

THE ALBANY HERALD

Classifieds

TO PLACE A CLASSIFIED AD
CALL 229-888-9300
Hours: Monday-Friday
8:30 AM - 5:00 PM
(Publishes on Tuesday, Thursday & Saturday)

Albany Classifieds SERVICE DIRECTORY

Home Repair/Remodeling

ENHANCED REMODELING & DRYWALL

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

WE DO SMALL AND BIG JOBS!

229-364-2997
Hernandez
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Residential-Commercial-Renovations

PAINTING AND HOME REPAIR

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

FREE ESTIMATES
229-349-5475

MERCHANDISE

Yard Sale

YARD SALE
3202 Lancaster Lane
Albany, GA 31721
8am - 1pm Saturday

PETS/LIVE-STOCK

Dogs

Free: 4 yr old male Akita. Neutered. Papers & Records available. Looking for a good home. 229-894-0812. Text or Call.

JOBS

Full-Time

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
225 Judicial Building
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

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

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 COUNTRY OF DOUGHERTY IN RE: ESTATE OF FRED WOODROW KEGLER, DECEASED All creditors of the estate of Fred Woodrow Keglerr, 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 Keglerr. This ____ day of August, 2026. Jason Jerome Keglerr, Executor of the Estate of Fred Woodrow Keglerr 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 COUNTRY OF DOUGHERTY All creditors of the Estate of EDESL 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 EDESL 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 COUNTRY 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 Lloyie Burns, deceased, to present an account of their demands to the undersigned within the time prescribed by law, and all persons indebted to the said estate are hereby requested to make immediate payment to the undersigned. Magdelaine Collins Burns Executrix of the Estate of Randle Lloyie Burns c/o Larry B. Owens, LLC P.O. Box 352 Albany, GA 31702 (229) 430-9989

August 8, 15, 22, 29, 2026

A-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

Debra Dianne Dorough Mowery, as Executor of the Estate of Clinton Arlo Mowery, deceased
c/o Perry & Walters, LLP Post Office Box 71209 Albany, Georgia 31708

August 1, 8, 15, 22, 2026

A-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, September 5, 2026

A-803

NOTICE TO DEBTORS & CREDITORS

All creditors of the Estate of William Ernest Nordstrom, late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment. This 11th day of August 2026. MARY N. SHAPARD Executor of the Estate of William Ernest Nordstrom % DIVINE FINNEY DAVIS, PC 600 N. Jackson Street Albany, GA 31701

August 15, 22, 29, September 5, 2026

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 of 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

Debtors & Creditors

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, phone 229-431-2162. By the order of the Court, you are commanded to be an appear in the Juvenile Court of Dougherty County, Georgia, located at 225 Pine Avenue, Albany, Georgia, 31701, on the October 20, 2026 at 9 o'clock am to then and there make defense to allegations of the Petition, and to show cause why the prayers of the Petition should not be granted, and why the said child and all parties named herein should not be dealt with according to the provisions of the law. The hearing is for the purpose of transferring permanent guardianship. 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, Jenifer Cummings. Jenifer 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 LANDON 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 LANDON 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, LANDON ALEXANDER

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, phone 229-431-2162. By the order of the Court, you are commanded to be an appear in the Juvenile Court of Dougherty County, Georgia, located at 225 Pine Avenue, Albany, Georgia, 31701, on the October 20, 2026 at 9 o'clock am to then and there make defense to allegations of the Petition, and to show cause why the prayers of the Petition should not be granted, and why the said child and all parties named herein should not be dealt with according to the provisions of the law. The hearing is for the purpose of transferring permanent guardianship. 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, Jenifer Cummings. Jenifer 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 LANDON 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 LANDON 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, LANDON 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&S 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&S 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 follows: Begin at the intersection of the West right of way of Poplar Street with the North right of way of Gillespie Avenue and North along the West right of way of Poplar Street for a distance of 100 feet to a point; go thence West parallel to Gillespie Avenue for a distance of 65 feet to a point; go thence East along the North right of way of Gillespie Avenue for a distance of 65 feet to the point of beginning. Said Petition seeks to abate the conditions existing on said property which constitute a nuisance in violation of codes and ordinances of the City of Albany, Georgia. You are ordered to show cause before the undersigned on the 28th day of August, 2026, at 9:00 a.m. and from time to time thereafter as the same may be called in the Municipal Court located at the Law Enforcement Center, 201 W. Oglethorpe Blvd., Albany, Georgia, why the relief requested in said Petition should not be granted and the Code violations remedied and the nuisance abated at your expense. Let this notice be published and posted as required by law. Witness the Honorable Ingrid Driskell, Chief Judge, Municipal Court.

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

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

August 15, 22, 2026

A-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.

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

Signed this 27th day of July, 2026.
Atrial Lopez Dunson, Petitioner
500 Pine Ave
Albany GA 31701

August 8, 15, 22, 29, 2026

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=VU9hZzNpFDI5S2dMN04vUzI1YWx6UT09>
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: 3N1AB9V9TY283751
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 Blvd, 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).

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 right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.
The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 100 in the Office of the Clerk of the Superior Court of Dougherty

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, 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 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 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 right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.
The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 100 in the Office of the Clerk of the Superior Court of Dougherty

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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-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, 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

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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.
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

Foreclosures

the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Renasant Bank as agent and Attorney in Fact for Jennifer A Dorniney and Joyce L Stewart Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400, 1017-8167A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-8167A
August 8, 15, 22, 29, 2026

A-775 NOTICE OF FORECLOSURE OF RIGHT TO REDEEM [REF. O.C.G.A. §48-4-5 et seq.: 48-4-45 & 48-4-46]
TO:GREENLEO COMMERCIAL RENTAL, LLC;
CITY OF ALBANY;ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 1807 N SLAPPEY BOULEVARD, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. §48-4-45, 46)
Take notice that:
The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to 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 0.76 acres, more or less, and being located at 1807 N Slappey Blvd, and is a portion of that property identified as "Tract 1" in that quit claim deed between Thomas James Marshall Jr and Greenleo Commercial Rental LLC in DeedBook 4441, Page 72, Dougherty County, Georgia public records, being bounded as follows:On the North by Dougherty County Tax Parcel ID 0000N 00027 023 (now or formerly owned by Lagrange 4584, LLC) as well as an alley to the west of said parcel; on the West by Dougherty County Tax Parcel ID 0000N 00027 008 (now or formerly owned by Greenleo Commercial Rental LLC); on the South by Dougherty County Tax Parcel ID 0000N 00027 008J (now or formerly owned by Greenleo Commercial Rental LLC); and bounded on the East by the western right-of-way of N Slappey Blvd. The above-described property being known as 1807 N. Slappey Boulevard according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000N 00027 08J per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.
The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 197 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the 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-734 NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Bennie Harris Russell to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Flagship Financial Group, LLC, its successors and assigns dated 11/25/2014 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 in Land Lot 74 in the Second Land District of Dougherty County, Georgia, and being all of Lot 32 of Gillionville Forest Subdivision, according to a map or plat of said subdivision as the same is recorded in Plat Book 4, Page 125, (Plat Cabinet 1, Slide B-35), in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Parcel ID: 074-2/00000/121 Commonly known as 706 White Oak Dr, Albany, GA 31721-9013 However, by showing this address no additional coverage is provided The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be

Foreclosures

made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **706 White Oak Dr, Albany, GA 31721-9013** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate/Heirs of Bennie Harris Russell or tenant or tenants. Nationstar Mortgage LLC d/b/a Mr. Cooper is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Nationstar Mortgage LLC d/b/a Mr. Cooper 8950 Cypress Waters Blvd, Coppell, TX 75019 1-888-480-2432 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC as agent and Attorney in Fact for Bennie Harris Russell Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400, 1006-2823A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1006-2823A
August 8, 15, 22, 29, 2026

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

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 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-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 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 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, 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 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 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 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, 2025, and is recorded at DeedBook 5339, Page 144 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.
The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
OCMC Investments, LLC
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 15, 22, 29, September 5, 2026

A-763
NOTICE OF FORECLOSURE OF
RIGHT TO REDEEM
[REF. O.C.G.A. §48-4-5 et seq.: 48-4-45 & 48-4-46]
TO:GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY:ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY

COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 802 N SLAPPEY BOULEVARD, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY; RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. §48-4-45, 46)
Take notice that:
The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA48-4-45 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, September 5, 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 being 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 OCGA48-4-45 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 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 OCGA48-4-45 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 recorded4 in Plat Book 2, Page 34 in the Office of the Clerk of Superior Court of Dougherty County, Georgia.
Together with all rights, title, and interest running with the above-described property but not

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
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-712
NOTICE OF IN REM FORECLOSURE SALE
DOUGHERTY COUNTY, GEORGIA
Pursuant to Order entered by the Dougherty County Superior Court on June 9, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Part of Lot 44, Block 68, City of Albany, et al, Case No. SUCV2026000432, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit:
All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia and more particularly described as follows:
Begin at a point on the East side of Monroe Street one hundred seventy (170) feet South from where the South side of Lincoln Avenue intersects with the East side of Monroe Street; thence proceed in an easterly direction one hundred (100) feet; thence due South for a distance of sixty-nine (69) feet to Gordon Avenue; thence due West for a distance of one hundred (100) feet to Monroe Street; thence due North for a distance of Sixty-nine (69) feet to point of beginning.
Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.
The improvements thereon being known as: **606 S. Monroe Street, Albany, Georgia.**
Tax Parcel ID # 0000E/00025/001.
Current Owner: George Brunson and Russell Tanksley.

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

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 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

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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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

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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-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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706-324-0251

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

A-718 NOTICE OF IN REM FORECLOSURE SALE DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on June 30, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Part of City Lot 93, Block 23, City of Albany, et al, Case No. SUCV2026000475, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit: All that tract or parcel of land lying and being IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA.

And being a part of City Lot 93, in Block 23, more particularly described as follows: COMMENCING at the northeast corner of Davis Street and Pine Avenue and go thence east along the north side of Pine Avenue a distance of 321.4 feet to the point of beginning, from this point of beginning continue east along the north right of way line of Pine Avenue a distance of 49.3 feet; from this point go north with an interior angle of 89° 42' a distance of 134 feet; go thence in a westerly direction parallel to Pine Avenue a distance of 46.5 feet to a point; go thence in a southerly direction, parallel to the east line a distance of 30 feet to a point; go thence in a westerly direction, parallel to Pine Avenue a distance of 2.8 feet; go thence in a southerly direction, parallel to the east line a distance of 104 feet to the side of Pine Avenue and point of beginning.

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

The improvements thereon being known as: **619 Pine Avenue, Albany, Georgia**

Tax Parcel ID # 0000D/00039/010.

Current Owner: Thomas James Marshall, Jr.

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

SHONNA COLLEY JOSEY, Dougherty County Tax Director, Petitioner

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

A-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

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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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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)'s 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

Pursuant to Order entered by the Dougherty County Superior Court on June 9, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 11, Resubdivision of Lots 33 and 34, Block C, Emily G. Henderson Subdivision, et al, Case No. SUCV2026000436, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell

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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

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

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. §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 3406 ARISTIDES 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 Aristides 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 86 in Section "C" of Holland's Folly Subdivision according to a map or plat of said subdivision as same is recorded in Plat Book 4, Page 64, in the office of the Clerk of Superior Court of Dougherty County, Georgia. Being commonly known as 4821 Pinto Drive according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 00167 00005 024 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 71 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

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

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

A-714
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 4, Resubdivision of Lot 32, Block C, Emily G. Henderson Subdivision, et al, Case No. SUCV2026000434, 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 4, of a re-subdivision of Lot 32, 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/00008/047. 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

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

110 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 as 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 Dorris 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

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

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

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

8/22/26

66

ANSWER TO TODAY’S PUZZLE