current Georgia deer hunting regulations stating, “Air rifles of .30-caliber or larger and air bows are legal during the statewide primitive weapons deer season and WMA primitive weapons hunts,” older Georgians might be asking Santa for their ultimate gift with hopes of finding an air gun under the tree this Christmas.



Special Photo

The first air rifles date back to the 1800s.

paper tubes or bulk plastic canisters. The cardboard tube remains the most popular and recognizable BB container on the market.

For more than a century, Daisy has developed the reputation of being the first gun that many shooters use. The spring-piston pump-powered traditional BB guns like the model 25 generally have low velocities of about 275 feet per second. These low velocities are a result of the weak springs used to make

be an ineffective choice of a firearm in such a perilous situation.

While Daisy and other early manufacturers were creating their “parlor guns” in the late 1800s, they were not the first air guns to be developed or to be used in America. That distinction would go to Bartolomeo Girardoni, an Austrian watchmaker who developed a reaping rifle in the 1770s.

In 1779, Austrian Field Marshal Franz Moritz von Lacy heard that Girardoni had de-



Special Photo

Once viewed as “kids’ toys,” some modern air rifles are used by hunters in Georgia.

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JOBS

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Employer: Phoebe Sumter Medical Center, Inc.
Position: Medical Technologist
Location: Americus, Sumter 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 a 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: Kiaris Kennon, kkennon@phoebehealth.com

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, shughes@phoebehealth.com

Employer: Phoebe Sumter Medical Center, Inc.
Position: Medical Technologist
Location: Americus, Sumter 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

Full-Time

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 a 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: Kiaris Kennon, kkennon@phoebehealth.com

Albany Legals

Construction/Service
Bids

A-819
INVITATION TO BID
Boiler Replacement
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BID REF. #26-050R

Sealed bids will be received, on behalf of Dougherty County by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on August 21, 2026. A 5% Bid Bond is required of all bidders. Bid documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Ricky Gladney, Buyer I, at rgladney@albanyga.gov. \b\ Michael Eaton, Chief Financial Officer

August 22, 2026

A-825
REQUEST FOR PROPOSALS
Distribution Operations Control
Center

Planning Study
PROPOSAL REF. #27-016

Sealed proposals will be received by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 5:00 PM, on September 16, 2026. A Pre-Proposal Conference will be held in the Procurement division office and through Zoom, on August 25, at 10:00 AM. Zoom credentials are contained in the proposal documents. Proposal documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Destin Adams, Buyer I, at dadams@albanyga.gov. \b\ Michael Eaton, Chief Financial Officer

August 22, 2026

Corporations

A-831
CERTIFICATE OF
INCORPORATION

I, Brad Raffensperger, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that Sowega Aquifer Alliance Inc., a Domestic Nonprofit Corporation, has been duly incorporated under the laws of the State of Georgia on 07/14/2026 by the filing of articles of incorporation in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on 08/14/2026.

August 22, 29, 2026

Debtors & Creditors

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
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-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

Debtors & Creditors

to make immediate payment to us. This 27th day of July, 2026.

Bobbi Porto
Administrator of the Estate of Larry Hunt 1542 Piernmaj Lane
Lutz, FL 33549-5744

August 1, 8, 15, 22, 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-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 Dultman 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-741
NOTICE TO DEBTORS AND
CREDITORS

STATE OF GEORGIA,
COUNTY OF DOUGHERTY

All creditors of the Estate of EDESEL MARTIN FORD deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to us.

This 29th day of July, 2026.

LAUREN H. WILLIAMSON,
Administrator of the Estate of EDESEL MARTIN FORD
P.O. BOX 70639
Albany, GA 31708

August 1, 8, 15, 22, 2026

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-755
NOTICE
GEORGIA
DOUGHERTY COUNTY

Notice is hereby given to all creditors of the Estate of Randle Lloyde 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 Lloyde Burns
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
(229) 430-9989

August 8, 15, 22, 29, 2026

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-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

Debtors & Creditors

Debra Dianne Dorrough 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-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, 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-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-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

Divorces

DOUGHERTY COUNTY
SUPERIOR COURT
STATE OF GEORGIA

Petitioner: Jamie D. Taylor

vs.

Respondent: Kimberly Taylor

Civil Action Case Number: 25CV764-2

NOTICE OF SUMMONS

TO: Kimberly Taylor
Respondent Named Above:

This notice has been published to let you know that a Divorce case was filed against you in the Superior Court on July 29, 2025. The court issued an order for service of summons by publication on March 4, 2026. You must file an Answer to the Petition with the clerk of Superior Court and serve the Petitioner with a copy of the Answer. The Petitioner's address is 2336 S. Madison St., Apt. 9, Albany, GA 31701. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything she asked for in the Petition for Divorce.

This the 4th day of March 4, 2026.

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

A-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-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

Divorces

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-784
DOUGHERTY COUNTY SUPERIOR
COURT

STATE OF GEORGIA

Petitioner: Sharolyn Miller V.

Respondent: Marqita Miller
Civil Action Case Number: 26CV6478-1

NOTICE OF SUMMONS

To: Marqita 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 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

Juvenile Court

A-796
PUBLICATION

DOUGHERTY COUNTY JUVENILE
COURT

IN THE MATTER OF: K.L.J., Black/Female, DOB: 10/19/2024
TO: Hakeem Javarius Jones, biological father of the above referenced female child born to Kadajah Shanel Timley on 10/19/2024.
TO: Any other individual who might have a paternal claim to the above referenced female child born to Kadajah Shanel Timley on 10/19/2024.

A Petition for Permanent Guardianship was filed in this Court by the Dougherty County Department of Family and Children Services, on July 10, 2026. The Petition alleges the above-referenced child to be dependent according to Georgia law and seeks to transfer permanent guardianship. 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, Albany, Georgia, 31701, by phone 229-431-2162.

A Petition for Permanent Guardianship was filed in this Court by the Dougherty County Department of Family and Children Services, on July 10, 2026. The Petition alleges the above-referenced child to be dependent according to Georgia law and seeks to transfer permanent guardianship. 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, Albany, Georgia, 31701, by phone 229-431-2162.

You or any other interested party may file a written objection or answer on or before the date and time for the hearing stated above by filing the same at the office of the Clerk of Juvenile Court of Dougherty County, Georgia, and the Petitioner's Attorney, Jennifer Cummings. Jennifer E. Cummings
Special Assistant Attorney General
Post Office Box 70191, Albany, Georgia 31708
Phone (229) 352-5656, Georgia Bar Number 326291

August 15, 22, 2026

A-795
IN THE SUPERIOR COURT OF
DOUGHERTY COUNTY
STATE OF GEORGIA

In Re: Adoption of Petition of LALIA ALEXANDRIA BONNER and LONDON ALEXANDER BONNER, by and NOTICE OF PETITION TO TERMINATE PARENTAL RIGHTS To: JAMAL BONNER the Presumed Legal Father, of a CARSON ALEXANDER BONNER, born in 2014, LALIA ALEXANDRIA BONNER, born in 2017 and LONDON ALEXANDER BONNER, born in 2017, JAYCE ALEXANDER BONNER, born in 2012. You are hereby notified that an Adoption Petition for CARSON ALEXANDER BONNER, born in 2014, LALIA ALEXANDRIA BONNER, born in 2017, LONDON ALEXANDER

Juvenile Court

BONNER, born in 2017, and JAYCE ALEXANDER BONNER, born in 2012 has been filed in the above-styled Court by JULIUS LOUD., through his attorney, Christopher A. Flowers of Smith & Flowers Law, P.C. Civil Action File No. 26A14-3. The mother of the child has consented to the adoption. Pursuant to Official Code of Georgia Annotated Section 19-8-10 and 19-8-11 and other pertinent laws, you are advised that a hearing has been scheduled for August 26, 2026, at 02:00 p.m. before the Honorable Victoria Johnson. Further, you are advised that you have the right to appear at said hearing. You should contact the attorney for Petitioner, Christopher A. Flowers, Smith & Flowers Law, P.C. P.O. Box 70879, Albany, Georgia 31708/ 504 N. Jefferson Street, Albany, Georgia 31701, telephone 229-434-1070 for further information. All notices to or correspondence with the Petitioner and copies of all pleadings or proceedings you may file in any court in regard to the above-referenced Child should be served upon him. Dated this 10th day of August, 2026.

August 15, 22, 29, 2026

Local Government

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, DOUGHERTY COUNTY, GEORGIA:

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, 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-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.

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

222 Pine Ave., Suite 560
Albany, Georgia 31701

Local Government

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-811
CITY OF ALBANY
MUNICIPAL COURT

CITY OF ALBANY, Petitioner,
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, 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-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 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

Local Government

(229) 431-2805 (office)
mcuster@albanyga.gov

August 15, 22, 2026

A-812

**CITY OF ALBANY
MUNICIPAL COURT
CITY OF ALBANY, Petitioner,
CIVIL DOCKET NO. 26-NA-38
vs.
1300 Gillespie Ave., Albany,
Georgia, bearing Tax ID#
0000H/00027/010; and
ALEXIA OUSLEY, Property
Owners;
AS WELL AS ANYONE ELSE
CLAIMING AN INTEREST IN THE
REAL PROPERTY KNOWN AS
1300 GILLESPIE AVE., ALBANY,
GA, Respondent(s).
CIVIL DOCKET NO. 26-NA-38**

LEGAL NOTICE
**TO: ALEXIA OUSLEY, AS WELL
AS ANYONE ELSE CLAIMING AN
INTEREST IN THE REAL
PROPERTY KNOWN AS 1300
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
1300 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 Land Lot 374 in the First
Land District of Dougherty County,
Georgia, and being more particularly
described as follows: All of Lots 1, 2
and 3 in Block "L" of Avalon
Subdivision, according to a map or
plat of said subdivision as the same
is recorded in Plat Book 1, Page 94
(Plat Cabinet 1, Slide A-12) in the
office of the Clerk of Superior Court,
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-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-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, 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

Probate Court Administration

A-814

**GEORGIA, DOUGHERTY COUNTY
PROBATE COURT**
**IN RE: ESTATE OF: CHARLES
EMANUEL BLACK**
ESTATE FILE NO: 2026-ES-260

Esther Black has petitioned to be
appointed **administrator** of the
estate of **CHARLES EMANUEL
BLACK**, 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 15, 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 22, 29, September 5, 12
2026

Probate Court Administration

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-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, 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-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

Probate Court Guardianship

A-807

**IN THE PROBATE COURT OF
DOUGHERTY COUNTY
STATE OF GEORGIA**

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

Probate Court Guardianship

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 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.**

Be notified further: All objections to
the petition must be in writing, setting
forth the grounds of any such
objections. All objections should be
sworn to before a notary public or
before a Probate Court Clerk, and
filing fees must be tendered with
your objections, unless you qualify to
file as an indigent party. Contact
probate court personnel for the
required amount of filing fees. If any
objections are filed, a hearing will be
scheduled at a later date. If no
objections are filed, the petition may
be granted without a hearing.
Leisa G. Blount
Probate Judge
P.O. Box 1827
Albany, GA 31702
(229) 431-2102

August 15, 22, 29, September 5,
2026

Public Hearings

A-817

**SOUTHWEST GEORGIA
COMMUNITY ACTION COUNCIL,
INC.** proposes to submit an
application for a grant from USDA
Rural Housing for approximately
\$117,393 (or maximum amount
allowed for State of Georgia is
\$234,787) to provide home
renovation services for elderly and
handicapped low-income
homeowners in the counties of
Baker, Calhoun, Colquitt, Decatur,
Dougherty, Early, Grady, Lee, Miller,
Mitchell, Seminole, Terrell, Thomas,
and Worth. A statement of activities
is available for review and comment
at the central office of the agency at
912 1st Avenue, S.E., Moultrie, GA.
The deadline for public comment is
August 31, 2026.

August 22, 2026

A-835

Public Notice

Southwest Georgia Regional
Commission is applying for funding
assistance under Title 49 U.S.C.
Section 5311 of the Federal Transit
Act pertaining to rural areas.
Southwest Georgia Regional
Commission will offer general public
transportation to all citizens of Baker,
Calhoun, Colquitt, Decatur,
Dougherty, Early, Grady, Lee, Miller,
Mitchell, Seminole, Terrell, Thomas,
and Worth Counties for any
worthwhile purpose, including but not
limited to shopping, medical
treatment, social services, and other
purposes.
Southwest Georgia Regional
Commission solicits private sector
input and participation to assure that
private for-profit transportation
operators have a fair and timely
opportunity to participate in the
development of this program.

Southwest Georgia Regional
Commission also solicits comments
and concerns from the general
population on local rural public
transportation services.
Southwest Georgia Regional
Commission also solicits comments
and concerns from the elderly,
low-income, and disabled population

Public Hearings

and their representatives to assure
that issues relating to the disabled
are addressed in the service design
proposed during the planning
process.

Interested persons are invited to
request that a public hearing be held
to discuss the services being offered
or the development of the
application.

Written comments, requests for
public hearing and/or written notice
of intent by private-for-profit
transportation operators to provide or
participate in any or all of the above
services should be submitted no
later than fifteen (15) days from the
date of this publication to:

Amanda Nava Estill, Director of
Transportation
PO Box 346
Camilla, GA 31730
229-522-3552
anaavaestill@swgrc.org
If no response is received within the
fifteen (15) days, Southwest Georgia
Regional Commission will proceed
with the application to the Georgia
Department of Transportation.
August 22, 2026

A-827

**HISTORIC PRESERVATION
COMMISSION**

NOTICE OF PUBLIC MEETING
**The Albany-Dougherty Historic
Preservation Commission** will
conduct a public meeting on
**Wednesday, September 2nd, 2026,
at 10:00 A.M.** (In-Person) Historic
Preservation Commission meetings
are open to the public. Please note,
there is also a virtual option. The
meeting will take place at the
following location.

240 Pine Avenue, Room 380
Albany, GA 31701
Join Zoom Meeting
<https://zoom.us/j/95219225113?pwd=VU94ZzNpFDI5S2dMN04yUzI1YWUxUT09>
Meeting ID: 95122 5113
Passcode: 51521928
One tap mobile
+16465588656,95219225113*,"*51
5128# US (New York)

26-051 HISTORIC – 138 Pine
Ave: COA request by the City of
Albany for the removal of the
pedestrian walk-through bridge and
other façade improvements.
26-052 HISTORIC – 132-136 Pine
Ave: COA request by the City of
Albany the removal of the pedestrian
walk-through bridge and other
façade improvements.

Exact description of the property is
on file at the Planning &
Development Services Department,
240 Pine Avenue, Room 300, and
may be reviewed along with any
other information regarding this
request between 8:00 a.m. and 5:00
p.m., Monday through Friday.
Telephone number is (229) 438-3901
As set forth in the Americans with
Disabilities Act of 1990, the City of
Albany does not discriminate based
on disability in the admission or
access to or treatment or
employment in its programs or
activities. The Human Resources
Department has been designated to
coordinate compliance with the
non-discrimination requirements
contained in section 35.107 of the
Department of Justice Regulations.
Information concerning the
provisions of the Americans with
Disabilities Act, and the rights
provided there, is available at the
office of Human Resources.

The City of Albany will assist citizens
with special needs given proper
notice (7 working days). Any
requests for reasonable
accommodations required by
individuals to fully participate in any
open meeting, program, or activity of
the City of Albany, Georgia should
be directed to Paul Forgey, AICP,
Director, Planning and Development
Services, 240 Pine Avenue, Suite
300, Albany, Georgia, 31701, (229)
438-3901.
August 22, 2026

Public Sales/ Auctions

A-815

**ABANDONED MOTOR VEHICLE
ADVERTISEMENT NOTICE:**

You are hereby notified, in
accordance with OCGA 40-11-19 (A)
(2), that petitions were filed in the
Magistrate Court of Dougherty
County to foreclose liens for all
amounts owed. If the lien is
foreclosed, a court shall order the
sale of the vehicle to satisfy the debt.
The vehicles are currently located at:
Harris 1 Trucking & Wrecker
Service, 1542 E. Broad Ave, Albany,
GA 31705.
Anyone with an ownership interest in
this vehicle should contact the
business above

Vehicle Make: Nissan
Model: Sentra
Year: 2026
Color: Black
Vehicle Vin ID:
3N1AB9BV9TY283751
Vehicle License: P79363399 /GA
August 22, 29, 2026

A-822

In order to satisfy the liens on
storage renters, Anywho
Warehouse LLC, will offer to sell to
the highest bidder for cash the entire
contents of the following storage
spaces:

No. 11 & 31 belonging to Gary
Swords

The sale will be conducted on
Saturday, September 12, 2026 at
17769 North Highland Ave. in
Arlington, Ga. at 9:30 a.m.

August 22, 2026

A-801

Notice of Public Sale Ledo Self
Storage 1661 Ledo Rd. Albany, GA
31707 (229) 490-4960. Property of
the following tenant(s) will be sold to
satisfy rental liens in accordance
with the Georgia Code 10-4 -213 et
seq for Georgia Lien Statutes. All
items will be sold or otherwise
disposed of. Sales will be conducted
online at storageauctions.com.
September 3, 2026 at 10AM EST. All
goods will be sold AS IS condition.
All items or spaces may not be
available at time of sale. All sales are
final, and a \$100 refundable cleaning
deposit is required for all sales.
The following units will be auctioned.

Unit A31 Sandra Knight-HH Goods
Unit A35 Audriana Smith-Toys/HH
Goods.

Unit C53 Justice Jones Williams-
Furniture.

August 15, 22, 2026

Service by Publication

A-701

**IN THE STATE COURT OF
DOUGHERTY COUNTY
STATE OF GEORGIA**
KARRIECE DAVIS AND ANGEL

(1) (Description of Registrant; if
natural person, give name and full

Service by Publication

**DAVIS as next of kin for MINOR
K.D., Plaintiffs
v.**

**L.&J AUTO SALES AND LEADING
AND JACKIE COLTON, Defendants
CIVIL ACTION FILE NO.
STS92025000453
ORDER GRANTING PLAINTIFFS'
MOTION FOR SERVICE BY
PUBLICATION ON DEFENDANTS
L&J AUTO SALES AND LEASING
AND JACKIE COTTON**

It appearing to the Court by Affidavit,
as required by O.C.G.A. §
9-11-4(f)(1)(A), that the
above-named Defendants, L&J Auto
Sales and Leasing and Jackie
Cotton, cannot be found within the
State of Georgia after diligent search
and inquiry, and/or conceal
themselves to avoid service of the
Summons, and it further appearing
that valid claims exist against said
Defendants and that they are
necessary and proper parties to this
action;

And Plaintiffs' Motion for Service by
Publication on Defendants L&J Auto
Sales and Leasing and Jackie Cotton
having been read and considered,
and it appearing to the Court that all
statutory requirements have been
met, and that service by publication
is appropriate and authorized by law;
IT IS HEREBY ORDERED that
Plaintiffs' Motion for Service by
Publication on Defendants L&J Auto
Sales and Leasing and Jackie Cotton
is GRANTED.
SO ORDERED this 23rd date of
June, 2026.
John M. Stephens
HONORABLE JUDGE
STATE COURT OF DOUGHERTY
COUNTY

Prepared by:
Katonga L. Wright, Esq.
Georgia Bar#: 132654
3100 Gentian Blvd, Suite 008B,
Columbus, GA 31907
706-748-7363
844-297-4448
877-972-3532 FAX
GAElie@thewrlghlegalgroup.com
www.thewrlghlegalgroup.com
Certificate of Service

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

August 1, 8, 15, 22, 2026

Trade Names

A-824

**TRADE NAME REGISTRATION
STATEMENT AND AFFIDAVIT**

Trade Name: J & B Auto Sales
1208 N Slappey Blvd, Albany, Ga
31701
(1) (Description of Registrant; if
natural person, give name and full
address: if firm or partnership, give
name and address of each member
of firm or partnership; if corporation,
give name of corporation and its
legal domicile. If limited partnership
the firm name shall have added the
word "limited" in parentheses).
JGBM LLC, A Georgia Limited
Liability company, whose principal
office is located at: 1208 N Slappey
Bld, Albany, GA 31701.

(2) (Describe the business owned or
being or to be carried on and the
county in which said business is
chiefly carried on, and, if a
corporation, it's legal domicile; and
the trade name used).

JGBM LLC is engaged in the
business of buying, selling, and
dealing in used motor vehicles in
Dougherty County, GA.

Foreclosures

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-820 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 2107 BEACHVIEW 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:
August 15, 22, 29, September 5, 2026

A-783 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 2107 BEACHVIEW 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 situate, lying and being in the County of Dougherty, State of Georgia, and being more particularly described as follows: All of Lot 95 of Catalina Beach Estates, Section 2(B) according to a map or plat of said subdivision as the same is recorded in Plat Book 4, Page 70 in the Office of the Clerk of Superior Court, Dougherty County, Georgia. Being commonly known as 2107 Beachview Drive according to the 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:
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-821 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 2731 MOULTRIE 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 October 1, 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 Land Lot 94 of the First Land District of Dougherty County, Georgia and being more particularly described as all of Lot 11 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. Being commonly known as 2731 Moultrie Road according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 00146-00001-011 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, 2026, and is recorded at Deed Book 5339, Page 61 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:
Assertive Acquisitions, Inc
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: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 Deman Avenue and extending west same width 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 rights, 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

Foreclosures

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 22, 29, September 5, 12, 2026

A-820 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:CANUGA PROPERTIES, LLC;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 520 W BROAD 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 October 1, 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 easterly portion of City Lot 86, Block 10, on Broad Avenue, more particularly described as follows: From a point formed by the intersection of the west right of way line of Monroe Street and the South right of way line of Broad Avenue, go thence west along the south right of way line of Broad Avenue a distance of 410.0 feet to the northeast corner of the said Lot 86 and the point of beginning; go thence west along the south right of way line of Broad Avenue a distance of 111.7 feet to a point; go thence south along a chain link fence, a distance of 210.0 feet to a point located on the northerly right of way line of a 20 foot public alley; go thence east along the north right of way line of said alley, a distance of 118.2 feet to a point which is the southeast corner of said Lot 86; go thence north along the east line of the said Lot 86 a distance of 210 feet to the point of beginning. The property herein conveyed is all that portion of the said Lot 86 which lies east of a line denominated as "New Chain Link Fence" on that certain plat made pursuant to Boundary Line Agreement and recorded in Deed Book 331, Page 147 in the Office of the Clerk of Superior Court, Dougherty County, Georgia, reference to which is hereby made. Being commonly known as 520 W Broad Avenue according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000B 00002 018 Avenue 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 118 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:
Assertive Acquisitions, Inc
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 22, 29, September 5, 12, 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 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, 12, 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 Deman Avenue and extending west same width 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 rights, 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

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 Deman Avenue and extending west same width 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 rights, 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

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 Deman Avenue and extending west same width 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 rights, 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

Foreclosures

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, 12, 2026

A-816 NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION STATE OF GEORGIA/COUNTY OF DOUGHERTY
TO: 1) Greenleo Residential Rental, LLC, 2) Unknown Successors, Managers and Assigns of Greenleo Residential Rental, LLC, 3) City of Albany, Georgia, 4) Dougherty County Tax Director or Commissioner, 5) all Tenants/Residents/Occupants, 6) All Persons Known or Unknown who may claim an interest in property known as **1113 Thirteenth Ave., Albany, Georgia 31707**
TAKE NOTICE THAT:
The right to redeem 1113 Thirteenth Ave., Albany, Georgia 31707 (Tax Parcel 0000N-00027-028), as follows, to wit:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, BEING ALL OF LOT 8 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. Will expire and be forever foreclosed and barred on and after the 23rd day of October, 2026, or 30 days from service of notice.
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, Page 186.
The property may be redeemed at any time before the 23rd day of October, 2026, or 30 days from service of notice, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Basil Law Group, LLC, 301 Bradley Street, Suite B-7, Carrollton, Georgia, 30117.
Please be governed accordingly.
August 22, 29, September 5, 12, 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, 12, 2026

A-751 NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Jennifer A Dorniney 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 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 **2001 Murray Hill Ln, Albany, GA 31707** 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): Jennifer A Dorniney and Estate and/or Heirs of Joyce L Stewart or tenant or tenants. One Mortgage Corporation is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Only Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518 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 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 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-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 0000Q 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

Foreclosures

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 0000Q 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-751 NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Jennifer A Dorniney 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 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 **2001 Murray Hill Ln, Albany, GA 31707** 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): Jennifer A Dorniney and Estate and/or Heirs of Joyce L Stewart or tenant or tenants. One Mortgage Corporation is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Only Mortgage Corporation 1661 Worthington Rd Suite 100 West Palm Beach, FL 33409 (800) 750-2518 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 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 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-734 NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Jennifer A Dorniney and Joyce L Stewart 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 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: The land referred to herein below is situated in the county of Dougherty, State of Georgia, and is described as follows: All that tract or parcel of land lying and being

Foreclosures

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-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 08l 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-619
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER
Because of a default under the terms
of the Security Deed executed by
Desreen Natasha Carr and Ronnie
Carr to Mortgage Electronic
Registration Systems, Inc., as
beneficiary, as nominee for Ameris
Bank, its successors and assigns
dated July 11, 2022, and recorded in
Deed Book 4996, Page 145,
Dougherty County Records, said
Security Deed having been last sold,
assigned, transferred and conveyed to
Planet Home Lending, LLC,
securing a Note in the original
principal amount of \$225,834.00, the
holder thereof pursuant to said Deed
and Note thereby secured has
declared the entire amount of said
indebtedness due and payable and,
pursuant to the power of sale
contained in said Deed, will on the
first Tuesday, September 1, 2026,
during the legal hours of sale, before
the Courthouse door in said County,
sell at public outcry to the highest
bidder for cash, the property
described in said Deed, to-wit:
**All that tract or parcel of land
lying and being in Dougherty
County, Georgia, and being all of
Lot 8 of Winterwood Subdivision,
Section II, according to a map or
plat of said subdivision as same
is recorded in Plat Book 4, Pages
82 and 83, in the Office of the
Clerk of Superior Court of
Dougherty County, Georgia.**
Said property is known as **604
Shamrock Drive, Albany, GA
31721**, together with all fixtures and
personal property attached to and
constituting a part of said property, if
any.
Said property will be sold subject to
any outstanding ad valorem taxes
(including taxes which are a lien,
whether or not now due and
payable), the right of redemption of
any taxing authority, any matters
which might be disclosed by an
accurate survey and inspection of
the property, any assessments,
liens, encumbrances, zoning
ordinances, restrictions, covenants,
and matters of record superior to the
Security Deed first set out above.
The proceeds of said sale will be
applied to the payment of said
indebtedness and all expenses of
said sale as provided in said Deed,
and the balance, if any, will be
distributed as provided by law.
The sale will be conducted subject
(1) to confirmation that the sale is not
prohibited under the U.S. Bankruptcy

Foreclosures

Code and (2) to final confirmation
and audit of the status of the loan
with the secured creditor.
The property is or may be in the
possession of **successor in
interest or tenant(s).**
**Planet Home Lending, LLC as
Attorney-in-Fact for Desreen
Natasha Carr and Ronnie Carr**
File no. 26-084507
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
1050 Crown Pointe Parkway, Suite
500
Atlanta, GA 30338
(770) 220-2535
https://www.logs.com/
*THE LAW FIRM IS ACTING AS A
DEBT COLLECTOR. ANY
INFORMATION OBTAINED WILL
BE USED FOR THAT PURPOSE.
July 4, 11, 18, 25, August 1, 8, 15,
22, 29, 2026

A-832
NOTICE OF SALE UNDER POWER
GEORGIA, DOUGHERTY COUNTY
By virtue of a Power of Sale
contained in that certain Security
Deed from WILLIE MOSES, JR. and
TEMEKA HARPE-MOSES to
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC. AS
GRANTEE, AS NOMINEE FOR
MORTGAGE RESEARCH CENTER,
LLC, DBA VETERANS UNITED
HOME LOANS, dated October 7,
2022, recorded October 12, 2022, in
Book 5028, Page 283, Dougherty
County, Georgia Records, said
Security Deed having been given to
secure a Note of even date in the
original principal amount of Two
Hundred Fifty-Nine Thousand Seven
Hundred and 00/100 dollars
(\$259,700.00), with interest thereon
as provided for therein, said Security
Deed having been last sold,
assigned and transferred to
PennyMac Loan Services, LLC,
there will be sold at public outcry to
the highest bidder for cash at the
Dougherty County Courthouse,
within the legal hours of sale on the
first **Tuesday in October, 2026**, all
property described in said Security
Deed including but not limited to the
following described property:
ALL THAT TRACT OR PARCEL OF
LAND LYING AND BEING IN THE
CITY OF ALBANY, DOUGHERTY
COUNTY, GEORGIA, AND BEING
MORE PARTICULARLY
DESCRIBED AS THE WEST 59
FEET OF LOT 17 AND ALL LOT OF
LOT 18, IN BLOCK 22 OF
FLORARY-MERRY ACRES
SECTION SUBDIVISION,
ACCORDING TO A PLAT OF SAID
SUBDIVISION AS RECORDED IN
PLAT BOOK 2, PAGE 155 (PLAT
CABINET 1, SLIDE A-56), IN THE
OFFICE OF THE CLERK OF THE
SUPERIOR COURT OF
DOUGHERTY COUNTY, GEORGIA.
Said legal description being
controlling, however the property is
more commonly known as **1721
MYRTLE RD, ALBANY, GA 31707**.
The indebtedness secured by
said Security Deed has been and is
hereby declared due because of
default under the terms of said
Security Deed. The indebtedness
remaining in default, this sale will be
made for the purpose of paying the
same, all expenses of the sale,
including attorneys' fees (notice to
collect same having been given) and
all other payments provided for
under the terms of the Security
Deed.

Said property will be sold on an
"as-is" basis without any
representation, warranty or recourse
against the above-named or the
undersigned. The sale will also be
subject to the following items which
may affect the title: any outstanding
ad valorem taxes (including taxes
which are a lien, whether or not now
due and payable); the right of
redemption of any taxing authority;
matters which would be disclosed by
an accurate survey or by an
inspection of the property; all zoning
ordinances; assessments; liens;
encumbrances; restrictions;
covenants, and any other matters of
record superior to said Security
Deed.
To the best of the knowledge and
belief of the undersigned, the owner
and party in possession of the
property is WILLIE MOSES, JR.,
TEMEKA HARPE-MOSES, or
tenants(s).
The sale will be conducted
subject (1) to confirmation that the
sale is not prohibited under the U.S.
Bankruptcy Code (2) to final
confirmation and audit of the status
of the loan with the holder of the
Security Deed, and (3) purchaser's
tendering to Rubin Lublin, LLC,
anti-money laundering information as
required pursuant to the FinCEN
Real Estate Report Rule. Failure to
provide information, could result in
rescission of the sale.
The entity having full authority to
negotiate, amend and modify all
terms of the loan (although not
required by law to do so) is:
PennyMac Loan Services, LLC, Loss
Mitigation Dept., 3043 Townsge
Road Suite 200, Westlake Village, CA
91361, Telephone Number:
1-866-549-3583. Nothing in O.C.G.A.
Section 44-14-162-2 shall be
construed to require a secured
creditor to negotiate, amend, or
modify the terms of the mortgage
instrument.

**PENNYMAC LOAN SERVICES,
LLC**
as Attorney in Fact for
WILLIE MOSES, JR., TEMEKA
HARPE-MOSES
THE BELOW LAW FIRM MAY BE
HELD TO BE ACTING AS A DEBT
COLLECTOR, UNDER FEDERAL
LAW. IF SO, ANY INFORMATION
OBTAINED WILL BE USED FOR
THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC
3145 Avalon Ridge Place, Suite 100,
Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992
Case No. PNY-23-04836-2
rslaw.com/property-listing
August 22, September 12, 19, 26,
October 3, 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

Foreclosures

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:
00348/00003/028
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 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

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
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-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-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:
GREENLEO 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-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 1008 Second
Avenue according to the present
system of numbering properties in
Dougherty County, and also being
known as tax parcel number
0000D-00006-013 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 123 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-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

FORECLOSURES
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-830
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 1008 SECOND
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(4p.m.) on and after
October 1, 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
more particularly described as
all of Lot 16, Block 2 of Cleveland
Heights, according to a map or plat
of same as recorded in Plat Book 1,
Page 204 in the Office of the Clerk
of Superior Court of Dougherty County,
Georgia. Being commonly known as
1008 Second Avenue according to
the present system of numbering
properties in Dougherty County, and
also being known as tax parcel
number 0000D-00006-013 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 123 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 22, 29, September 5, 12,
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 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 recorded4c 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

Foreclosures

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
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

Foreclosures

same 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: **619 Parkwood Avenue, Albany, Georgia**

Tax Parcel ID # 000BB/00008/003. Current Owner: Janice Teemer

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-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 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 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
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-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 to al, Case No. SUCV2026000481, 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 10, Block 10, Ragsdale-Odom Addition to the City of Albany, as per may or plat of said subdivision recorded in Deed Book 15, Page 344 and 345 in the Office of 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**

Foreclosures

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
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-828 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 422 (WEST) SOCIETY 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 October 1, 2026, or within 30 days after legal service of the Notice pursuant to OCGA48-4-45 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 0.47 Acres, more or less and being lot one as a resubdivision of Lot 44 & Part of Lot 42, Block 67, And Located At 422 Society Avenue, Albany, Georgia. Being bounded as follows: On the North by the southern right of way for West Society Avenue; On the West by Dougherty County Tax Parcel ID 000CC/00021/021 (now or formerly owned by Greenleo Residential Rental, LLC) ; On the South by an unnamed alley way; and bounded on the East by Dougherty County Tax Parcel ID 000CC/00021/018 (now or formerly owned by Booker T. Edmonds Jr). This is a portion of that property identified as "Tract 42" in that deed from Thomas James Marshall Jr to Greenleo Residential Rental LLC of record in Deed Book 4441, Page 44, Dougherty County, Georgia. Public Records. Being commonly known as 422 Society Avenue (a/k/a West Society Avenue) according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 000CC/00021/019 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 267 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: Alphonso Johnson 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 22, 29, September 5, 12, 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 # 0001I/00011/004. Current Owner: Greenleo Residential Rental, LLC

Foreclosures

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-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 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 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

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 # 00001/00018/025. Current Owner: Charlie Brown, Rn.

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

Foreclosures

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-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,
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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-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 No. 362, Second Land District, 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

Stephen G. Gunby

Foreclosures

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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 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-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 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 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

Foreclosures

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 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 # 0001I/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-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 290.00 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

Foreclosures

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-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. MCCLELLAN 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 1000
Atlanta, GA 30339
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

Foreclosures

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 MORE PARTICULARLY DESCRIBED AS ALL OF LOT 1 OF MONTGOMERY SUBDIVISION, SECTION II, RESUBDIVISION OF LOTS 8 AND 9, BLOCK "C" OF EMILY G. HENDERSON SUBDIVISION, ACCORDING TO A MAP OR PLAT OF SAME RECORDED IN PLAT BOOK 3, PAGE 357, IN THE OFFICE OF CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

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 Judge Gilbert and Mary Gilbert, Estate and/or Heirs at Law of Judge Gilbert, Earl Fleming, and/or Heirs at law of Mary Gilbert, or tenant(s)..

The property, being commonly known as **601 Harmon Ave, Albany, GA, 31701** in Dougherty County, will be sold as the property of Judge Gilbert and Mary Gilbert , 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 92688, 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/irre> and <https://www.fincen.gov/irre-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 Wilmington Savings Fund Society, FSB as trustee of WV 2017-1 Grantor Trust as Attorney in Fact for Judge Gilbert and Mary Gilbert
100 Galleria Parkway, Suite 1000
Atlanta, GA 30339
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.
26-001926
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, 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

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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 # 0000BB/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-713
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. SUCV2026000433, 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 10, 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.

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 Parkwood Avenue, Albany, Georgia**

Tax Parcel ID # 0000BB/00008/032.

Current Owner: Janice Teemer

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-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

Foreclosures

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-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 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 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 # 0000U/00033/010.

Current Owner: Jesse E. Gadson.

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 Officio Sheriff
August 8, 15, 22, 29, 2026

A-823
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:BERNICE P. BATTEN;
ROBERT JAMES PRATTH, JR.;
CITY OF ALBANY;

ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 3406 ARISTEDES 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 October 1, 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 Albany, Dougherty County, Georgia and being all of Lot 20 of Carver Subdivision, according to a map or plat of said subdivision as same is recorded in Plat Book 4, Page 129, in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Being commonly known as 3406 Aristedes Road according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 247-2-00000-037 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, 2026, and is recorded at Deed Book 5339, Page 97 in the Office of the Clerk of the Superior Court of County, Georgia. This notice also constitutes

Foreclosures

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:

Jeff Dube
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 22, 29, September 5, 12, 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 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 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 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 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

Foreclosures

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. 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-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

Foreclosures

A-765
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:MARY KATHLEEN GARNTO;
CITY OF ALBANY;

ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 4821 PINTO 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 and being in Dougherty County, Georgia, and being all of Lot 8

Foreclosures

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 Seventy (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.

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:

OCCMC 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:ELLEN 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 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.

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

Foreclosures

A-829
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 FARM, LLC;
SOUTHWEST GEORGIA FARM CREDIT ACA;
FLINT DIVERSIFIED FARMS INC.;;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 2800 MOULTRIE 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 October 1, 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 Land Lot 94, First Land District, Dougherty County, Georgia, consisting of 158.43 acres, more or less, and being that same tract or parcel of land described in Deed Book 4441, page 63-66, Dougherty County records, incorporated herein by reference; and being bounded as follows: On the North by Dougherty County Tax parcel 00146/00001/17C and by the Right of Way of Moultrie Road and by Dougherty County Tax Parcel ID Nos. 00146/00001/17A (now or formerly owned by Laqunta Walker) and by Dougherty County Tax Parcel ID 00146/00001/17B (now or formerly owned by Yolanda L. Watson); on the West by Dougherty County Tax Parcel ID 00146/00001/020 (now or formerly owned by Willson Land Holdings, LLC); On the South by the northern Right of Way of Gibson Road; and bounded on the East by Dougherty County Tax Parcel ID 00118/00002/022 (now or formerly owned by Eugene T. Janes); said tract also being bisected by a railroad right of way as depicted on the maps and records of the Dougherty County Tax Assessor. The above-described property being known as 2800 Moultrie Road according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 00146/00001/017 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 64 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.

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:

Assertive Acquisitions, Inc
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 22, 29, September 5, 12, 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 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 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. 000TT/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

Foreclosures

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

Lefkoff, Rubin, Gleason, Russo & Smith, P.C.

5555 Glenridge Connector

Suite 900

Atlanta, Georgia 30342

(404)869-6900

(404)869-6909 (fax)

August 8, 15, 22, 29, 2026

Calhoun Co. Legals

A-752
IN THE PROBATE COURT OF CALHOUN COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF FREDDIE LENZIE DALE JR., DECEASED
ESTATE NO. 2025P10

PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

TO: whom it may concern: has petitioned for Quanah George to be appointed administrator(s) of the estate of FREDDIE LENZIE DALE JR. deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before August 21, 2026.

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

Annie Doris Holder
Judge of the Probate Court
By: Clerk of the Probate Court
P.O. Box 87
Morgan, GA 39866
(229)849-2115
August 8, 15, 22, 29, 2026

A-834

The Calhoun County Democratic Committee will hold a meeting on Tuesday, September 8, 2026, at 6:00 P.M. The meeting will be held at the Calhoun County Community Center (formerly Boys and Girls Club), 597 Pioneer Road, N.E., Arlington, Georgia 39813. For additional information, please contact Rev. Lou Gene Bush at 229-835-3057

August 22, 2026

A-836

IN THE PROBATE COURT OF CALHOUN COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF JOHN ANDREW CONLEY DECEASED

ESTATE NO. 2026P28

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: All interested parties, creditors and unknown heirs and to whom it may concern: JOHN KEVIN CONLEYand SHEILA DAVIS has petitioned for John Kevin Conley & Sheila Davis to be appointed administrator(s) of the estate of JOHN ANDREW CONLEY deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before Sept. 28 2026.

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

RELEASE DATE—Sunday, August 23, 2026

Los Angeles Times Sunday Crossword Puzzle

Edited by Patti Varol

“GENERATION X”
BY YIJING CHEN

ACROSS

1 Purple or green herb

6 Discovery org.

10 “Bye-bye!”

15 Electronic music duo

19 Skybox setting

20 North Sea

21 Kazakh lake

22 Finnish tech giant

23 Finnish currency

24 Cowboy boots, saddles, etc.?

25 Linen-lined outerwear?

27 Feed adequately

28 Drama

30 produced in a recording studio

31 Birds associated with the Egyptian god Thoth

31 Part of BTW

33 South, south of the border

34 Broccoli part

35 Child’s complaint to Father Time?

42 “So helpful!”

46 Wee bits

47 Backless slippers

48 “Pretentious?”

49 Roman moon goddess

50 Get ready

51 Entourage

52 Transparent layer in the eye

55 Swine

56 Unit of corn

57 “I need to install brighter lights later!”

60 Reacted to a chill

62 Fragrant chain

63 Unwanted giveaway?

64 D-backs, in box scores

65 Not in favor

69 Printer supply

70 West Indies country also known as the “Island of Spice”

74 Produce, as an egg

75 “Unfortunately, yes”

80 Common finds in a salmon smokehouse?

84 Mender’s target

85 Furisode sash

86 Field with a trolley problem

87 Decided

88 Window shade

89 Howler with four legs and teeth

91 Having four sharps

92 Bad look

93 Start of a religious title

94 In hot water?

97 Country known for its devotion to a General Mills cereal?

99 Currency of Vietnam

100 Kung fu tofu

101 Sargasso Sea fish

102 Bert’s favorite bird, on “Sesame Street”

105 Doozy

110 Icelandic saga

114 Charon?

116 High-strung Latin ruler?

118 Father

119 All fired up

120 “Can’t argue with that”

121 Comic-Con event

122 Name in a Chinese American dish

123 Superhero who says, “For the honor of Grayskull!”

124 Some tennis shots

125 Gave one’s word

DOWN

1 Softball clubs

2 Geographic region

3 Exchange heated words?

4 Certain close-up

5 Cantopop star

6 Cabbage variety called “big white vegetable” in Chinese

7 Three-time AL MVP in the 2000s

8 South Asian wrap

9 Palo Alto, California

10 Mass arrival

11 Grinding tooth

12 “All right”

13 Jam

14 Dish served in a sizzling skillet

15 ___ point

16 Arctic seabirds

17 Available for a meeting

18 Kiddos

24 Grade before grades, for short

26 Lie for, say

29 Trident-shaped letters

32 Possesses

34 Waxes, maybe

35 “Holy cannoli!”

36 Marine Corps cry

37 Ultrasound targets

38 Be theatrical

39 Can’t-miss activity

40 Otherwise

41 Oracle

42 Like favorite jeans

43 Schoolkid

44 “One Piece” medium

45 Pilsner, for one

48 Pluck

51 Green gem

52 Stage signals

53 Like last month’s deals

54 Discordant, musically

57 Badger

58 Fallingwater architect Frank Wright

59 Polynesian carving

61 Converse rival

66 Spot

67 Chef’s collection

68 Speedy fish

70 Exhibits brilliance

71 K9 of “Doctor Who,” for one

72 Cast out

73 Like post-marathon muscles

76 French brother

77 “This is not a ___!”

78 Exodus mount

79 Eye-related

81 Mattress choice

82 Fillet’s lack

83 Peak

88 Cutter with four legs and teeth

90 Ships overnight, in a way

92 Wearing

94 47-Across, perhaps

93 Expected

95 [And it’s gone!]

96 Some belly buttons

97 GoPro product

98 Spanish “but”

100 Less polluted

102 Furtive

103 “C’merel!”

104 “For real?”

105 Greek wrap

106 Like some LAX flights

107 Roman emperor after Claudius

108 Wormlike larva

109 Holiday precursors

111 James Bond’s first movie foe

112 Trail cam regular

113 Soap Box Derby rod

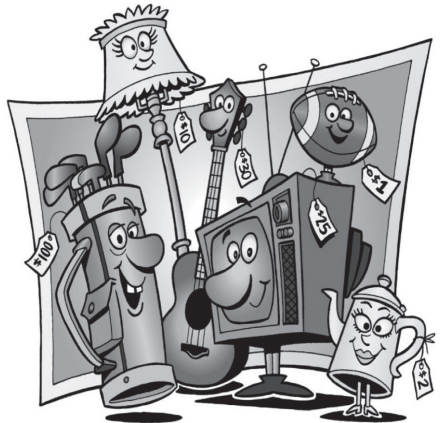
115 Cry of exasperation

117 ___ and downs

8/23/26

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Calhoun Co. Legals

Annie Doris Holden
Judge of the Probate Court
P.O. Box 87
Morgan, GA 39866
229-849-2115
August 22, 29, September 5, 12, 2026

A-837
IN THE PROBATE COURT OF CALHOUN COUNTY

STATE OF GEORGIA

IN RE: ESTATE OF SADIE HOLT CONLEY DECEASED
ESTATE NO. 2026P29

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: All interested parties, creditors and unknown heirs and to whom it may concern: JOHN KEVIN CONLEYand SHEILA DAVIS has petitioned for John Kevin Conley & Sheila Davis to be appointed administrator(s) of the estate of SADIE HOLT CONLEY deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before Sept. 28 2026.

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

Annie Doris Holder
Judge of the Probate Court
By: Clerk of the Probate Court
P.O. Box 87
Morgan, GA 39866
229-849-2115
August 22, 29, September 5, 12, 2026

Release Date: Saturday, August 22, 2026

Los Angeles Times Daily Crossword Puzzle

Edited by Patti Varol

ACROSS

1 Camera setting with a moon icon

10 Makes a run for it

15 Like rocks and minerals

16 “Farewell, mon amie”

17 Literary figure who rings a bell

18 Remote spots?

19 Finesse

20 Beach Soccer

21 World Cup org.

21 Overly caffeinated

22 Nancy Drew chum

24 Lab infestation

26 “Foxy Brown” do

28 Middle set

31 Cousin with floor-length hair

32 Heads out

33 “Ugh, I’m so sorry!”

36 Some transformations

37 “I know, right?!”

38 Mackey of “Ella McCay”

39 “Ceci n’est pas ___ pipe”

40 Confidentiality doc

41 One bro to another?

42 Takes to heart

44 Some “Call the Midwife” figures

48 Exclaims

50 Crushed

53 Pause to catch up?

54 Essential fatty

55 Avoid having to hoof it

57 Things to avoid

58 Like some high-flying performers

59 Point of view

60 Jargon in a video game chat, maybe

DOWN

1 Muslim face covering

2 Harden

3 Nannies and kids

4 Work wk. units

5 Work wk. conclusion

6 Term of affection para una chica

7 Switch positions

8 Celebrated, perhaps

9 Italian scholar Umberto

10 “On the ___ of Sex”: 2018 biopic

11 Baking soda target

12 Chi

13 Cocktail party attire

14 Kinda sketch

21 Hydrate right after planting, as seedlings

23 Source of siroccos

25 Journalist Payne known as the “First Lady of the Black Press”

27 German “east”

29 Uncovered

30 Hall of Fame figures

32 First poet to perform at the Super Bowl

33 Comparatively large band

34 Theater section

35 Mascara applicator

36 Gathering that celebrates DC icons

37 “Love that!”

42 “Siddhartha” novelist

43 “We ___ because we care”: Monsters, Inc. motto

45 Bring together

46 “Russian Doll” protagonist

47 Mote

49 Object of reverence

51 Spielberg quartet

52 Tends to a stain, maybe

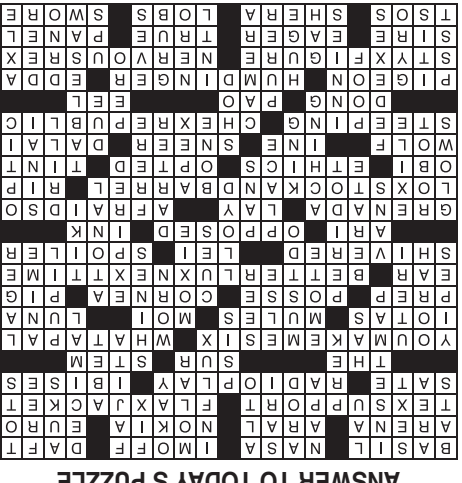
54 De Armas of “Ballerina”

55 Actor Mineo

56 Knock

ANSWER TO TODAY’S PUZZLE

96/8/2/8



ANSWER TO TODAY’S PUZZLE

8/22/26

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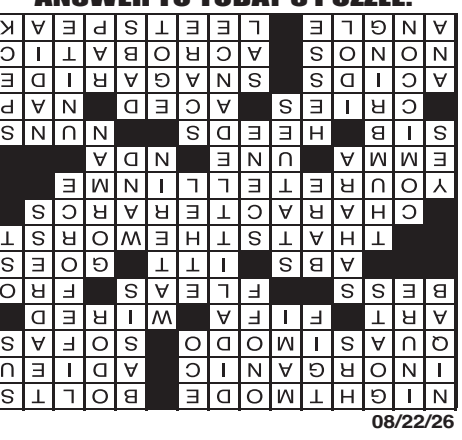
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55 Actor Mineo

56 Knock

ANSWER TO TODAY’S PUZZLE

96/8/2/8

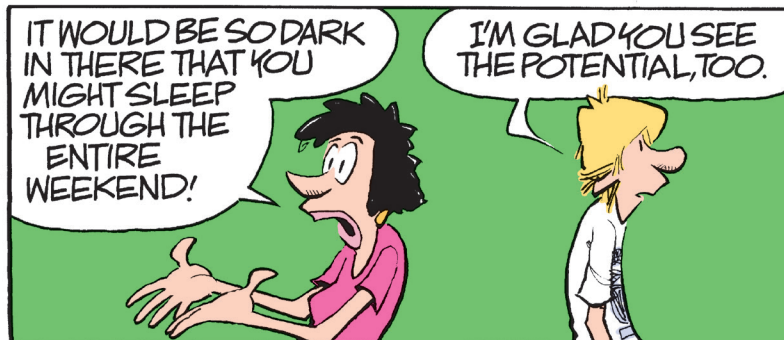
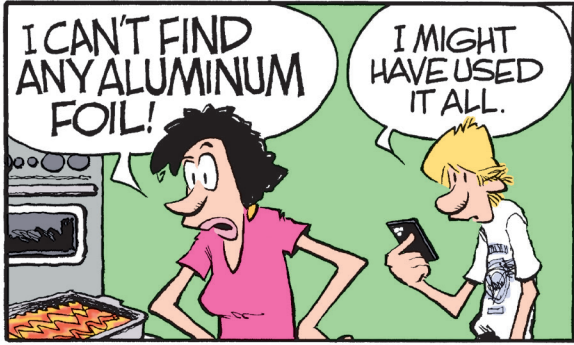
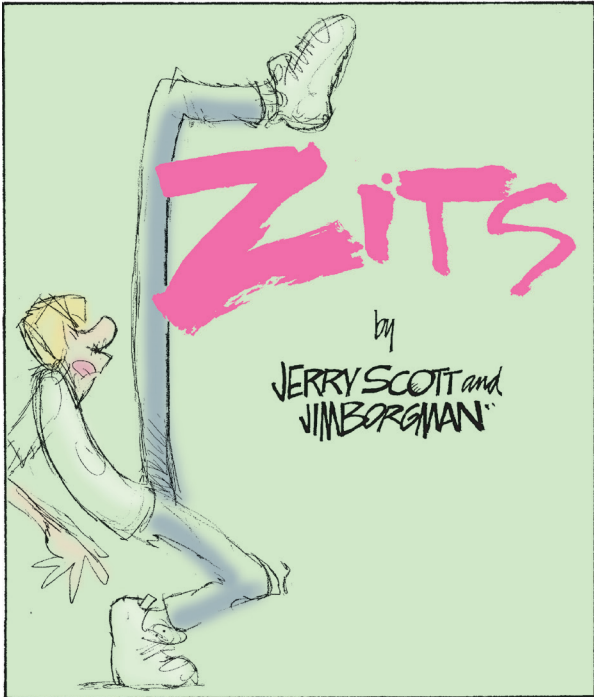
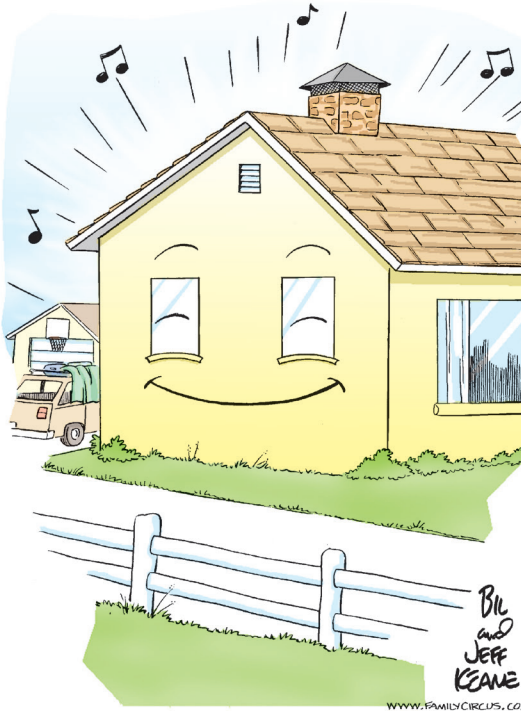
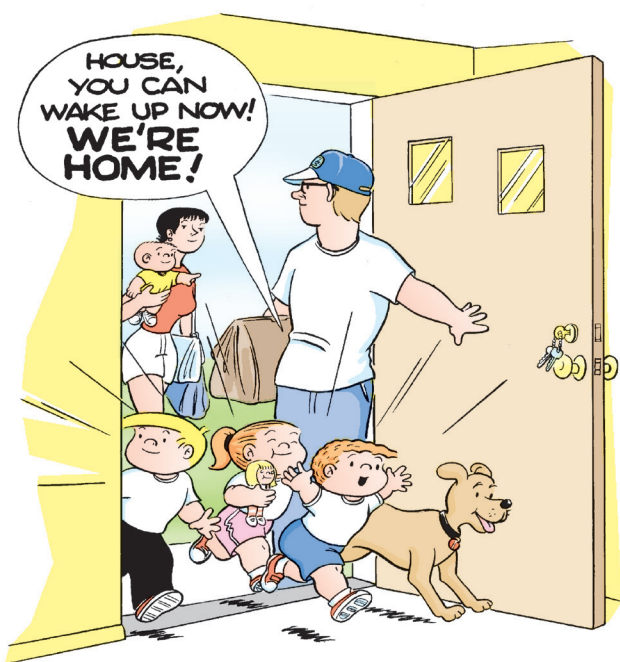
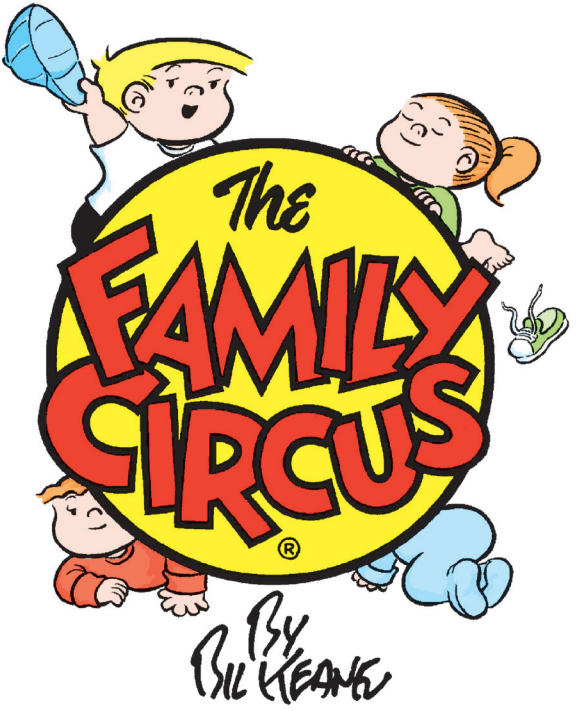
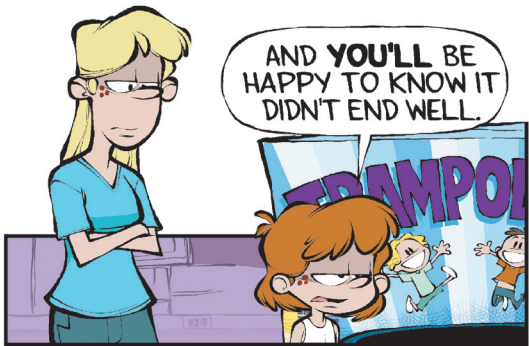
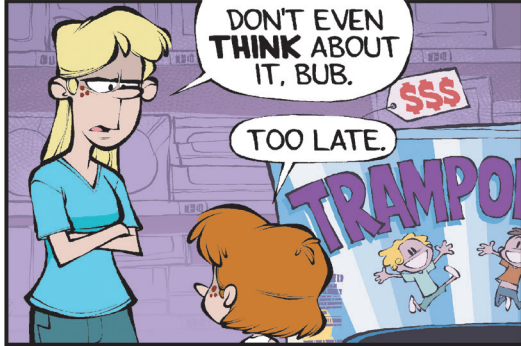
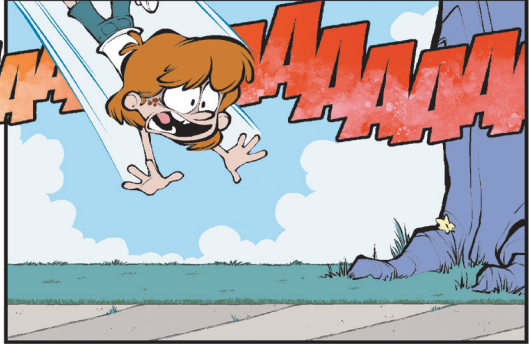
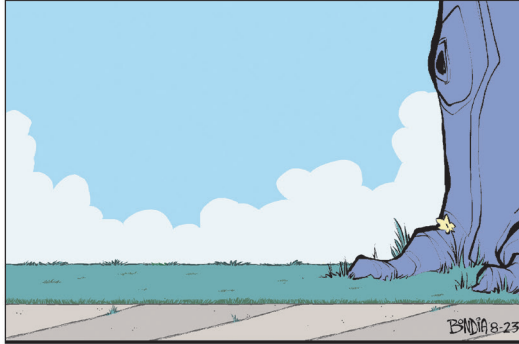
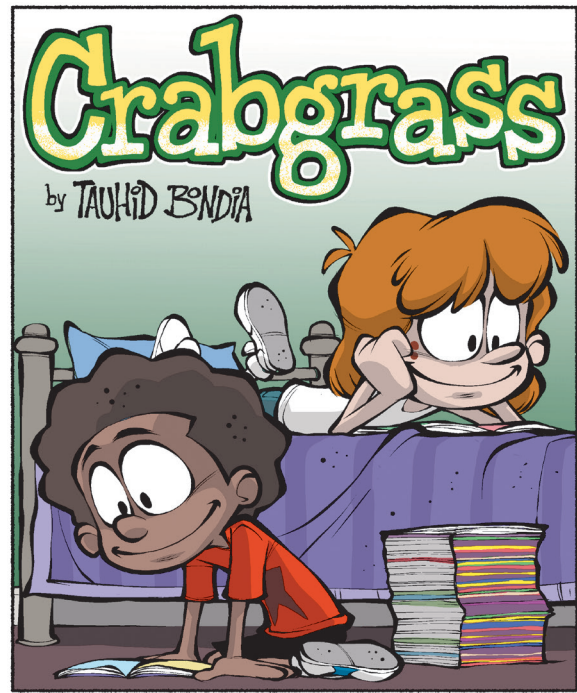


ANSWER TO TODAY’S PUZZLE

8/22/26

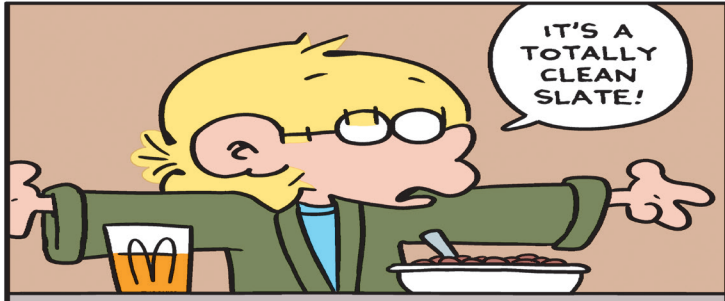
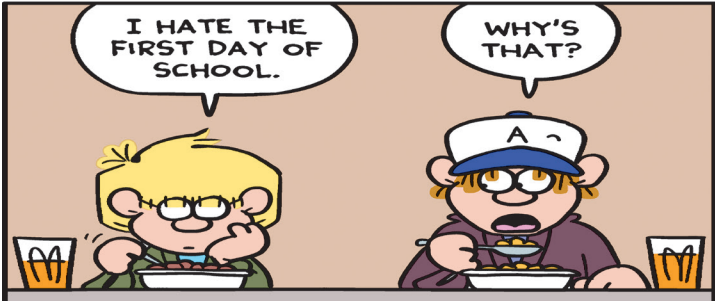
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AUGUST 22-23, 2026



FoxTrot

by Bill Amend



CLOSE TO HOME John McPherson



BEETLE BAILEY Mort & Greg Walker



BLONDIE Dean Young & John Marshall



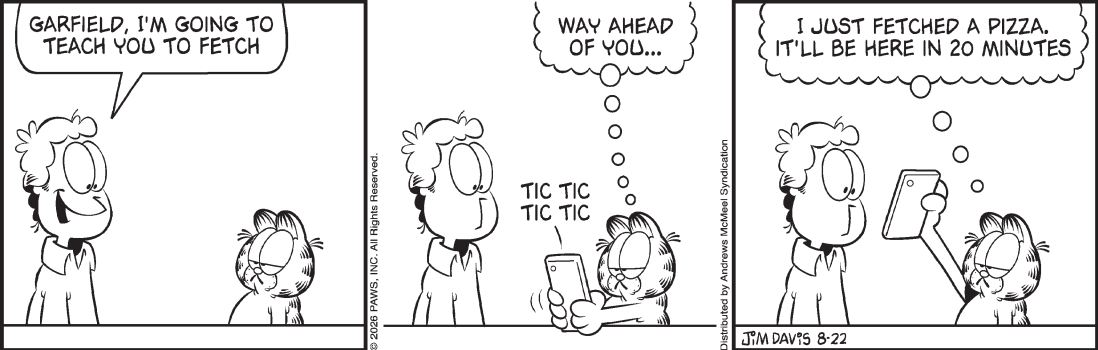
THE BORN LOSER Art & Chip Sansom



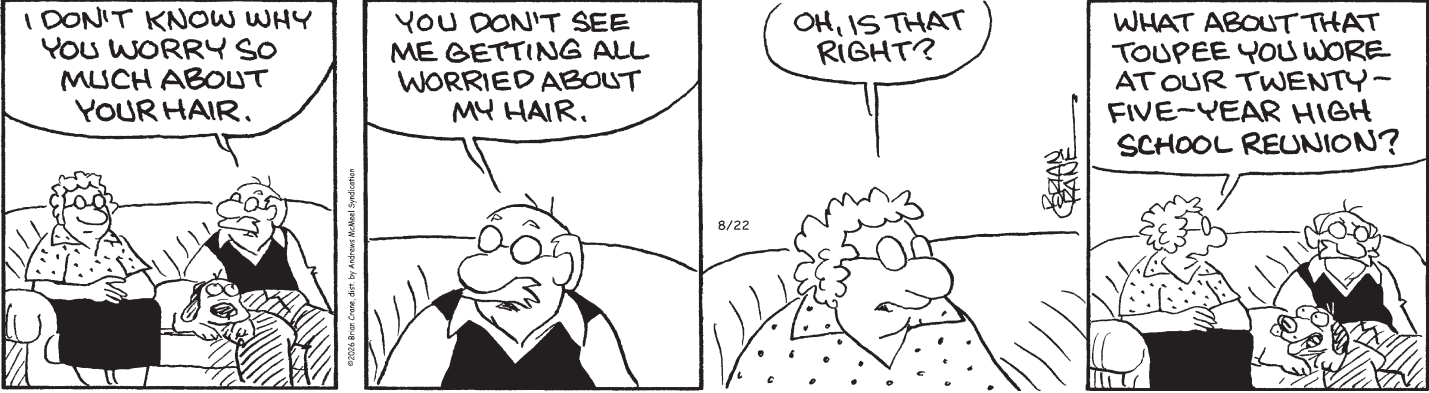
ZITS Jim Borgman & Jerry Scott



GARFIELD Jim Davis



PICKLES Brian Crane



SUDOKU

DIFFICULTY RATING: ★★★★★

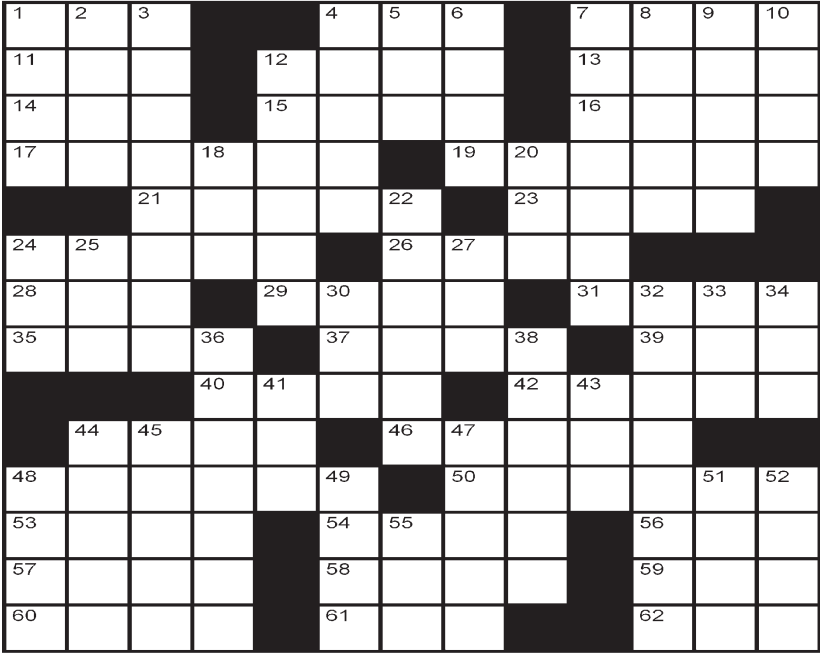
	9			1	7			2
		6	8					5
4				3	5	8		
				8				2
		7		2		3		
1				5				
		9	5	7				4
	5				8	9		
	8		9	6				1

THE FAMILY CIRCUS Bill Keane



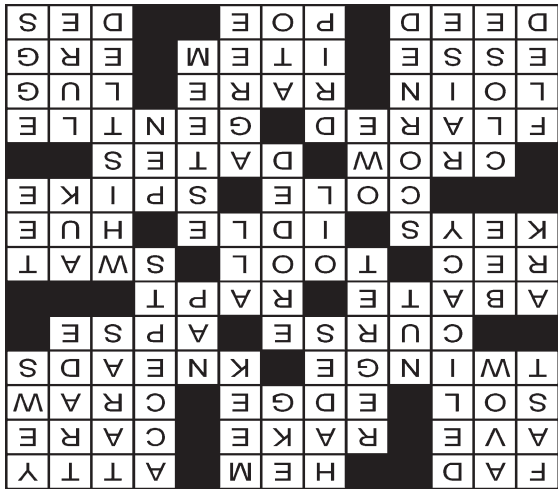
CROSSWORD

- ACROSS**
 - 1 Short-lived sensation — and haw
 - 7 Courtroom fig.
 - 11 Old greeting
 - 12 Gardening implement
 - 13 Give a hoot
 - 14 Costa del —
 - 15 Brink
 - 16 Bird's crop
 - 17 Sudden pain
 - 19 Works dough
 - 21 Swear
 - 23 Altar's place
 - 24 Lessen
 - 26 Engrossed
 - 28 DVR button
 - 29 Utensil
 - 31 Strike
 - 35 Florida —
- DOWN**
 - 1 Zippy
 - 2 Declare openly



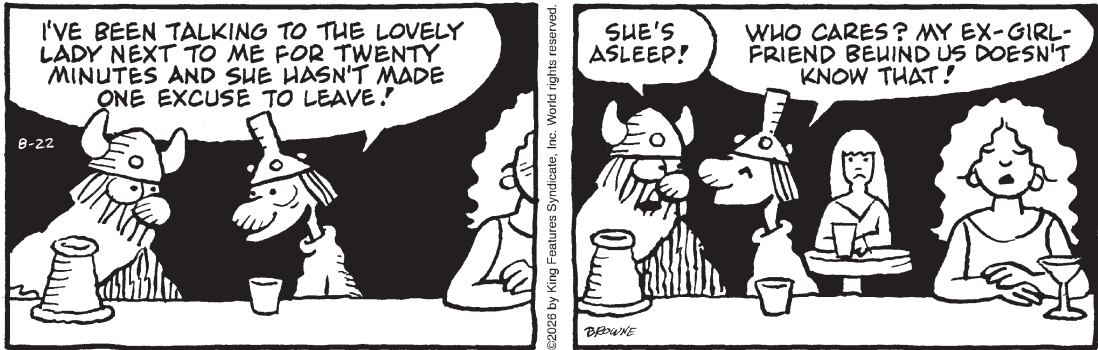
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TODAY'S SOLUTION:



- 3 Choice food**
4 Underworld god
5 Heart chart (Abbr.)
6 Docile
7 Takes
- 8 Lipinski and Reid**
9 Commerce
10 Evergreen trees
12 Rue
18 Cashew or pecan
20 Snooze
22 Wore down
24 Clumsy boat
25 Hive occupant
27 Totality
30 Lubricating substance
32 Made a shrill sound
33 Arctic bird
34 Pipe fitting
36 Rejected
38 Respect
41 Be indebted
43 Animal enclosure
44 Near
45 Hoist
47 Concur
48 Ran away
49 Coffee type
51 Something enticing
52 — Benedict
55 From — Z

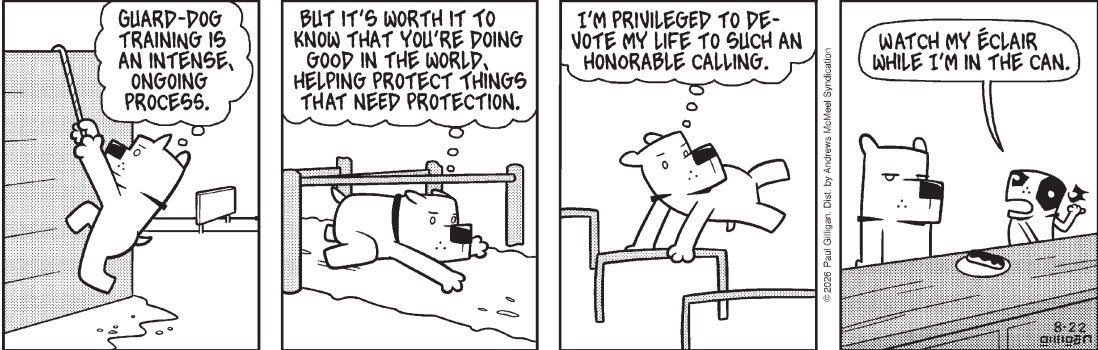
HAGAR THE HORRIBLE Chris Browne



PEANUTS Charles M. Schulz



POOCH CAFE Paul Gilligan



WONDERWORD

By DAVID OUELLET

HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the WONDERWORD.

TURNING 60

E	C	V	A	C	A	T	I	O	N	O	S	S	E	L
J	T	H	S	E	N	T	I	M	E	N	T	A	L	Y
A	U	A	E	A	J	O	Y	F	U	L	T	F	I	G
N	G	B	R	R	C	D	R	P	O	C	S	I	D	R
N	N	B	I	B	I	E	N	H	P	E	A	C	E	E
I	I	M	I	L	E	S	T	O	N	E	S	R	V	N
V	S	M	S	D	E	L	H	T	M	S	A	I	D	E
E	S	E	O	P	M	E	E	O	E	A	R	N	T	S
R	E	M	R	L	E	G	A	C	Y	H	I	E	R	R
S	L	O	O	E	O	C	C	Y	T	P	A	D	A	E
A	B	R	N	R	P	U	I	E	ⓔ	ⓕ	ⓖ	ⓗ	ⓙ	ⓚ
R	K	Y	O	U	S	E	D	A	C	E	D	O	E	O
Y	A	D	H	T	R	I	B	R	L	E	L	G	L	L
E	M	B	R	A	C	E	E	S	O	P	R	U	P	F
S	T	N	E	M	H	S	I	L	P	M	O	C	C	A

Solution: 4 letters

WHATZIT?

Find the familiar phrase, saying or name in this arrangement of letters.



SUDOKU INSTRUCTIONS: Each row, column and set of 3-by-3 boxes must contain the numbers 1 through 9 without repetition.

TODAY'S WHATZIT SOLUTION:
Another time, another place

TODAY'S SUDOKU SOLUTION:

1	2	3	4	5	6	7	8	9
9	8	6	8	7	1	2	5	4
7	8	2	5	4	9	6	1	9
8	7	9	6	9	4	1	2	1
5	6	1	2	7	1	2	9	8
2	1	1	9	8	1	9	7	6
6	9	1	5	3	2	7	1	4
1	9	1	4	6	8	9	1	2
1	2	4	7	1	1	9	8	6

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Accomplishments, Adapt, Anniversay, Birthday, Blessing, Cards, Celebrate, Cherish, Decade, Diamond, Disco, Embrace, Energy, Flowers, Freedom, Gift, Golden, Honor, Joyful, Jubilee, Legacy, Lesson, Life, Love, Mature, Memory, Milestone, Peace, Photo, Poem, Purpose, Sentimental, Special, Success, Thrive, Travel, Vacation, Vibrant, Years
TODAY'S ANSWER: Cake

ADAM@HOME

BY ROB HARRELL

WELL, SEPTEMBER IS ALMOST -

NO! NO! SHH!

IT'S THE FOURTH OF JULY AND WE HAVE AMPLE SUMMERTIME LEFT.

SO, WE'RE... IT'S LIKE MAKE-BELIEVE?

NO. IT'S TRUE IF WE MAKE IT SO IN OUR HEARTS.

OKAY. I GET IT.

I CAN'T WAIT FOR THE FIREWORKS TONIGHT.

HAPPY 4TH OF JULY!

NO, NO. DON'T JOKE.

DON'T RUIN OUR BACK-TO-SCHOOL ZEN.

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CLOSE TO HOME

BY JOHN McPHERSON

"I'D LIKE TO SEE HOW WELL YOU COULD STEER IF A JAPANESE BEETLE LANDED ON YOUR KNEE!"

McPHERSON

THE BORN LOSER®

by Art & Chip Sansom

I SWEAR, I AM SURROUNDED BY UNIMAGINATIVE IDIOTS!

I'VE BEEN WAITING ALL WEEK FOR SOMEONE IN MARKETING TO COME UP WITH A NEW CAMPAIGN.

GEE, CHIEF, I DIDN'T KNOW THAT. I THINK I HAVE THE BASIS FOR A GOOD PLAN.

YOU HAVE? BULLY! LET'S HEAR IT!

WELL, WHAT IF...

YES, YES, GO ON! FINISH YOUR THOUGHT!

THAT'S ALL I'VE GOT SO FAR.

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Jeff MacNelly's **Shoe**

By Ben Lansing & Susie MacNelly

ROZ, WATCH MY DRINK, WOULD YOU? GOTTA HIT THE JOHN.

HEY, ROZ! THE BATHROOM IS LOCKED! WHAT'S THE CODE?

YOU'LL FIND IT ON YOUR RECEIPT, SHOE...

WHEN YOU PAY YOUR #&%@ BAR TAB!!!

8/23

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FRANZ & JOSEPH

F&E'S SCHOOL OF CLASSICAL MUSIC

GEORGE FRIDERIC IS TOUGH TO HANDEL. AND THE OTHER GEORGES IS A REAL BIZETBODY.

FRANZ SEEMS LISZTLESS... WHILE AARON IS DISTRACTED BY AN UPCOMING VISIT TO COPLAND.

ERNIE, I'M A BIT CONCERNED ABOUT SOME OF OUR STUDENTS. ME TOO, MAESTRO FRANK.

GUSTAV ALWAYS SPEAKS IN MAHLER-PROPIISMS... AND BELA DISRUPTS CLASS WITH HIS BARTOK.

MEANWHILE, FRANZ JOSEPH IS ALWAYS HAYDN...

...AND FREDERIC WANTS TO BE IN THE FOREST CHOPIN WOOD.

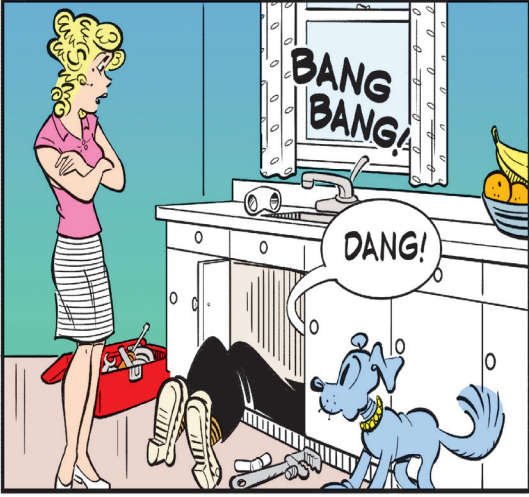
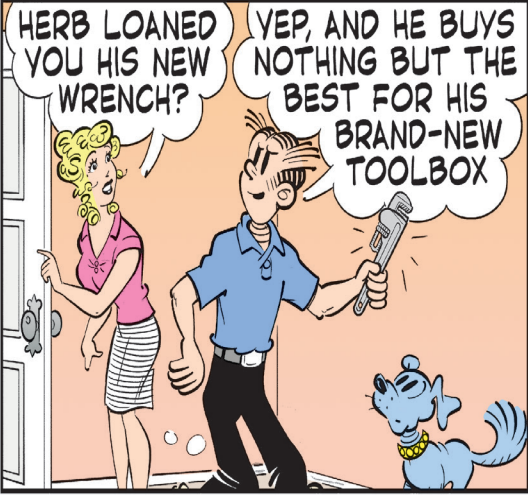
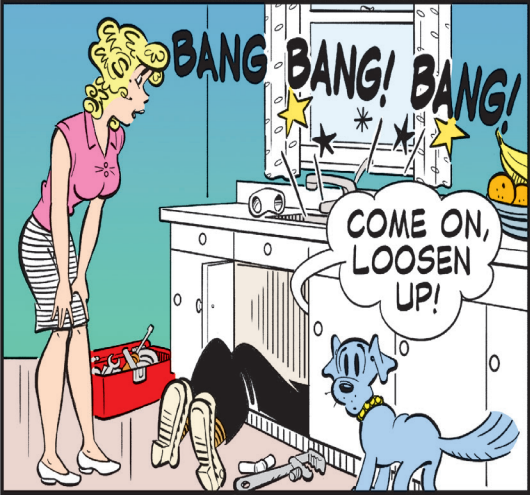
I'M MOST CONCERNED ABOUT JOHANN SEBASTIAN. HE CAN'T KEEP UP ACADEMICALLY.

...SO, HE IS GOING TO BE HELD BACH!!

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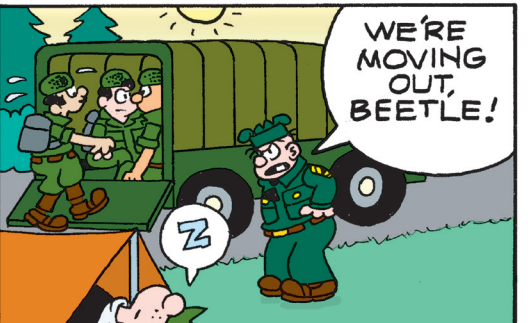
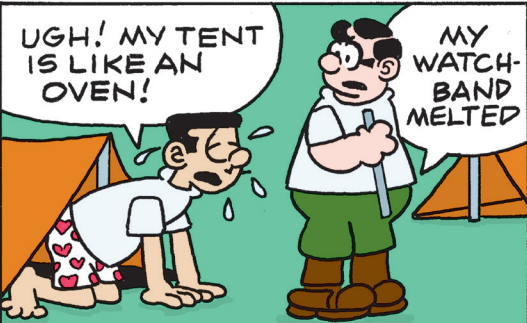
BLONDIE

BY DEAN KUNZ & JOHN MARSHALL



Mort Walker's

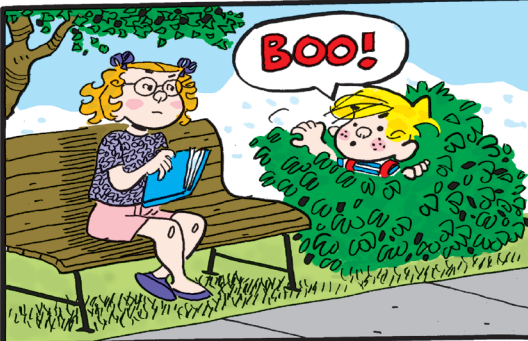
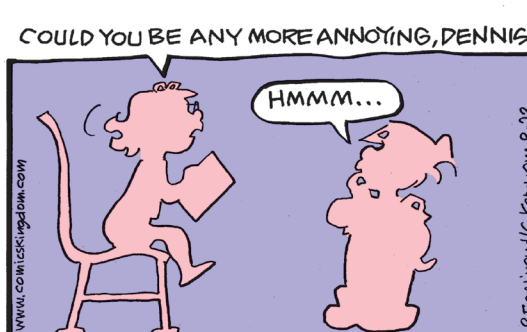
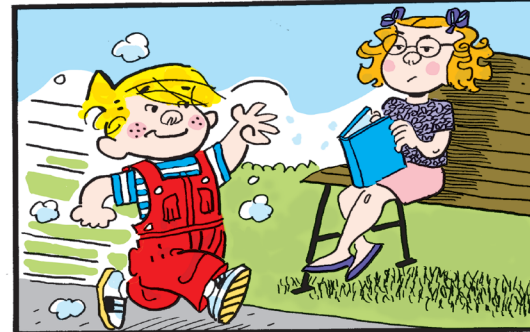
beetle bailey



Hank Ketchum's

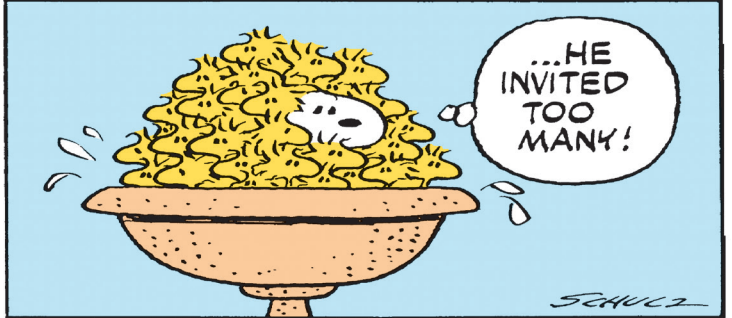
Bennis the Menace

BOY BANNED



CLASSIC PEANUTS

BY CHARLES SCHULZ



PEARLS BEFORE SWINE

BY STEPHAN PASTIS

