

THE ALBANY HERALD

Classifieds

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

Albany Classifieds

SERVICE DIRECTORY

Home Repair/ Remodeling

ENHANCED REMODELING & DRYWALL

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

WE DO SMALL AND BIG JOBS!

229-364-2997
Hernandez
912-432-3016

Residential-Commercial-Renovations

PAINTING AND HOME REPAIR

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

FREE ESTIMATES
229-349-5475

MERCHANDISE

Auctions

ON-LINE AUCTION
ESTATE OF CHARLES WILLIAM PETTIFORD
Court Ordered
2024-ES-4516
201 S. CHURCH ST.
TYTY, GA. 31795
2 AUCTIONS

#1. PERSONAL PROPERTY:
2014 Ford Truck,
1994 Ford Explorer,
6' x 14' Trailer,
Kubota Tractor L4701 with Loader,
54" Kubota Zero Turn Lawn Mower
Bidding Opens:
Aug. 18th @ 11:00 am
Bidding Closes:
Aug. 25th @ 2:00 pm
15 % Buyers Premium
#2. REAL ESTATE:
7.31 Acres with pond access & a 24'x52' 1999, 3 BR / 2 bath Redman - Riverview mobile home & 2 storage buildings.
Bidding Opens:
Aug. 26th @ 11:00 am
Bidding Closes:
Sept. 9th @ 2:00 pm
10 % Buyers Premium
CALL OR VISIT OUR WEBSITE FOR MORE DETAILS AND BIDDING INFORMATION
www.jdurhamauctions.com or call 229-436-2733

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 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

Full-Time

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, srhughes@phoebehealth.com

Part-Time

What you'll do as a caregiver for my MOTHER
Foster relationships with HER through companionship and compassionate caregiving. Assist with light meal preparation & perform light housekeeping duties. Provide personal care services, including assistance with grooming, Transportation to appointments, Medication reminders and managing incontinence. The Job is 5 hours/day, 5 days a week & the pay is \$35 per hour. You can email me via lawrencejob@gmail.com for more info.

VEHICLES

Campers/RVs

For Sale: 2019 Freedom Elite. Type 23H, Mileage 3,726.08. Call or text 229-894-2626

Albany Legals

Construction/ Service Bids

A-852
ALBANY HOUSING AUTHORITY REQUEST FOR PROPOSALS 1713 GADSDEN INTERIOR BUILDOUT

The Albany Housing Authority (AHA) is soliciting proposals from qualified and properly licensed contractors for the interior buildout and renovation of 1713 Gadsden, Albany, Georgia. The project generally consists of the interior renovation of an approximately 1,050-square foot residential structure. Work includes, but is not limited to:
☐ Selective interior demolition
☐ Metal stud framing
☐ Plumbing modifications
☐ Electrical modifications
☐ HVAC modifications
☐ Drywall installation and repair
☐ Kitchen buildout
☐ Bathroom renovations
☐ Laundry area construction
☐ Interior doors, trim, and hardware
☐ Flooring
☐ Interior painting
☐ Fixtures, accessories, and final cleaning
The successful contractor shall provide all labor, materials, equipment, supervision, permits, inspections, disposal, and coordination necessary to complete the project. Interested contractors may obtain the complete RFP package, plans, specifications, proposal requirements, and bid forms from:
Albany Housing Authority
521 Pine Ave.
Albany, Georgia 31702
Electronic versions are available by request.
Contact: Doug Holdridge
Phone: 229-603-9458
Email: dholdridge@albanyha.com
A site visit will be held on:
Date: 9-9-2026
Time: 11:00 AM
Location: 1713 Gadsden, Albany, Georgia
Proposals must be received by the Albany Housing Authority no later than: **2:00 PM on 9-30-2026**
Proposals received after the stated deadline may not be considered. The Albany Housing Authority reserves the right to reject any or all proposals, waive informalities where permitted, and award a contract in the best interest of the Authority. The Albany Housing Authority is an Equal Opportunity Employer and encourages participation by qualified minority-owned, women-owned, Section 3, and small business enterprises.
ALBANY HOUSING AUTHORITY
August 29, September 5, 12, 19, 26, 2026

Construction/ Service Bids

A-822
ALBANY HOUSING AUTHORITY REQUEST FOR PROPOSALS 1713 GADSDEN INTERIOR BUILDOUT

The Albany Housing Authority (AHA) is soliciting proposals from qualified and properly licensed contractors for the interior buildout and renovation of 1713 Gadsden, Albany, Georgia. The project generally consists of the interior renovation of an approximately 1,050-square foot residential structure. Work includes, but is not limited to:
☐ Selective interior demolition
☐ Metal stud framing
☐ Plumbing modifications
☐ Electrical modifications
☐ HVAC modifications
☐ Drywall installation and repair
☐ Kitchen buildout
☐ Bathroom renovations
☐ Laundry area construction
☐ Interior doors, trim, and hardware
☐ Flooring
☐ Interior painting
☐ Fixtures, accessories, and final cleaning
The successful contractor shall provide all labor, materials, equipment, supervision, permits, inspections, disposal, and coordination necessary to complete the project. Interested contractors may obtain the complete RFP package, plans, specifications, proposal requirements, and bid forms from:
Albany Housing Authority
521 Pine Ave.
Albany, Georgia 31702
Electronic versions are available by request.
Contact: Doug Holdridge
Phone: 229-603-9458
Email: dholdridge@albanyha.com
A site visit will be held on:
Date: 9-9-2026
Time: 11:00 AM
Location: 1713 Gadsden, Albany, Georgia
Proposals must be received by the Albany Housing Authority no later than: **2:00 PM on 9-30-2026**
Proposals received after the stated deadline may not be considered. The Albany Housing Authority reserves the right to reject any or all proposals, waive informalities where permitted, and award a contract in the best interest of the Authority. The Albany Housing Authority is an Equal Opportunity Employer and encourages participation by qualified minority-owned, women-owned, Section 3, and small business enterprises.
ALBANY HOUSING AUTHORITY
August 29, September 5, 12, 19, 26, 2026

Construction/ Service Bids

A-843
REQUEST FOR PROPOSALS Police Chief Assessment Consultant PROPOSAL REF. #27-015

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 21, 2026. A Pre-Proposal Conference will be held in the Procurement division office and through Zoom, on August 24, 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 Joshua Williams, Procurement Manager, at jswilliams@albanyga.gov.
By: Michael Eaton, Chief Financial Officer
August 29, 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-848
NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF DOUGHERTY
IN RE: ESTATE OF Marilyn Gredell Nobles, DECEASED
All creditors of the Estate of Marilyn Gredell Nobles, DECEASED late of Dougherty County, are hereby notified to render their demands to the undersigned according to law, and all person indebted to said estate are required to make immediate payment to me.
Gregory Nobles
307 W Holston Avenue
Johnson City, TN 37604
Executor of Marilyn Gredell Nobles, deceased
O.C.G.A. § 53-7-41 states:
"...Every personal representative shall, within 60 days from the date of qualification, publish a notice directed generally to all of the creditors of the estate to render an account of their demands. The notice shall be published once a week for four weeks in the official newspaper of the county in which the personal representative qualified..."
August 29, September 5, 12, 19, 2026

A-803
NOTICE TO DEBTORS & CREDITORS

All creditors of the Estate of William Ernest Nordstrom, late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 11th day of August 2026.
MARY N. SHAPARD
Executor of the Estate of William Ernest Nordstrom % DIVINE FINNEY DAVIS, PC
600 N. Jackson Street
Albany, GA 31701
August 15, 22, 29, September 5, 2026

A-844
NOTICE TO DEBTORS & CREDITORS

All creditors of the Estate of Johnny Strawder, 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 24th day of August 2026.
KRISTY LEIGH STRAWDER TYUS
Executor of the Estate of Johnny Strawder
DIVINE FINNEY DAVIS, PC
600 N. Jackson Street
Albany, GA 31701
August 29, Sept 5, 12, 19, 2026

A-845
NOTICE TO DEBTORS & CREDITORS

All creditors of the Estate of Susie M. Fletcher, 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 24th day of August 2026.
ROBERT S. FLETCHER
Executor of the Estate of Susie M. Fletcher
DIVINE FINNEY DAVIS, PC
600 N. Jackson Street
Albany, GA 31701
August 29, September 5, 12, 19, 2026

A-753
NOTICE TO DEBTORS & CREDITORS

All creditors of the Estate of Barbara Knight Danzer, late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 30th day of July 2026.
JEFFREY LAURENCE DANZER
Executor of the Estate of Barbara Knight Danzer
DIVINE FINNEY DAVIS, PC
600 N. Jackson Street
Albany, GA 31701
August 8, 15, 22, 29, 2026

A-748
GEORGIA, DOUGHERTY COUNTY RE: ESTATE OF RAY ANTHONY REESE, DECEASED
All creditors of said estate are notified to render their demands to

Debtors & Creditors

the undersigned according to law, and persons indebted to said estate are required to make immediate payment to the undersigned.
Ray Anthony Northern, Executor
c/o DIVINE FINNEY DAVIS, PC
600 N. Jackson St
Albany, GA 31701
August 8, 15, 22, 29, 2026

A-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-839
NOTICE TO DEBTORS AND CREDITORS

GEORGIA, DOUGHERTY COUNTY: All creditors of the Estate of SYDNEY NELSON CONNER, III, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to VICKI HARPER, at 1210 Baker Avenue, Albany, Georgia 31707, Personal Representative of said estate, in accordance with Georgia law, and all persons indebted to said estate are required to make immediate payment to said Personal Representative of said estate.
This the 4th day of August, 2026.
ATTORNEYS FOR THE ESTATE OF SYDNEY NELSON CONNER, III, DECEASED
August 29, September 5, 12, 19, 2026

A-841
NOTICE

GEORGIA DOUGHERTY COUNTY
Notice is hereby given to all creditors of the Estate of Constance Houseman, 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.
Thomas Hardison, Jr., Execucor of the Estate of Constance Houseman
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
(229) 430-9989
August 29, September 5, 12, 19, 2026

A-755
NOTICE

GEORGIA DOUGHERTY COUNTY
Notice is hereby given to all creditors of the Estate of Randle Lloye Burns, deceased, to present an account of their demands to the undersigned within the time prescribed by law, and all persons indebted to the said estate are hereby requested to make immediate payment to the undersigned.
Magdalene Collins Burns
Executrix of the Estate of Randle Lloye Burns
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
(229) 430-9989
August 8, 15, 22, 29, 2026

A-749
NOTICE

GEORGIA DOUGHERTY COUNTY
Notice is hereby given to all creditors of the Estate of Bernice F. Jones, deceased, to present an account of their demands to the undersigned within the time prescribed by law, and all persons indebted to the said estate are hereby requested to make immediate payment to the undersigned.
John A. Lee, Jr., Executor of the Estate of Bernice F. Jones
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
(229) 430-9989
August 8, 15, 22, 29, 2026

A-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
Executrix, 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 KJOHNSON@LERMANLAWPC.CO
M
August 8, 15, 22, 29, 2026

A-788
NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF DOUGHERTY
IN RE: ESTATE OF FRED WOODROW KEGLER, DECEASED
All creditors of the estate of Fred Woodrow Kegler, 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 Kegler.
This ____ day of August, 2026.
Jason Jerome Kegler, Executor of the Estate of Fred Woodrow Kegler
2254 Dultman Road
Albany, Georgia 31705
or
MOORE, CLARKE, DuVALL & RODGERS, P.C.

Debtors & Creditors

2829 Old Dawson Road (31707)
Post Office Drawer 71727
Albany, Georgia 31708
(229) 888-3338
August 15, 22, 29, September 5, 2026

A-805
NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE is hereby given to all debtors and creditors of the Estate of Gewanna 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 Gewanna 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-849
NOTICE TO DEBTORS AND CREDITORS

GEORGIA, DOUGHERTY COUNTY
All creditors of the estate of BETTY TAYLOR, 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 August, 2026.
Donna Kaye Barwick, as Administrator of the Estate of Betty Taylor, deceased
c/o Perry & Walters, LLP Post Office Box 71209
Albany, Georgia 31708
August 29, September 5, 12, 19, 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

Debtors & Creditors

2829 Old Dawson Road (31707)
Post Office Drawer 71727
Albany, Georgia 31708
(229) 888-3338
August 15, 22, 29, September 5, 2026

A-805
NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE is hereby given to all debtors and creditors of the Estate of Gewanna 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 Gewanna 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-849
NOTICE TO DEBTORS AND CREDITORS

GEORGIA, DOUGHERTY COUNTY
All creditors of the estate of BETTY TAYLOR, 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 August, 2026.
Donna Kaye Barwick, as Administrator of the Estate of Betty Taylor, deceased
c/o Perry & Walters, LLP Post Office Box 71209
Albany, Georgia 31708
August 29, September 5, 12, 19, 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-849
NOTICE TO DEBTORS AND CREDITORS

GEORGIA, DOUGHERTY COUNTY
All creditors of the estate of BETTY TAYLOR, 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 August, 2026.
Donna Kaye Barwick, as Administrator of the Estate of Betty Taylor, deceased
c/o Perry & Walters, LLP Post Office Box 71209
Albany, Georgia 31708
August 29, September 5, 12, 19, 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

Divorces

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-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

Divorces

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-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-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-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

Juvenile Court

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

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

Juvenile Court

2017, LONDON ALEXANDER 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

Name Changes

A-853
IN THE SUPERIOR COURT OF Dougherty COUNTY STATE OF GEORGIA

In re the name change of: Karen Holt Ransom
Civil Action File No. 26-SUCV-724-3
NOTICE OF PETITION TO CHANGE NAME

filed a petition in the Superior Court I, Karen Holt Ransom , filed a petition in the Superior Court of Dougherty County, Georgia on the 26th day of August, 2026, to change my name from Karen Holt Ransom to Karen Holt. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Signed this 26th day of August, 2026.
Karen Holt Ransom, Petitioner
407 Williams St
Albany Ga 31705
August 29, September 5, 12, 19, 2026

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

In re the Name Change of the Child(ren)
Ryshambria Corbin, Minor child(ren)
Civil Action File No. 25SUCV-920
NOTICE OF PETITION TO CHANGE NAME

I, Stephanie Carter, filed this petition to the Superior Court of Dougherty County, Georgia on the 19th day of May, 2025, to change the name(s) of the minor child(ren) as follows:
Current Name of Child: Ryshambria Corbin
Date of Birth: 08/18/2007
Proposed New Name: Ryshambria R. Carter
Any interested or affected party has the right to appear in this case and file objections within thirty days as set forth in O.C.G.A. § 19-12-1(f)(2) and (3).
This 19th day of May, 2025.
Stephanie Carter
Petitioner pro se
433 Wadkins Ave Apt B
Albany, GA 31701
229-462-4672
August 8, 15, 22, 29, 2026

A-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

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

Juvenile Court

2017, LONDON ALEXANDER 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

Probate Court Administration

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

Probate Court 12 mth Support

A-826
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: LARRY LEE LANE
ESTATE FILE NO: 2026-ES-128
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

TO: Je'Nita Lane and All Other Interested Parties

The Petition of **Jacqueline Myrick** for a year's support from the estate of **LARRY LEE LANE**, Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before **September 21, 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 29, September 5, 12, 19, 2026

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-838
GEORGIA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION PUBLIC NOTICE

Notice of Application for National Pollutant Discharge Elimination System Permit to Discharge Treated Wastewater Into Waters of the State of Georgia.

The Georgia Environmental Protection Division has received a new NPDES permit application for the reissuance of an existing NPDES permit. Having reviewed such application, the Environmental Protection Division proposes to issue

Public Hearings

for a maximum term of five years the following permit subject to specific pollutant limitations and special conditions:

Molson Coors Beverage Company USA, LLC, 405 Cordele Road, Albany, Georgia 31705, NPDES Permit No. GA0049093, for its brewery located at 405 Cordele Road, Albany, Georgia 31705 In Dougherty County. An average of 1.08 MGD of wastewater from packaging, utilities, brewing, cold services, supply chain (old coal yard), and commingled stormwater is discharged to the Flint River in the Flint River Basin.

Persons wishing to comment upon or object to the proposed determinations are invited to submit same in writing to the EPD address below, or via e-mail at EPDcomments@dnr.ga.gov, no later than thirty (30) days after this notification. If you choose to e-mail your comments, please be sure to include the words "NPDES permit reissuance - Molson Coors Beverage Company USA, LLC (Dougherty County)" in the subject line to ensure that your comments will be forwarded to the correct staff. All comments received prior to or on that date will be considered in the formulation of final determinations regarding the application. A public hearing may be held where the EPD Director finds a significant degree of public interest in a proposed permit or group of permits. Additional information regarding public hearing procedures is available by writing the Environmental Protection Division. Individual draft permits, applications, supporting documents, and fact sheets are available on EPD's website accessible through the publicly available Georgia EPD Online System (GEOS) at: <https://geos.epd.georgia.gov/GA/GEOS/Public/GovEnt/Shared/Pages/Main/Login.aspx> by searching for Submittal No: **824538**.

A fact sheet or copy of the draft permit is also available by writing the Environmental Protection Division. A copying charge of 10 cents per page will be assessed. The permit application, draft permit, comments received, and other information are available for review at 2 MLK, Jr. Dr., Suite 1470A East, Atlanta, GA 30334, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.

For additional information contact: Kelli-Ann Schrage, Wastewater Regulatory Program, phone (470) 607-3078 or e-mail kelli-ann.schrage@dnr.ga.gov.

Public Sales/ Auctions

A-847
For the public sale to the highest bidder of the contents of the following storage units at Air Safe Self Storage, 2711 Gillionville Rd Albany, GA 31721

Unit 384 Alvin Tyson Jr Miscellaneous

Unit 144Taryll Oliver Miscellaneous

Unit 524 Tomey Fred Miscellaneous

Unit 112 Rashaunda Muldrow Miscellaneous

Units 517 & 510 Marlo Newbill Miscellaneous

Unit 413 David Milner Miscellaneous

Unit 345 Steven Anderson Miscellaneous

Unit 291 DaShawnia Smith Miscellaneous

Unit 426 Fredrick Davis-Miscellaneous

Unit 299 Abner Stephens Miscellaneous

Auction is 10:00am Friday, September 11, 2026 at Air Safe Storage at 2711 Gillionville Albany, GA

August 29, September 5, 2026

A-815
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE:
You are hereby notified, in accordance with OCGA 40-11-19 (A) (2), that petitions were filed in the Magistrate Court of Dougherty County to foreclose liens for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at: Harris 1 Trucking & Wrecker Service, 1542 E. Broad Ave, Albany, GA 31705. Anyone with an ownership interest in this vehicle should contact the business above

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

A-846
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 17, 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 A40 Shalissa Brown-Furniture.

Unit A72 Shakiem White-Furniture.

Unit A89 Diane Mcmanus-HH Goods.

Unit B20-Natalya Williams-HH Goods.

Unit E40 Lawanda Harper-Furniture.

Unit F16 Emmanuel Williams-HH Goods.

Unit F93 Cory Mitchell-IH Goods
August 29, September 5, 2026

A-729
Public Auction Location:
Royal Storage 2801 Palmyra Road Albany, GA 31707 229-446-2038 Date & Time:

Public Sales/ Auctions

Tuesday, September 15, 2026 Bids due by 12:00 PM Sharp Auction by Sealed Bid Only Viewing: Monday, September 14, 2026 9:00 am – 5:00 pm

Unit 214 Kameron Mitchell: Furniture

Unit 434 Kieren Jackson: Furniture, totes & decor

Unit 724 Andrew Steen: Miscellaneous items

Unit 736 Kiesha Crawford: Furniture
August 29, September 5, 12, 2026

A-850
Paint Pro Towing,LLC 2804 Wilmar Lane Albany,Ga.31707 September 16,2026 10:00 A.M.-2:00 P.M.

1.) 2000 Dodge Dakota
(Vin # 1B7FL26X5YS559450)
Case # 2026-163AV

2.) 2016 Ford Fusion
(Vin # 3FA6P0H470GR228362)
Case # 2026-141AV

3.) 2003 Chevy S-10
(Vin # 1GCCS16X638173024)
Case # 2026-142AV

4.) 1999 Ford Crown Victoria
Vin # 2FAFP71W0XX147826)
Case # 2026-143AV

5.) 1995 Buick Roadmaster
(Vin # 1G4BT52P4SR412763)
Case # 2026-164AV

6.) 2008 Chevy Equinox
(Vin # 2CNDL3F2986066498)
Case # 2026-162AV

7.) 2009 Ford Crown Victoria
(Vin # 2FAHP71V29X139651)
Case # 2026-139AV

8.) 2016 Chevy Malibu
(Vin # 1G11C5SA6GF119203)
Case # 2026-140AV

9.) 1996 Ford Mustang
(Vin # 1FALP45X1TF218431)
Case # 2026-141AV

10.) 2022 Nissan Sentra
(Vin # 3N1AB8CV7NY271707)
Case # 2026-161AV

11.) 2004 Chevy Suburban
(Vin # 3GNEC16Z14G289707)
Case # 2026-196AV

12.) 2005 Chevrolet Impala
(Vin # 2G1WF52E259292612)
Case # 2026-195AV

August 29, September 5, 2026

Service by Publication

A-840
IN THE STATE COURT OF DOUGHERTY COUNTY STATE OF GEORGIA
AALIYAH SHARIF, Plaintiff,
v.
MEGAN LEWIS-MOORE, Defendant.
CIVIL ACTION FILE NO. STSV2026000363
NOTICE OF SUMMONS – SERVICE BY PUBLICATION

TO: Megan Lewis-Moore
109 Constitution Court
Albany, Georgia 31721

You are hereby notified that the above-styled action seeking Complaint for Damages and Demand for Jury Trial was filed against you in said court on May 13, 2026, and that by reason of an order for service of summons by publication entered by the court on August 19 2026, you are hereby commanded and required to file with the clerk of said court and serve upon Valerie J. Pallos, Esq., Counsel for Plaintiff, whose address is 10745 Westside Way, Suite 165, Alpharetta, Georgia 30009 an answer to the complaint within sixty (60) days of the date of the order for service by publication. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint.

Witness the Honorable John M. Stephenson, Judge of said Court.

This the 19th day of August, 2026.

John M. Stephenson
Clerk of State Court, Dougherty County

August 29, September 5, 12, 19, 2026

Trade Names

A-818
TRADE NAME REGISTRATION STATEMENT AND AFFIDAVIT
Trade Name: Creek Boys Co
1905 Whispering Pines Rd. Albany, GA 31707

(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). Pressley Adjusting LLC, a Georgia limited liability company
1905 Whispering Pines Rd, Albany, GA 31707

Legal domicile: Georgia
(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).

Retail sale of clothing, apparel, hats, and related merchandise, including online sales and wholesale/retail distribution through local stores and other retailers.

Business chiefly carried on in Dougherty County, Georgia.
Trade name used: "Creek Boys Co." (3) This registration made and filed to comply with requirements of Act of General Assembly of Georgia, approved March 29, 1937, and amendment approved March 20, 1943.

Matthew Pressley
GEORGIA, DOUGHERTY COUNTY Personally appeared before me Matthew Pressley, an officer authorized to administer oaths, the undersigned, who being duly sworn deposes and says that the facts stated in the foregoing registration are true. Sworn to and subscribed before me the 14th day of August, 2026.

Dawn Tippins
MY COMMISSION EXPIRES: January 27, 2028

August 22, 29, 2026

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

Trade Names

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).

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

(3) This registration made and filed to comply with requirements of Act of General Assembly of Georgia, approved March 29, 1937, and amendment approved March 20, 1943.

John Brian Myler Jr.
GEORGIA, DOUGHERTY COUNTY Personally appeared before me Nekesha Davis, an officer authorized to administer oaths, the undersigned, who being duly sworn deposes and says that the facts stated in the foregoing registration are true. Sworn to and subscribed before me the 4th day of August, 2026.
Nekesha Davis
MY COMMISSION EXPIRES: January 11, 2030

August 22, 29, 2026

Foreclosures

A-797
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION TO: HARRISON AND WALKER PROPERTIES LLC, KNOWN AND UNKNOWN 509 MERCER AVEAVE Albany, Georgia 31701 and all persons who can claim any interest in and to said property: Take Notice that: The right to redeem the following described property, to wit: All that tract or parcel of land lying and being in THE CITY OF ALBANY, DOUGHERTY, GEORGIA, BEING ALL OF BLK 46 PT LT AS THE SAME IS RECORDED IN PLAT BOOK 5339, PAGE 133-134 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA, AND IS LOCATED AT 1408 EAST LINCOLN AVENUE of record, as set forth in the aforementioned deed Parcel No.0000E-00006-010 will expire and be forever foreclosed and barred on and after the 25TH day of SEPTEMBER 2026. The Tax Deed to which this notice relates is dated the 5TH day of August 2025, and is recorded in the Office of the Clerk of Superior Court of Dougherty County, Georgia, in Deed Book 5339, Page 300-300. The property may be redeemed at any time before the 25TH day of SEPTEMBER 2026, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: ANTONIO M. KENDRICK, 512 W. MERCER AVE Albany, GA 31701 PLEASE GOVERN YOURSELF ACCORDINGLY. By: 229/288-7979 mahkey75@aol.com.
August 15, 22, 29, September 5, 2026

A-798
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION TO: JENNIFER ARLENE FOUNTAIN AND ALL HEIRS KNOWN AND UNKNOWN 321 SOUTHWOOD DR, Albany, Georgia 31701 and all persons who can claim any interest in and to said property: Take Notice that: The right to redeem the following described property, to wit: All that tract or parcel of land lying and being in THE CITY OF ALBANY, DOUGHERTY, GEORGIA, BEING ALL OF LOT 24 OF FLINTLAND SUBDIVISION AS PER MAP OR PLAT OF SAME RECORDED IN PLAT BOOK 3, PAGE 181, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. Subject to visible easements and easements and restrictions of record, as set forth in the aforementioned deed Parcel No.000BB-00023-002 will expire and be forever foreclosed and barred on and after the 25TH day of SEPTEMBER 2026. The Tax Deed to which this notice relates is dated the 5TH day of August 2025, and is recorded in the Office of the Clerk of Superior Court of Dougherty County, Georgia, in Deed Book 5339, Page 260-260. The property may be redeemed at any time before the 25TH day of SEPTEMBER 2026, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: ANTONIO M. KENDRICK, 512 W. MERCER AVE Albany, GA 31701 PLEASE GOVERN YOURSELF ACCORDINGLY. By: 229/288-7979 mahkey75@aol.com.
August 15, 22, 29, September 5, 2026

A-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

Foreclosures

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-785
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by James H. Coston and Anita S. Coston to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for BBMC Mortgage A Division of Bridgeview Bank Group, its successors and assigns dated January 26, 2018, and recorded in Deed Book 4481, Page 189, Dougherty County Records, said Security Deed having been last sold, assigned, transferred and conveyed to U.S. Bank National Association, securing a Note in the original principal amount of \$226,743.00, 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, October 6, 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 IN LAND LOT 37 OF THE SECOND LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 263 OF ST. ANDREWS SUBDIVISION, SECTION 2, ACCORDING TO PLAT OF SAME AS RECORDED IN PLAT BOOK 5, PAGE 30, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. SUBJECT TO RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY, VISIBLE AND OF RECORD, IF ANY. DEED TYPE: WARRANTY DEED BETWEEN CHARLES A. CLARK, AND HAZEL F. CLARK AND JAMES H. COSTON AND ANITA S. COSTON DATED: 1/20/2000, RECORDED DATE: 1/20/2000, IN BOOK: 2051, PAGE 176.

Said property is known as **2405 East Albersson 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 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 **Anita S. Coston and The Representative of the Estate of James H. Coston, successor in interest or tenant(s).**

U.S. Bank National Association as Attorney-in-Fact for James H. Coston and Anita S. Coston

File no. 26-084664
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.
August 29, September 5, 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

Foreclosures

12, 2026 in Deed Book 5380, Page 395, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Fifteen thousand Five Hundred and 00/100 Dollars (\$115,500.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, within the legal hours of sale on September 1, 2026 the following described property:
The following described property situated in the County of Dougherty, State of Georgia, to wit:
A parcel of land located in the County of Dougherty, State of Georgia, and known as: being Lot Number 115 in Westwood Subdivision, Section III as shown in the recorded plat/map thereof in Plat Book 4 Page, 88 of Dougherty County Records.
Being the same which Thomas E. Ward, III and Cynthia B. Ward by Deed dated December 28, 1983 and recorded December 29, 1983 in the County of Dougherty, State of Georgia in (Book) 725 (Page) 11 conveyed unto Kathryn D. Bishop. Parcel/APN/Tax ID: 00348/00003/028
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

Foreclosures

INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-8167A

August 8, 15, 22, 29, 2026

A-732
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by SYLVIA WRIGHT to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR FIRST FRANKLIN in the original principal amount of \$115,000.00 dated October 19, 2006, and recorded in Deed Book 3238, Page 1, Dougherty County records, said Security Deed being last transferred to U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18 the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on 9/1/2026, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING IN DOUGHERTY COUNTY, GEORGIA AND BEING ALL OF LOT 43 OF LORETTA HEIGHTS SUBDIVISION, ACCORDING TO PLAT OF SAME AS RECORDED IN PLAT BOOK 4 PAGE 123 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. Said property being known as: **3206 RADIUM SPRINGS RD, ALBANY, GA 31705**
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are SYLVIA WRIGHT or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).
Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.
The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:
Select Portfolio Servicing, Inc.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119
800-635-9698
Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-FF18, as Attorney-in-Fact for SYLVIA WRIGHT
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 26-386544
August 8, 15, 22, 29, 2026

A-734
NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Bennie Harris Russell to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Flagship Financial Group, LLC, its successors and assigns dated 11/25/2016 and recorded in Deed Book 4374 Page 252 Dougherty County, Georgia records; as last transferred to or acquired by Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC conveying the after-described property to secure a Note in the original principal amount of \$184,664.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on 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, (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

Foreclosures

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

August 8, 15, 22, 29, 2026

A-733
NOTICE OF SALE UNDER POWER GEORGIA, DOUGHERTY COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Samantha B Mayberry to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Society Mortgage, its successors and assigns dated December 15, 2021, recorded in Deed Book 4918, Page 33, Dougherty County, Georgia Records, as last transferred to Nationstar Mortgage LLC by assignment recorded in Deed Book 5112, Page 47, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of TWO HUNDRED FORTY-NINE THOUSAND ONE HUNDRED FIFTY-THREE AND 00/100 DOLLARS (\$249,153.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in September, 2026, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale, as provided in the Security Deed and by law which includes, but is not limited to, attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Prospective bidders must perform their own due diligence.
Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019, (888) 480-2432
Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.
Upon information and belief, said property is more commonly known as **1824 Green Valley Ln, Albany, GA 31707**. Should a conflict arise between the property address and the legal description, the legal description shall control.
ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, went into effect. The Rule applies to certain residential real estate sale transactions (including some that go beyond the typical one-to-four family residence)

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 Suspicion Activity Report requirement. If applicable, as part of this Rule, buyers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements, if applicable.* This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.
*The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258, if applicable.
Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC as Attorney in Fact for Samantha B Mayberry McCalla Raymer Leibert Pierce, LLC 1544 Old Alabama Rd Roswell, GA 30076 www.foreclosurerehotline.net EXHIBIT "A"
All that tract or parcel of land situate, lying and being in Dougherty County, Georgia, and being all of Lot 506 of Lake Park Subdivision "C", Section 6, as shown on a map or plat of said subdivision recorded in Plat Book 3, Page 263, (Plat Cabinet 1, Slide B-7) in the Office of the Clerk of Superior Court, Dougherty County, Georgia. This conveyance is made subject to the public utility easements and other easements, visible and/or of record, affecting the conveyed property; to any valid and enforceable protective covenants and restrictions applicable to the property and to the valid and enforceable laws, ordinances and regulations governing and regulating the use of the conveyed property. KR September 1, 2026 Our file no. 23-12180GA 23-12180GA

August 8, 15, 22, 29, 2026

A-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:
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-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,

Foreclosures

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-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 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, 2026, and is recorded at Deed Book 5339, Page 203 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.
The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
OCMC Investments, LLC
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 15, 22, 29, September 5, 2026

A-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

Foreclosures

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-766
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM [REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:THERESA S. COOK A/K/A THERESA S. WATSON;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 2501 IMPERIAL STREET, ALBANY, GEORGIA INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:
The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock (4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later;
All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia and being more particularly described as all of Lot 1, Paradise Estates Subdivision, according to a map or plat of said subdivision as shown and recorded in Plat Book 4, Page 27 in the office of the Clerk of Superior Court of Dougherty County, Georgia. Being commonly known as 2501 Imperial Street according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 225-1 00000 001 per the maps and records of the Dougherty County tax assessor and tax commissioner. Also including any and all claims in and to that certain mobile home situated on the above-described property being described as a 1987 Piedmont Champion 14 x 60 mobile home assigned serial number 537320-P4183, which mobile home appears permanently affixed to the land.
The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 95 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.
The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
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 8, 15, 22, 29, 2026

A-772
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM [REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 837 VAN DEMAN STREET, ALBANY, GEORGIA

Foreclosures

INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:
The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock (4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later;
All that tract or parcel of land situate, lying and being in the City of Albany, Dougherty County, Georgia, and being described as follows: All of the north one-half of Lot Number 5 of Block "K" of Rood Pecan Park Subdivision, as per map or plat recorded in Plat Book 1, Pages 102-103 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. Said one-half lot fronting one hundred one (101) feet on the west side of Van Demon Avenue and extending west same 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 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-823
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM [REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:BERNICE P. BATTEN;
ROBERT JAMES PRATHA, JR.;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 3406 ARISTEDES ROAD, ALBANY, GEORGIA INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:
The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock (4 p.m.) on and after October 1, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later;
All that tract or parcel of land lying and being in Albany, Dougherty County, Georgia and being all of Lot 20 of Carver Subdivision, according to a map or plat of said subdivision as same is recorded in Plat Book 4, Page 129, in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Being commonly known as 3406 Aristedes Road according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 247-2-00000-037 per the maps and records of the Dougherty County tax assessor and tax commissioner.
The tax deed to which this notice relates is dated August 5, 2026, and is recorded at Deed Book 5339, Page 97 in the Office of the Clerk of the Superior Court of County, Georgia. This notice also constitutes 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-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

Foreclosures

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-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 situate, lying and being in the City of Albany, Dougherty County, Georgia and being all of Lot 4 in Block 3 of Cleveland Heights, according to a map or plat of said subdivision as same is recorded in Plat Book 1, Page 204 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. Being commonly known as 800 N. Slappey Boulevard according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000D 00007 002 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.
The tax deed to which this notice relates is dated August 5, 2025, and is recorded at DeedBook 5339, Page 144 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.
The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
OCMC Investments, LLC
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 15, 22, 29, September 5, 2026

A-773
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM [REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 1114 THIRTEENTH AVENUE, ALBANY, GEORGIA INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:
The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock (4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later;
All that tract or parcel of land situate, lying and being in the County of Dougherty, State of Georgia and in the City of Albany, and being more particularly described as follows: All of Lot Nine (9) in Brookwood Subdivision, according to map or plat of same recorded in Plat Book 2, Page 100, in the Office of the Clerk of Superior Court of Dougherty County, Georgia, being improved property with dwelling at 1114 13th Avenue. Being commonly known as 1114 Thirteenth Avenue according to the present system of numbering properties in Dougherty County, and also being known as tax parcel

Foreclosures

number 0000N 00027 018 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

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

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

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

**A-776
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
[REF. O.C.G.A., Section 48-4-5 et seq.; 48-4-45 & 48-4-46]

TO:GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY:ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 1108 THIRTEENTH AVENUE, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A.#48-4-45, 46)

Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after , 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 of Georgia and being all of Lot No. 3 and the east three(3) feet of Lot No. 5, Brookwood Subdivision, according to plat of same as recorded in Plat Book 2, Page 100, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. Being commonly known as 1108 Thirteenth Avenue according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000N 00027 021 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

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

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

The property may be redeemed on 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-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

Foreclosures

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.

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-780
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
[REF. O.C.G.A., §48-4-5 et seq.; 48-4-45 & 48-4-46]

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

Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to 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 0.46 acres, more or less, and being located at 1803 N Slappey Blvd, and is a portion of that property identified as "Tract 1" in that quit claim deed between Thomas James Marshall Jr and Greenleo Commercial Rental LLC in Deed Book 4441, Page 72, Dougherty County, Georgia public records, being bounded as follows: On the North by Dougherty County Tax Parcel ID 0000N 00027 081 (now or formerly owned by Greenleo Commercial Rental LLC); on the West by Dougherty County Tax Parcel ID 0000N 00027 008 (now or formerly owned by Greenleo Commercial Rental LLC); on the South by an alley, the south side of which is the northern property line of Dougherty County Tax Parcel ID 0000G 00001 007 (now or formerly owned by Greenleo Commercial Rental LLC) and Dougherty County Tax Parcel ID 0000G 00001 006 (now or formerly owned by Newaze LLC); and bounded on the East by the western right-of-way of N Slappey Blvd. The above-described property being known as tax parcel number 0000N 00027 08J per the maps and records of the Dougherty County Tax Assessor and Tax Commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

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

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

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

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

**A-778
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM**
[REF. O.C.G.A., §48-4-5 et seq.; 48-4-45 & 48-4-46]

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

Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA48-4-45 et seq., whichever date is later:

All that tract or parcel of land situate, lying and being in the County of Dougherty, State of Georgia, and more particularly described as the west 70.3 feet of Lot 5, Brookwood Subdivision, according to a map or plat of same recorded in Plat Book 2, page 100 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. Being commonly

Foreclosures

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-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-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 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, 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

Foreclosures

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

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

Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA48-4-45 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:

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

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

TO:GREENLEO COMMERCIAL RENTAL, LLC;

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

Take notice that:

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

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

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

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-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,

Foreclosures

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-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-767
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:ELIZABETH IRENE HENRY MITCHELL;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 1204 ANTIOCH DRIVE, 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

Foreclosures

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 of land lying and being in Land Lot 219 of the 1st Land District of Dougherty County, Georgia, being part of Lot No. 1 of the Subdivision of property in Putney, Georgia, owned by H. B. P. P. and E.E. Wetherbee, and Mrs. K. B. Hodges as shown by plat of said Subdivision recorded in Plat Book 3, Page 231, Office of the Clerk of Superior Court, Dougherty County, Georgia, being more particularly described as follows: Commence at the intersection of the South right of way of Antioch Road and the East right of way of Stagecoach Road and from this point go in an Easterly direction along the South right of way of Antioch Road for a distance of 323.20 feet to the point of beginning. From this point of beginning go North 81 degrees, 14 minutes, 08 seconds East along the South right of way of Antioch Road for a distance of 257.13 feet to a point, go thence South 07 degrees 47 minutes 52 seconds East for a distance of 374.85 feet to a point; go thence North 87 degrees 45 minutes 22 seconds West for a distance of 244.05 feet to a point, go thence North 00 degrees 11 minutes 30 seconds West for a distance of 206.98 feet to a point; go thence South 89 degrees 48 minutes 30 seconds West for a distance of 49 feet to a point; go thence North 05 degrees 33 minutes 25 seconds West for a distance of 116.08 feet to the point of beginning, said tract containing 1.924 acres.

Being the same property conveyed to Shelton Mitchell, from First Union National Bank of Georgia, successor by merger to Georgia Federal Bank, FSB, former Georgia Federal Savings and Loan Association, successor to Home Federal Savings and Loan Association of Albany, Georgia, by Quit Claim Deed dated January 31, 1982, recorded in Book 1359 at pages 295-296 in the Office of the Clerk of Superior Court of Dougherty County,

Foreclosures

Please be governed accordingly.
August 15, 22, 29, September 5, 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 08I and Dougherty County Tax Parcel ID 0000N 00027 08J (both now or formerly owned by Greenleo Commercial Rental, LLC); On the South by an alley, the south side of which alley forms the northern property line of Lots 100 through 104 (inclusive) of Block G & Lots 105 through 112 (inclusive) of Block H of the North Slappey Heights Subdivision; on the West by the western right-of-way of Hoover Street; said tract also being bisected by Taft Street. The above-described property being known as tax parcel number 0000N 00027 08 per the maps and records of the Dougherty County Tax Assessor and Tax Commissioner TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

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

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

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

Please be governed accordingly.
August 15, 22, 29, September 5, 2026

A-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. §48-4-5, 46)

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

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

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 197 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession

Foreclosures

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 1805 W OGLETHORPE AVENUE, ALBANY, GEORGIA INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)

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

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

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

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

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

Please be governed accordingly.
August 15, 22, 29, September 5, 2026

A-768
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
[REF. O.C.G.A. §48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY;

ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 1401 W THIRD AVENUE, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. §48-4-45, 46)

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

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

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

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

Foreclosures

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 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 September 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 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-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 and along the north margin of East Fourth Avenue 85 feet, to the Point of Beginning, and this is to be known as Lot No. 5, in Block NN, of proposed subdivision to be known as Jackson Heights Section C, and contains 11,611 square feet, said property being generally known as 1211 East Fourth Avenue according to the present system of numbering in use in the City of Albany, Dougherty County, Georgia. Parcel ID No. 0007T/00041/020

The debt secured by said **Security Deed** has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the **Note** and **Security Deed**. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the **Security Deed** and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

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

and matters of record superior to the Security Deed first set out above.

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

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

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

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the **Security Deed**. To any rights of rescission of the party conducting this foreclosure sale pursuant to Georgia law including, but not limited to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the state of Georgia.

Please note that the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above and final review by the party conducting this foreclosure sale for compliance with contractual and legal obligations pursuant to the terms of the loan documents and State and Federal law, including but not limited to any and all rights of rescission.

Capital City Bank, as Attorney in Fact for **Latoya Katrice Lewis**
By: **Andrew D. Gleason**
Attorney for **Capital City Bank**
Lefkoff, Rubin, Gleason, Russo & Smith, P.C.
5555 Glenridge Connector
Suite 900
Atlanta, Georgia 30342
(404)869-6900
(404)869-6900 (fax)

August 8, 15, 22, 29, 2026

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

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

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

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

The improvements thereon being known as: **1400 Whispering Pines Road, Albany, Georgia**
Tax Parcel ID # 0000N/00027/066.
Current Owner: Greenleo Development, LLC., Horace W. Musgrove and Mark Cohen

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

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

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

A-713
NOTICE OF IN REM FORECLOSURE SALE
DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on June 9, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 10, Resubdivision of Lot 33, Block C, Emily G. Henderson Subdivision, et al, Case No. SUCV2026000433, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Office Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit:

All of Lot 10, 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 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

Foreclosures

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/00008/032.
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 Office 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 Office Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being all of Lot 10 of Coachman Park Addition, according to plat recorded in Plat Book 2, Page 52, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia.

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

The improvements thereon being known as: **5111 Louis Avenue, Albany, Georgia**
Tax Parcel ID # 00001/00033/010.
Current Owner: Jesse E. Gadsdon.

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

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

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

A-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 Office Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN Land Lot 343 of the First Land District of Dougherty County, Georgia, and being more particularly described as follows, to wit:
Beginning at the intersection of the northern right-of-way line of Fifth Avenue and the eastern right-of-way line of Avenue K and run thence South 20° 08' West 93.33 feet to a point on the southern line of Fifth Avenue and run thence North 88° 00' West 1500 feet along the right-of-way to a point on the southern line of Fifth Avenue which is the point of beginning of the hereindescribed tract; FROM THE POINT OF BEGINNING, run thence South 2° 00' West 290.40 feet to a point; run thence North 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

Foreclosures

known as: **1020 Butternut Avenue, Albany, Georgia**
Tax Parcel ID # 00200/00001/017.
Current Owner: John Lee Favors and Mary Ann Favors.

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

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

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

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

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

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

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

The improvements thereon being known as: **2916 Leary Road, Albany, Georgia**
Tax Parcel ID # 00311/00001/005.

Current Owner: Edward Eugene Davis and Annelle Strawder Davis.

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

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

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

Foreclosures

706-324-0251
Attorneys for Shonna Colley Josey,
Dougherty County Tax Director and
Ex Officio Sheriff
August 8, 15, 22, 29, 2026

A-715
NOTICE OF IN REM
FORECLOSURE SALE
DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on June 9, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 9, Resubdivision of Lot 33, Block C, Emily G. Henderson Subdivision, et al, Case No. SUCV2026000435, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit: All of Lot 9, of a re-subdivision of Lot 33, Block C, Emily G. Henderson Subdivision, as per map or plat of same recorded in Plat Book 2, Page 161, in the Office of the Clerk of Superior Court of Dougherty County, Georgia. 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/00008/033. 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-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 Rajahm Hassan. An accurate description of the subject property is not available but includes all land contained within the above-identified parcel number and not taxed under a separate parcel number by the Dougherty County Tax Department. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: **Calvary Road, Albany, Georgia** Tax Parcel ID # 00316/00001/10B. Current Owner: Patsy Wilson Paulk

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

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

A-717
NOTICE OF IN REM
FORECLOSURE SALE
DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the

Foreclosures

Dougherty County Superior Court on June 9, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 11, Resubdivision of Lots 33 and 34, Block C, Emily G. Henderson Subdivision, et al, Case No. SUCV2026000436, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit: All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia and more particularly describes as follows: Lot 11, of the resubdivision of Lots Thirty-Three (33) and Thirty-Four (34) of Block C of the Emily G. Henderson Subdivision according to a map or plat of said resubdivision recorded in Plat Book 2, Page 161, in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: **621 Parkwood Avenue, Albany, Georgia** Tax Parcel ID # 000BB/00008/031. Current Owner: Delores McGahee.

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

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

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

Pursuant to Order entered by the Dougherty County Superior Court on June 30, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 10, Block 10, Ragsdale-Odom Addition, et al, Case No. SUCV2026000481, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex 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 map 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** 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-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

Foreclosures

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, Sr.

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

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

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

A-719
NOTICE OF IN REM
FORECLOSURE SALE
DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on June 30, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 7, Rolling Acres Subdivision, et al, Case No. SUCV2026000476, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. §

48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit: All of Lot Seven (7) of Rolling Acres Subdivision as shown by a map or plat recorded in Plat Book Two (2), Page One Hundred Thirty-two (132) in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. Said subdivision being a part of Land Lot Two Hundred Seventy-eight (278) of the Second Land District of Dougherty County, Georgia. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: **2912 Leary Road, Albany, Georgia** Tax Parcel ID # 00311/00001/003. Current Owner: Edward Eugene Davis and Annelle Strawder Davis.

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

SHONNA COLLEY JOSEY,
Dougherty County Tax Director,
Petitioner
Stephen G. Gunby
Page, Scrantom, Sprouse,
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-708
NOTICE OF IN REM
FORECLOSURE SALE
DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on June 9, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 91, Coachman Park Subdivision, et al, Case No. SUCV2026000428, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit: All that tract or parcel of land situate, lying and being in Dougherty County, Georgia and being more particularly described as follows: All of Lot 5 in Block "A" of Pineview Subdivision according to a map or plat of said subdivision as recorded in Plat Book 1, page 259, in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: **106 N. West Road, Albany, Georgia** Tax Parcel ID # 0000I/00011/006. Current Owner: Greenleo Residential Rental, LLC.

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

SHONNA COLLEY JOSEY,
Dougherty County Tax Director,
Petitioner
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-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

Foreclosures

a plat of same recorded in Plat Book (2), Page (132) in the Office of the Clerk of the Superior Court of Dougherty County, Georgia and being part of Land Lot (278) in the Second Land District of Dougherty County, Georgia. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: **2914 Leary Road, Albany, Georgia** Tax Parcel ID # 00311/00001/004. Current Owner: Edward Eugene Davis and Annelle Strawder Davis.

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

SHONNA COLLEY JOSEY,
Dougherty County Tax Director,
Petitioner
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-707
NOTICE OF IN REM
FORECLOSURE SALE
DOUGHERTY COUNTY, GEORGIA

Pursuant to Order entered by the Dougherty County Superior Court on June 9, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Lot 5, Block A, Pineview Subdivision, et al, Case No. SUCV2026000427, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit: All that tract or parcel of land situate, lying and being in Dougherty County, Georgia and being more particularly described as follows: All of Lot 5 in Block "A" of Pineview Subdivision according to a map or plat of said subdivision as recorded in Plat Book 1, page 259, in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: **106 N. West Road, Albany, Georgia** Tax Parcel ID # 0000I/00011/006. Current Owner: Greenleo Residential Rental, LLC.

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

SHONNA COLLEY JOSEY,
Dougherty County Tax Director,
Petitioner
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-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: **312 Alice Avenue, Albany, Georgia** Tax Parcel ID # 0000I/00035/031. Current Owner: Betty Jackson.

Foreclosures

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 Tankley.

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

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

Pursuant to Order entered by the Dougherty County Superior Court on June 9, 2026, in the case of Shonna Colley Josey, Tax Director, Dougherty County, Georgia, Plaintiff, versus Part of Lot 1, Block B, Riverside Park Subdivision, et al, Case No. SUCV2026000431, Shonna Colley Josey, Tax Director, Dougherty County, Georgia and Ex Officio Sheriff, pursuant to O.C.G.A. § 48-4-81 and applicable law, will sell the real property described herein, its improvements, buildings, fixtures and appurtenances, to the highest bidder, for cash, at the Dougherty County Courthouse, 225 Pine Ave, Albany, Georgia, at the usual hour and location for Sheriff's Sales, on the first Tuesday of September, 2026, at approximately 10:00 a.m. (September 1, 2026), to wit: All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being a portion of Lot 1, Block B, of Riverside Park Subdivision according to a plat of same as recorded in Plat Book 2, page 221, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia described as commencing at the southeast corner of the intersection of River Road, also known as Martin Luther King, Jr. Drive, and Alice Avenue and go thence in an easterly direction along the south right of way of Alice Avenue for a distance of 103.6 feet to a point; go thence in a southerly direction for a distance of 98.1 feet to a point on the south lot line of Lot 1, Block B, of Riverside Park Subdivision; go thence in a westerly direction along the said south lot line of Lot 1, Block B, or Riverside Park Subdivision for a distance of 105.3 feet to the east right of way of River Road, also known as Martin Luther King, Jr. Drive; go thence in a northerly direction along the east right of way of River Road, also known as Martin Luther King, Jr. Drive, for a distance of 98.1 feet to the point of beginning.

Said property being known as 312 Alice Avenue and also as 312 and 314 Alice Avenue, according to the present system of numbering in the City of Albany, Georgia. Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed. The improvements thereon being known as: **312 Alice Avenue, Albany, Georgia** Tax Parcel ID # 0000I/00035/031. Current Owner: Betty Jackson.

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

SHONNA COLLEY JOSEY,
Dougherty County Tax Director,
Petitioner
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-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 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"):

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

Foreclosures

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 92868, 800-561-4567 The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument. ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, will go into effect. The Rule applies to certain residential real estate sale transactions (including nonjudicial foreclosures) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement. As part of this Rule, purchasers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements. This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable. <https://www.fincen.gov/rre> and <https://www.fincen.gov/rre-faqs> The sale will be conducted subject (1) to confirmation that the sale is not prohibited under U.S. Bankruptcy code and (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed. Albertelli Law Attorney for U.S. Bank Trust, N.A. as Trustee of CFMT 2024-NR1 Trust as Attorney in Fact for Carolyn Cooper 100 Galleria Parkway, Suite 1000 Atlanta, GA 30339 Phone: (770) 373-4242 THIS FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 25-016302 August 8, 15, 22, 29, 2026

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-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

Calhoun Co. Legals

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. Annie Doris Holder Judge of the Probate Court By: Clerk of the Probate Court P.O. Box 87 Morgan, GA 39866 229-849-2115 August 22, 29, September 5, 12, 2026

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 Doris Holder Judge of the Probate Court By: Clerk of the Probate Court P.O. Box 87 Morgan, GA 39866 229-849-2115 August 22, 29, September 5, 12, 2026

SUBSCRIBE TODAY!



The Albany HERALD
Call today to Subscribe!
229-888-9300
albanyherald.com



STAY ON TOP OF IT ALL!
Subscribe Today!
229-888-9300

Got a Great Local News Story?

Tell us about it today!

Call Carlton Fletcher 229-888-9300 or carlton.fletcher@albanyherald.com

CELEBRITY CIPHER
by Luis Campos

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

"SRD UZKW LRIW ZNJLLNW GWNE-RIGWGGWO LRIW JCLUW IDGJCWGG-JL'G LUW XRPGL ZCO KWPS IWGL LUJCV ZIRDL ZCS ZPL ERPB." - OZCJWN TPZJV

Previous Solution: "New York is the place where I feel most at home ... so that automatically makes it a wonderful place for me to work or write." — Nora Ephron

TODAY'S CLUE: N sjenbe 3

© 2026 by NEA, Inc., dist. by Andrews McMeel Syndication 8-28

CELEBRITY CIPHER
by Luis Campos

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

"RBRFJ ZTKR JAP ETQ, TZ GTKTQTWNRW ZNR URCF C DTZZDR ITZ. JAP QBRF FRDDJ XCQXR ZNR URCF AU DAWTQY; JAP HRRV XNCDDRQYTQY TZ." — CFZNPFCWNR

Previous Solution: "You have to be a little self-obsessed to be in the business. It's the worst and very best thing about any art form." — Daniel Craig

TODAY'S CLUE: H sjenbe 19

© 2026 by NEA, Inc., dist. by Andrews McMeel Syndication 8-29

8/30/26

S	D	E	E	S	D	N	E	T	D	T	E	W	I	S	S	H	V	I	S
H	O	N	E	T	E	I	N	E	T	E	I	N	E	T	E	I	N	E	T
S	H	O	T	E	I	N	E	T	E	I	N	E	T	E	I	N	E	T	
D	E	A	L	E	G	N	E	I	N	E	T	E	I	N	E	T	E	I	
N	S	T	N	O	I	S	I	N	E	T	E	I	N	E	T	E	I	N	
D	O	T	E	I	N	E	T	E	I	N	E	T	E	I	N	E	T	E	
S	T	E	I	N	E	T	E	I	N	E	T	E	I	N	E	T	E	I	
E	S	E	I	N	E	T	E	I	N	E	T	E	I	N	E	T	E	I	
O	E	S	E	I	N	E	T	E	I	N	E	T	E	I	N	E	T	E	
H	E	D	E	E	O	H	I	S	I	E	D	E	E	A	H				
V	D	E	W	O	I	N	E	T	E	I	N	E	T	E	I	N	E	T	
H	S	E	S	S	D	I	E	R	O	W	N	E	A	B	V	E			
S	I	N	E	O	V	S	E	O	I	O	E	N	E	O	S				
O	N	I	W	V	A	V	D	E	O	N	V	E	A	E	S	H	E	I	
T	V	T	V	H	O	H	O	E	N	E	T	E	I	N	E	T	E	I	
S	D	V	N	S	O	C	B	V	S	B	O	V	I	W	O	E	V		

ANSWER TO TODAY'S PUZZLE

RELEASE DATE—Sunday, August 30, 2026

Los Angeles Times Sunday Crossword Puzzle

Edited by Patti Varol

“AS PER USUAL” BY ZHOQUIN BURNIKEL

ACROSS

1 Draw of a dim sum cart
6 Space balls?
10 “Sesame Street” basics
14 Zipper alternative
19 Mushroom with a pitted cap
20 Home of the Nazca Lines
21 Coachella aesthetic
22 Fit to eat, to Muslims
23 Bonus for never giving up?
26 ___ acid
27 Part of a play
28 Fusses over, with “on”
29 Some contract negotiators
30 Nursery arrival
33 Win the heart of
35 Flight board stats
37 Quick meeting?
38 Actor Simu
39 Spider spender?
42 Recliner part
44 Ibiza, por ejemplo
45 Like draft beer
47 Totally stoked
48 UFO engineers
50 Blue-roofed breakfast chain
53 Symbol of resistance
56 Tick away
58 Device that might buzz during a night out?
61 Kitchen cover-ups
63 Just slightly
65 Disc golf obstacle
66 Blueprint deed
67 Spearheaded
68 Actor Sheridan
70 Cause for a blessing
72 Key below ~
74 Legal addendum?
75 Think piece?
77 “This Is Us” director Ken
79 Trade show
81 Spoiled
83 Elaborately embroidered falsehoods?
86 “Buck-a-shuck” delicacy
88 “Tropic Thunder” actor Nick
89 Gooley lump
90 Sock end

DOWN

1 Electric violin hookup
2 Orange sushi topping
3 Hockey great Bobby
4 Like a bad breakup
5 Sir ___ Guinness
6 Anxiety-reducing feature of some tests
7 Double-check, in a way
8 Garment once called a corselet-gorge
9 Optical effects caused by ice crystals
10 Help in a burglary
11 Girl who lost her sheep
12 Morally pure
13 Vegan milk option
14 Deep carpet
15 Tells all
16 Dress shape
17 Trousers
18 Wade clumsily
24 Zigs or zags
25 Color similar to salmon
29 Org.
30 Yawn-inducing
31 Light as can be
32 Special offers at a body shop?
34 Nintendo virtual personae
36 Bit of moisture
39 Intellectual stickler
40 Secular
41 Great Plains people
43 Settle elsewhere, casually
46 Gathering for chile lovers?
49 Nokcha or senchá
51 ___ fade: haircut with shaved sides
52 Sculling tool
54 Noisy migratory birds
55 Curved
57 Mil. mind game
58 [Not my error]
59 None of the above
60 Smiles brightly
61 Square up
62 Pascal of “The Last of Us”
64 Folk instrument
69 Gracefully refined
71 Clearasil rival
73 Gotham City hero
76 Power source for a warp drive in “Star Trek”
78 Offline, online
80 “Away from work” letters
82 Casting need
84 Promotional sample
85 Lyft alternative
87 “You got that right!”
90 Take for a spin, perhaps
92 Come up short
93 Tater
95 Hog with tusks
97 Strike down, biblically
98 Corundum, for one
100 Hackathon participant
102 Pulpy refuse
103 Molar cover
104 Enter via cracks
106 Covers a lot of ground?
107 Special occasion
108 Bear in a bamboo forest
111 Lauder of cosmetics
113 Lends a hand
115 Pranked with Charmin
117 D.C. ballplayers
119 “That’s the guy!”
120 Minecraft block
121 Lowest sudoku number
122 Casting need
123 Soon-to-be alums

8/30/26 ©2026 Tribune Content Agency, LLC.

Release Date: Saturday, August 29, 2026

Los Angeles Times Daily Crossword Puzzle

Edited by Patti Varol

ACROSS

1 Chance to refuel after a run
9 Cruelty-free target of poaching
13 Contributes to
14 Ncuti who plays the Fifteenth Doctor
15 Mobile vendor?
16 Extravagant
17 Chiang Mai residents
18 Bath bomb component
19 Played out
20 Place that’s all abuzz
21 The Refined Feline purchase, perhaps
22 Did brunch, say
23 Like crosswords, hopefully
24 Vicuña kin
28 Folks who are so last yr.
29 Spanish for “the gilded one”
30 Pilots on the air
34 Conflict involving customs
35 Y as in Yucatan?
36 Japanese leader
37 On point
38 Deg. from Goizueta
41 Causes a scene?
43 Snippy
44 Physical procedure?
47 Husk-steamed fare
48 Freshens, in a way
49 New York university
51 Swears
52 Cutesy name for the squishy parts of a paw
53 Trash
54 High-minded one

DOWN

1 Name on a literary award
2 Chart-topper
3 Fix a lot, say
4 Polish brand
5 Takes a load off
6 ___Cat
7 Like gochujang and jajimjang
8 Bumbling
9 With a crispy crust, say
10 Piedmont blues guitarist Baker
11 Unaccounted for, for short
12 Tirade
14 Important part of a set
16 Country homes?
19 Played out
21 Swears
23 Full scholarships, informally
25 Mercury or Saturn
26 Gator tail?
27 Short cry for help
28 Means of indirect access
29 Stray
30 Femme canonisée: Abbr.
31 Hesitant sound
32 Art form that originated in the Bronx
33 Knife block insert
37 “Oryx and Crake” novelist
38 Capital of the Indian state of Maharashtra
39 Processing centers?
40 “About dang time!”
42 Sustainable landscaping options
43 ___ Up: board game with a desert motif
44 Slender fastener
45 Stubbs of the Four Tops
46 Some Olds works
47 Polka horn
50 Suni honored with the Best Comeback Athlete ESPY Award in 2025

ANSWER TO TODAY'S PUZZLE:

L	S	I	T	V	E	O	I					S	S	I	O		
S	N	V	E	B	E	O	L					S	H	E	A	V	
V	I	B	W	N	T	O	C					S	E	O	A	V	
T	V	W	V	L		M	V	H	D	O	O	T	E	I			
L	H	N	O		S	L	O	C	E	H	I	D					
V	B	W	L	D	V	H	O	H	E	D	J	W	E				
						D	N	V	H	W	M	E	D	V	E	I	
S	E	H	E	I	W	E	H	D	S	E	I	H	E	S			
O	D	V	H	O	D	T	E	S	H	S							
S	V	O	V	D	T	V	N	N	E	S	E	L	V				
						E	O	H	I	L	V	O		E	A	I	H
L	T	V	S	W	O	S	D	E		S	I	V	H	I			
N	O	I	N	V	M					E	H	O	L	S	D	E	V
V	M	L	V	E						N	O	N	I	S	E	O	E
H	V	E	D							I	X	S	E	S	E	D	V

08/29/26

By Geoffrey Schorkopf & Rafael Musa ©2026 Tribune Content Agency, LLC

08/29/26