

THE ALBANY HERALD

Classifieds

Albany Classifieds

SERVICE DIRECTORY

Home Repair/Remodeling

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

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

JOBS

Full-Time

Employer: Phoebe Putney Memorial Hospital, Inc.
Position: Medical Technologist
Location: Albany, Dougherty County, Georgia
Duties: Provide laboratory information based on the performance of analytical tests on human body substances; correlate and interpret test data to detect evidence of or prevent disease or impairment and to promote and monitor good health; monitor quality assurance and maintain laboratory instrumentation including all documentation; follow established guidelines and protocols to provide requested clinical information to physicians, nurses, and other relevant health care personnel; and perform phlebotomy duties as needed.

Minimum Requirements: Bachelor's degree in Medical Technology; 1 year experience in clinical laboratory in the same or similar discipline; Clinical laboratory scientist certification through CGFNS and medical laboratory scientist certification by one of the following: ASCP, AMT, NCA, or AAB.

Resume to: Savannah Hughes, srhughes@phoebehealth.com

Southwest Georgia Nephrology Clinic, PC is seeking a Physician (Nephrology). Must have M.D. or foreign equiv., completion of Internal Med Residency and Nephrology Fellowship. Must be BC/BE in Nephrology and possess or be eligible for a GA med. license. Locations: Dougherty, Sumter, Early, Terrell, Worth, Lee & Mitchell counties, GA.

If interested, mail resume to Louise Girard, Practice Admin., 1200 N. Jefferson St., Albany, GA 31701; louiseg@swganephrology.net.

If you have any other questions, please let me know.

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 lawrencecjob@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-857

INVITATION TO BID
#6 Copper Primary Re-Conduct/
Replacement Phase-5
BID REF. #27-017

Construction/Service Bids

Sealed bids will be received by City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on September 25, 2026. A Pre-Bid Conference will be held at 10:00 AM on September 3, at the Procurement division office with a Site Visit following. A 5% Bid Bond is required of all bidders. Bid documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Joshua Williams, Procurement Manager, at jswilliams@albanyga.gov.
'bly Michael Eaton, Chief Financial Officer

September 5, 2026

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

Alcoholic Beverages

NOTICE OF APPLICATION FOR BEER & WINE LICENSE

UJ & DH Inc., trading as Radium Spring Food Mart at 2524 Radium Springs Rd., Albany, Georgia 31705, gives notice that I have applied for an Alcohol License to be considered as a transfer of ownership.

Albany Herald Run Dates, September 5th, 12th, 19th & 26th, 2026

Debtors & Creditors

A-813

NOTICE TO DEBTORS AND CREDITORS

Georgia, DOUGHERTY COUNTY

All creditors of the Estate of Joyce Ann Sherry, late of Dougherty County, Georgia, deceased, 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.

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-864

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA, COUNTY OF DOUGHERTY

All creditors of the Estate of Oscar C. Fuller, Jr., deceased, late of Dougherty County, Georgia, are hereby notified to render their demands

to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to us.

The 28th day of August, 2026.

Yahya Sabree, Administrator of the Estate of Oscar C. Fuller, Jr.

305 Piney Woods
Cibola, Texas 78108

September 5, 12, 19, 26, 2026

A-868

NOTICE TO DEBTORS AND CREDITORS

State of Georgia, County of DOUGHERTY

Estate No. 2026-ES-148

All creditors of the Estate of Robert Lee Clayton, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to the undersigned Administrator.

Debtors & Creditors

Rodney Clayton
Administrator of the Estate of Robert Lee Clayton
c/o Christopher A. Flowers.
504 N. Jefferson Street
Albany, GA 31701

September 5, 12, 19, 26, 2026

A-883

NOTICE TO DEBTORS AND CREDITORS

GEORGIA, DOUGHERTY COUNTY

IN RE: Estate of Dennis Orrin Gilletly

All creditors of the Estate of Dennis Orrin Gilletly, 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 Robin Dunn, Executor, c/o Tyson Pinson, LLC, P.O. Box 107, Camilla, GA 31730.

Robin Dunn, Executor of the Last Will and Testament of Dennis Orrin Gilletly, deceased
Tyson Pinson LLC
P.O. Box 107
Camilla, GA 31730

September 5, 12, 19, 26, 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-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., Executor 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-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-863

NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of Geraldine Jones Norris 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 28th day of August 2026.

Vincent Jones, Executor of the Estate of Geraldine Jones Norris
c/o William D. Moorhead III, Esquire
MOORHEAD LAW FIRM LLC
314 W. Residence Ave.
Albany, Georgia 31701

September 5, 12, 19, 26, 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 Duitman Road

Debtors & Creditors

Albany, Georgia 31705

or

MOORE, CLARKE, DuVALL & RODGERS, P.C.
2829 Old Dawson Road (31707)
Post Office Drawer 71727
Albany, Georgia 31708
(229) 888-3338

August 15, 22, 29, September 5, 2026

A-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-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-885

NOTICE TO CREDITORS AND DEBTORS

STATE OF GEORGIA
COUNTY OF DOUGHERTY

IN RE: ESTATE OF JERROLD ALVIN DOLLAR, DECEASED

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

This 1st day of September, 2026.

Stephanie Dollar Najjar, Executor of the Estate of Jerrold Alvin Dollar
3103 Cane Mill Drive
Albany, Georgia 31721

or

MOORE, CLARKE, DuVALL & RODGERS, P.C.
2829 Old Dawson Road
Post Office Drawer 71727
Albany, Georgia 31708-1727 (229) 888-3338

September 5, 12, 19, 26, 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-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-870

NOTICE TO DEBTORS AND CREDITORS

State of Georgia, County of DOUGHERTY

Estate No. 2026-ES-147

All creditors of the Estate of Patricia Deloris Clayton, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to the undersigned Administrator.

Rodney Clayton
Administrator of the Estate of Patricia Deloris Clayton
c/o Christopher A. Flowers.
504 N. Jefferson Street
Albany, GA 31701

September 5, 12, 19, 26, 2026

A-858

NOTICE TO DEBTORS & CREDITORS

All creditors of the Estate of Ruby Jean Maples Anderson, 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 27th day of August 2026.

JENNY LYNN ANDERSON SLEDGE

Debtors & Creditors

Executrix of the Estate of Ruby Jean Maples Anderson
DIVINE FINNEY DAVIS, PC
600 N. Jackson Street
Albany, GA 31701

September 5, 12, 19, 26, 2026

A-803

NOTICE TO DEBTORS & CREDITORS

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

This 11th day of August 2026.

MARY N. SHAPARD

Executor of the Estate of William Ernest Nordstrom
% DIVINE FINNEY DAVIS, PC
600 N. Jackson Street
Albany, GA 31701

August 15, 22, 29, September 5, 2026

Divorces

A-855

IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

RICARDO ANTHONY BROWN, Plaintiff/Husband,

vs.

NYZHIA NICHANTIS CIERRA JORDAN, Defendant/Wife.

DOCKET NO. 26D680

NOTICE OF SUMMONS—SERVICE BY PUBLICATION

TO: NYZHIA NICHANTIS CIERRA JORDAN, Defendant Named Above: You are hereby notified that the above-styled action seeking an absolute divorce was filed against you in said court on May 12, 2026, and that by reason of an order for service of summons by publication entered by the court on August 21, 2026 you are hereby commanded and required to file with the clerk of said court and serve upon RICARDO ANTHONY BROWN, Plaintiff, whose attorney's address is Michael K. Walker, Esq. BPR # 028756, 341 Harrison Street, Nashville, TN 37219, an answer to the complaint within sixty (60) days of the date of the order for service by publication at METROPOLITAN CIRCUIT COURT, 1 PUBLIC SQUARE, #302, NASHVILLE, TN 37201. If you fail to do so, judgment by default will be taken against you for the relief demanded in the complaint.

September 5, 12, 19, 26, 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

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-884

IN THE SUPERIOR COURT OF Dougherty County

STATE OF GEORGIA

In re the name change of: Khanie T. Bowens

Civil Action File No. 26CV777-4

NOTICE OF PETITION TO CHANGE NAME

filed a petition in the Superior Court I, Khanie T. Bowens , filed a petition in the Superior Court of Dougherty County, Georgia on the 18 day of August, 2026, to change my name from Khanie T. Bowens to Kylie Kaomi Baker. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Signed this 18 day of August, 2026.

Khanie T. Bowens, Petitioner
2710 W Oakridge Drive Lot 67

September 5, 12, 19, 26, 2026

A-854

NOTICE OF PETITION TO CHANGE NAME

GEORGIA DOUGHERTY COUNTY

Notice is hereby given that Henritta Williams filed her petition in the Superior Court of Dougherty County, Georgia on the 27th day of August, 2026 praying for a change in the name of Petitioner from HENRITTA WOODEN WILLIAMS to

TO PLACE A CLASSIFIED AD

CALL 229-888-9300

Hours: Monday-Friday
8:30 AM - 5:00 PM

(Publishes on Tuesday, Thursday & Saturday)

Name Changes

HENRIETTA WOODEN WILLIAMS. Notice is hereby given pursuant to law to any interested or affected party to appear in said court and to file objections to such name change. Objections must be filed with said court within 30 days of the filing of said petition.

August 29, September 5, 12, 19, 2026

Probate Court Administration

A-794

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: DOMEKA D. HICKS

ESTATE FILE NO: 2026-ES-252

Terrika Brantley has petitioned to be appointed **administrator** of the estate of **DOMEKA D. HICKS**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **September 8, 2026.**

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

Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
August 15, 22, and 29, September 5, 2026

A-792

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: GARY LEE SMITH

ESTATE FILE NO: 2026-ES-253

Lisa Merritt Smith has petitioned to be appointed **administrator** of the estate of **GARY LEE SMITH**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **September 8, 2026.**

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

Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
August 15, 22, and 29, September 5, 2026

A-793

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: CARLOS R. PEREZ A/K/A CARLOS PEREZ

ESTATE FILE NO: 2026-ES-245

Luz Marina Alonzo has petitioned to be appointed **administrator** of the estate of **CARLOS R. PEREZ A/K/A CARLOS PEREZ**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **September 8, 2026.**

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

Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
August 15, 22, and 29, September 5, 2026

A-862

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: VICKIE OHMART

ESTATE FILE NO: 2026-ES-236

Ben Ohmart has petitioned to be appointed **administrator** of the estate of **VICKIE OHMART**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **September 29, 2026.**

All pleadings/objections must be signed before a notary public or before a probate court clerk, and

Probate Court Administration

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

September 5, 12, 19, 26, 2026

A-790

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: DEBRA D. RONEY

ESTATE FILE NO: 2025-ES-333

Dwain Roney has petitioned to be appointed **administrator** of the estate of **DEBRA D. RONEY**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **September 8, 2026.**

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

Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
August 15, 22, 29, September 5, 2026

A-814

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: CHARLES EMANUEL BLACK

ESTATE FILE NO: 2026-ES-260

Esther Black has petitioned to be appointed **administrator** of the estate of **CHARLES EMANUEL BLACK**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **September 15, 2026.**

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

Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
August 22, 29, September 5, 12, 2026

Probate Court 12 mth Support

A-860

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: CHRISTOPHER DAVID EDMUNDS

ESTATE FILE NO: 2026-ES-297

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of **Denise O. Edmunds** for a year's support from the estate of **CHRISTOPHER DAVID EDMUNDS**, 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 29, 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

Probate Court 12
mth Support

before **September 29, 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
September 5, 12, 19, 26, 2026

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

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 Sales/
Auctions

A-729

Public Auction

Location:

Royal Storage

2801 Palmyra Road

Albany, GA 31707

229-446-2038

Date & Time:

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-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.

Public Sales/
Auctions

Unit F93 Cory Mitchell-HH Goods

August 29, September 5, 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 # 1B7FL26X5YS59450)
Case # 2026-143AV

2.) 2016 Ford Fusion
(Vin # 3FA6POH7OGR228362)
Case # 2026-141AV

3.) 2003 Chevy S-10
(Vin # 1GCCS19X638173024)
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 # 2CNDL23F986066498)
Case # 2026-162AV

7.) 2009 Ford Crown Victoria
(Vin # 2FAHP71V29X139651)
Case # 2026-193AV

8.) 2016 Chevy Malibu
(Vin # 1G11C55A6GF119203)
Case # 2026-140AV

9.) 1996 Ford Mustang
(Vin # 1FALP45X1TF218431)
Case # 2026-194AV

10.) 2022 Nissan Sentra
(Vin # 3N1AB8CV7NY21707)
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

A-866

ABANDONED MOTOR VEHICLE

PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: Hook Em Towing and Wrecker Service – 204 Poplar Street Albany, Ga 31707. Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: _September 23,2026 Answer forms may be found in the Magistrate Court Clerk's office located at: 225 Pine Ave – Albany, Ga 31701 Forms may also be obtained online at www.georgiamagistratecouncil.com .

Vehicle Make: Denali

Year: UNKN

Model: 50 Moped

Vehicle ID #: LL0TCAPC3NG000234

Vehicle License #: UNKN

State: UNKN

Magistrate Court Case No.:

2026-242AV

September 5, 12, 2026

A-867

You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at **Hook Em Towing and Wrecker Service – 204 Poplar Street Albany, GA 31707**. The vehicles subject to liens as stated above are identified as:

Vehicle Make: LEXUS

Year: 2007

Model: ES

Vehicle ID #: JTHBJ46G772113054

Vehicle License #: P7606147

State: GA

Vehicle Make: FORD

Year: 2007

Model: FUSION

Vehicle ID #: 3FAHP07Z67R235621

Vehicle License #: AAE1ES

State: GA

Vehicle Make: KIA

Year: 2013

Model: FORTE

Vehicle ID #: KNAFT4A22D5677288

Vehicle License #: SNL7514

State: GA

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:

Business Name: Hook Em Towing and Wrecker Service

Address: 204 Poplar Street Albany, Ga 31707

Telephone #: 229-496-2011

September 5, 12, 2026

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-877

Miles towing & recovery

Abandon motor vehicle

advertisement notice

Vehicle make- CHEVY

Model - EXPRESS WHITE VAN

Public Sales/
Auctions

Year: 2007

1V1-GCGF15X171165643

License # SKX3475

State- GA

Your are here by notified in accordance with ooga 40-11-19.1(b) (2) that the above referenced vehicle are subject to a lien and a petition has been filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at 313 N Jefferson Street Albany GA 31701. Anyone with an ownership interest in this vehicle should contact the following business immediately at miles towing & recovery at 313 N Jefferson street Albany ga 31701, or call at 229-431-2949 thanks.

September 5, 12, 2026

A-878

ABSOLUTE CAR AUCTION

TIME: 10:00 AM

DATE: WEDNESDAY September 23,2026

LOCATION: A1 WRECKER

SERVICE

213 7TH AVE

ALBANY, GA 31701

IN ACCORDANCE WITH O.C.G.A. SECTION 40-11-02, THIRTY-ONE (31) ABANDONED, WRECKED AND STOLEN VEHICLES ARE TO BE AUCTIONED TO THE HIGHEST BIDDER.

TERMS OF PAYMENT: CASH, CHASHIERS CHECK OR PERSONAL CHECK WITH LETTER OF CREDIT FROM YOUR BANK. TWENTY DOLLARS (\$20) CAR PREMIUM CHARGE ON EACH PURCHASE.

Make: Ford

Model: Expedition

Year: 2005

Vin #: 1FMPU13525LA25340

Make: Honda

Model: Accord

Year: 2002

Vin #: 1GYSA4PKL2NR28553

Make: Subaru

Model: WRX

Year: 2017

Vin #: JF1VA1E67H9800054

Make: Ford

Model: Explorer

Year: 1997

Vin #: 1FMDU32EXVUC91876

Make: Chevrolet

Model: Silverado 1500

Year: 2001

Vin #: 2GCEC19V211258656

Make: BMW

Model: 5 Series

Year: 2007

Vin #: WBAANE73537CM46009

Make: Lincoln

Model: MKC

Year: 2015

Vin #: 5LMCJ1A96FUJ33711

Make: Nissan

Model: Altima

Year: 2017

Vin #: 1N4AL3AP0HC173414

Make: Chevrolet

Model: Camaro

Year: 2001

Vin #: 2G1FP22K612117137

Make: Honda

Model: Pilot

Year: 2011

Vin #: 5FNFY3H58BB023713

Make: Lexus

Model: GX460

Year: 2013

Vin #: JTJBM7FX4D5059827

Make: Mercury

Model: Grand Marquis

Year: 2006

Vin #: 2MEFM75V36X630969

Make: Toyota

Model: Camry

Year: 2011

Vin #: 4T1BF3EK8BU145054

Make: Hyundai

Model: Santa Fe

Year: 2001

Vin #: KM8SC83D61U089723

Make: Chevrolet

Model: Impala

Year: 2017

Vin #: 2G110S35H9112411

Make: Ford

Model: Fusion

Year: 2016

Vin #: 3FA6POH7XGR219247

Make: Subaru

Model: Outback

Year: 2012

Vin #: 4S4BRBL7C3260331

Make: Chevrolet

Model: Trailblazer EXT

Year: 2004

Vin #: 1GNES16S246147655

Make: Ford

Model: Escape

Year: 2008

Vin #: 1FMCU93108KA99506

Make: Mitsubishi

Model: Lancer

Year: 2015

Vin #: JA32U2FU5FU024961

Make: Lexus

Model: LS400

Year: 1997

Vin #: JTB8H28FXV0073985

Make: Jaguar

Model: S-Type

Year: 2001

Vin #: SAJDA01N81FL94535

Make: GMC

Model: Yukon

Year: 2004

Vin #: 1GKEC13Z84J321379

Make: Ford

Model: Ranger

Year: 1993

Vin #: 1FTCR14A22PTA30296

Make: Chevrolet

Model: S10

Year: 1996

Vin #: 1GCCS1948T8109119

Make: Utility

Foreclosures

A-773
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
[REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46]

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

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

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

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

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

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

A-779
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
[REF. O.C.G.A. §48-4-5 et seq.; 48-4-45 & 48-4-46]

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

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

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

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

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

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

Foreclosures

A-781
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
[REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46]

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

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

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

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

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

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

A-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-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.

Foreclosures

August 15, 22, 29, September 5, 2026

A-873
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 404 FIFTH AVENUE, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. §48-4-45, 46)

Take notice that:
The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after October 15, 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 part of Lot No. 38 of Block 21 on the south side of Fifth Avenue, and being more particularly described as follows: From the southwest corner of the intersection of Fifth Avenue and Jefferson Street, run west along the south side of Fifth Avenue, 85 feet for a starting point; from this starting point run south 0 degrees 22 minutes east 100 feet; thence south 57 degrees 52 minutes west for a distance of 47 feet; thence run west 12.7 feet; thence run south 0 degrees 7 minutes east 39.5 foot to the centerline of the dividing wall of a garage; thence west 21 feet; thence south 0 degrees 7 minutes east a distance of 35.5 foot to the north side of an alley; thence west along the north side of the alley a distance of 31 feet; thence north 0 degrees 22 minutes west a distance of 200 feet to the south side of Fifth Avenue; thence east 105 feet to the starting point. Being commonly known as 404 Fifth Avenue according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000F-00020-012 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 141 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:

Sunchase Holdings, 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.
September 5, 12, 19, 26, 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 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-770
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
[REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46]

Foreclosures

TO:GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY;

ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 408 FIFTH AVENUE, ALBANY, GEORGIA INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)

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

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

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

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

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

A-775
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
[REF. O.C.G.A. §48-4-5 et seq.; 48-4-45 & 48-4-46]

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

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

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, consisting of 0.76 acres, more or less, and being located at 1807 N Slappey Blvd, and is a portion of that property identified as "Tract 1" in that quit claim deed between Thomas James Marshall Jr and Greenleo Commercial Rental LLC in DeedBook 4441, Page 72, Dougherty County, Georgia public records, being bounded as follows:On the North by Dougherty County Tax Parcel ID 0000N 00027 023 (now or formerly owned by Lagrange 4584, LLC) as well as an alley to the west of said parcel; on the West by Dougherty County Tax Parcel ID 0000N 00027 008 (now or formerly owned by Greenleo Commercial Rental LLC); on the South by Dougherty County Tax Parcel ID 0000N 00027 008J (now or formerly owned by Greenleo Commercial Rental LLC); and bounded on the East by the western right-of-way of N Slappey Blvd. The above-described property being known as 1807 N. Slappey Boulevard according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000N 00027 081 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 197 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

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

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

Foreclosures

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-856
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION

TO: GREENLEO RESIDENTIAL RENTAL, LLC
1301 Eleventh Avenue, 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 situate, lying and being in Dougherty County, Georgia, being all of Lot No. 113, North Slappey Heights Subdivision, according to a map or plat of record recorded in Plat Book 1, Page 258, in the Office of the Clerk of Superior Court of Dougherty County.

Also a strip of land lying immediately to the West of Lot No. 113 and immediately South of a 20 foot alley, being approximately, 13 feet wide, more or less, and extending the length of said Lot No. 113, 99.2 feet. Also an additional strip of land 31 feet wide, more or less, and 295.7 feet long, more or less, lying immediately North of the property owned by Frances R. Wellman, there being excepted from this property an alleyway which lies North and East of Lot No. 8 Hillcrest Subdivision recorded in Plat Book 1, Page 257. Together with any interest Grantor has or may have in and to a 10 foot alley lying immediately to the North of Lot No. 113, North Slappey Heights. Parcel No. 0000G/00003/009 will expire and be forever foreclosed and barred on and after the **26th day of October 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, Pages 151-152**. The property may be redeemed at any time before the **26th day of October 2026**, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

JOSH MCCORKLE
Divine Finney Davis, PC
600 N. Jackson Street
Albany, GA 31701
PLEASE GOVERN YOURSELF ACCORDINGLY.
By:/s/ TIMOTHY O. DAVIS
Attorney for Josh McCorkle
GA State Bar No. 213025
600 N. Jackson Street
Albany, GA 31701
229/883-1610
tim@dfdpclaw.com
August 29, September 5, 12, 19, 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 Alberson 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

Foreclosures

BE USED FOR THAT PURPOSE.
August 29, September 5, 12, 19, 26, October 3, 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-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. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

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

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

Foreclosures

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. The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. 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 Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Bank United N.A. holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Carrington Mortgage Services, LLC, acting on behalf of and, as necessary, in consultation with Bank United N.A. (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, Carrington Mortgage Services, LLC may be contacted at: Carrington Mortgage Services, LLC, 500 N. State College Blvd., Suites 1030, 1300 And 1400, Orange, CA 92868, 800-561-4567. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as **1009 Summit Drive, Albany, Georgia 31707** is/are: Jamaica Allen And Travis Allen or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. 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 nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Bank United N.A. as Attorney in Fact for Jamaica Allen And Travis Allen. This Law Firm Is Acting As A Debt Collector Attempting To Collect A Debt. Any Information Obtained Will Be Used For That Purpose. To obtain options and alternatives to foreclosure please contact Carrington Mortgage Services, LLC directly, toll-free by the following telephone number: (800-561-4567). 00000010742583 Barrett Duffin Frappier Turner & Engel, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398
September 5, 2026

A-772 NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
[REF. O.C.G.A. Section 48-4-5 et seq.: 48-4-45 & 48-4-46]
TO:GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 837 VAN DEMAN STREET, ALBANY, GEORGIA INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:
The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock (4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:
All that tract or parcel of land situate, lying and being in the City of Albany, Dougherty County, Georgia and being described as follows: All of the north one-half of Lot Number 5 of Block "K" of Rood Pecan Park Subdivision, as per map or plat recorded in Plat Book 1, Pages 102-103 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. Said one-half lot fronting one hundred one (101) feet on the west side of Van 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 22, 29, September 5, 12, 2026

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

Foreclosures

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 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 (a) 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-768 NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
[REF. O.C.G.A. §48-4-5 et seq.: 48-4-45 & 48-4-46]
TO:GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 1401 W THIRD AVENUE, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:
The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:
All that tract or parcel of land situate, lying and being in Dougherty County, Georgia and being more particularly described as all of Lot no. Seven (7) of Relswood Terrace, according to a map or plat of said subdivision as the same is recorded in Plat Book 1, Page 99 of the Land Records of Dougherty County, Georgia. Being commonly known as 1401 W Third Avenue according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000G 00039 014 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.
The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 154 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.
The property may be redeemed on or before the time and date stated above by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
WUPA, LLC
c/o John Coleman, Esq.

Foreclosures

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

A-799 NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION TO:
GEENLEO RESIDENTIAL RENTAL LLC AND THOMAS MARSHAL, KNOWN AND UNKNOWN **1409 EAST LINCOLN AVE Albany, Georgia 31705** and all persons who can claim any interest in and to said property: Take Notice that: The right to redeem the following described property, to wit: All that tract or parcel of land lying and being in THE CITY OF ALBANY, DOUGHERTY, GEORGIA, BEING ALL OF LOT 3 OF ISABELLA HEIGHTS ADDITION ACCORDING TOA MAP OR PLAT OF SAID SUBDIVISION AS THE SAME IS RECORDED IN PLAT BOOK 2, PAGE 84 IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA, AND IS LOCATED AT 1408 EAST LINCOLN AVENUE of record, as set forth in the aforementioned deed Parcel No.000QQ-00010-009 will expire and be forever foreclosed and barred on and after the 25TH day of SEPTEMBER 2026. The Tax Deed to which this notice relates is dated the 5TH day of August 2025, and is recorded in the Office of the Clerk of Superior Court of Dougherty County, Georgia, in Deed Book 5339, Page 300-300. The property may be redeemed at any time before the 25TH day of SEPTEMBER 2026, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: ANTONIO M. KENDRICK, 512 W. MERCER AVE Albany, GA 31701 PLEASE GOVERN YOURSELF ACCORDINGLY. By: 229/288-7979 mahkey75@aol.com.
August 15, 22, 29, September 5, 2026

A-772 NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
[REF. O.C.G.A. Section 48-4-5 et seq.: 48-4-45 & 48-4-46]
TO:ELLEN MARIE ZIRKELBACH GILES;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 3320 NEWTON ROAD REAR, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. §48-4-45, 46)
Take notice that:
The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after September 21, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:
ALL THAT TRACT OR PARCEL OF LAND lying and being in the City of Albany, Dougherty County, Georgia, and being more particularly described as all of Lot 9 of Block A of Colonial Place Subdivision, according to the plat of the subdivision as is recorded in Plat Book 1, Page 273, in the office of the Clerk of the Superior Court of Dougherty County, Georgia. EXCEPTED FROM THE LOT is the western 175 feet of the lot and the tract conveyed fronts 100 feet on the eastern side of Newton Road and runs back east an even width of 175 feet. The described tract is known as 3320 Newton Road Rear according to the current system of numbering of street in the City of Albany, Georgia. The described property was acquired by Donald R. Zirkelbach by a deed recorded in Deed Book 490, Page 244, in the Dougherty County land records. Being commonly known as 3320 Newton Road Rear according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0054 00001 09A per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.
The tax deed to which this notice relates is dated August 5, 2026, and is recorded at Deed Book 5339, Page 229 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. 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-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 situate, lying and being in Dougherty County, Georgia and being more particularly described as all of Lot no. Seven (7) of Relswood Terrace, according to a map or plat of said subdivision as the same is recorded in Plat Book 1, Page 99 of the Land Records of Dougherty County, Georgia. Being commonly known as 1401 W Third Avenue according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000G 00039 014 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.
The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 154 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has 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.

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 081 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

Foreclosures

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 081 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-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-837 IN THE PROBATE COURT OF CALHOUN COUNTY STATE OF GEORGIA
IN RE: ESTATE OF SADIE HOLT CONLEY DECEASED
ESTATE NO. 2026P29
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
TO: All interested parties, creditors and unknown heirs and to whom it may concern:
JOHN KEVIN CONLEYand SHEILA DAVIS has petitioned for John Kevin Conley & Sheila Davis to be appointed administrator(s) of the estate of SADIE HOLT CONLEY deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before Sept. 28 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Annie Dorris Holder
Judge of the Probate Court
By: Clerk of the Probate Court
P.O. Box 87
Morgan, GA 39866
229-849-2115
August 22, 29, September 5, 12, 2026

Calhoun Co. Legals

A-837 IN THE PROBATE COURT OF CALHOUN COUNTY STATE OF GEORGIA
IN RE: ESTATE OF SADIE HOLT CONLEY DECEASED
ESTATE NO. 2026P29
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
TO: All interested parties, creditors and unknown heirs and to whom it may concern:
JOHN KEVIN CONLEYand SHEILA DAVIS has petitioned for John Kevin Conley & Sheila Davis to be appointed administrator(s) of the estate of SADIE HOLT CONLEY deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before Sept. 28 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Annie Dorris Holder
Judge of the Probate Court
By: Clerk of the Probate Court
P.O. Box 87
Morgan, GA 39866
229-849-2115
August 22, 29, September 5, 12, 2026

Calhoun Co. Legals

before Sept. 28 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Annie Dorris Holder
Judge of the Probate Court
By: Clerk of the Probate Court
P.O. Box 87
Morgan, GA 39866
229-849-2115
August 22, 29, September 5, 12, 2026

A-836 IN THE PROBATE COURT OF CALHOUN COUNTY STATE OF GEORGIA
IN RE: ESTATE OF JOHN ANDREW CONLEY DECEASED
ESTATE NO. 2026P28
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
TO: All interested parties, creditors and unknown heirs and to whom it may concern:
JOHN KEVIN CONLEYand SHEILA DAVIS has petitioned for John Kevin Conley & Sheila Davis to be appointed administrator(s) of the estate of JOHN ANDREW CONLEY deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before Sept. 28, 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Annie Doris Holden
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

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

" B W R B Q V C Y L W L A U R C F C U W Z F D C F Z J B D R A M Y A B Y Y G Z Q W . . . W R C W ' D L Q Z L A W R Z Q B U Z W R B Q I D C H L M W G L X B Z D , B I M Z D D . " — C Q Q C V Z Q K F B U V

Previous Solution: "This is an interesting thing about songs ... You're delving into stuff that maybe would be difficult to talk about." — Paul McCartney

TODAY'S CLUE: O sphen6 7

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

" Y P F Z B O K R R B F Q ' H Y H F F R I B D Y B N F S F O V F X Y . L Y H F F R Q I B D Y B . . . W F F S T B L H T F E F H Z P F H Y P L H T Q R B H ' Y T B M Q S K M H H F R . " — Q L A B H F N L K F Q

Previous Solution: "I think a lot of characters are wish fulfillment ... That's one of the nice things about movies, I guess." — Anna Kendrick

TODAY'S CLUE: 9 sphen6 1

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Release Date: Saturday, September 5, 2026

Los Angeles Times Daily Crossword Puzzle

Edited by Patti Varol

- ACROSS**
- Nowhere near
 - Allegro
 - Improvise
 - Podcaster's software option
 - Cricket field shape
 - Conversion that some pray will be successful?
 - Work with Python, say
 - Arise
 - Retraced one's steps, in a way
 - Light touch
 - Hybrid punctuation mark
 - Unsure where to go
 - Logical start
 - Jane in a suit?
 - Pantheon honoree
 - Cereal with a vanilla-flavored Confetti version
 - Back up
 - Kleptocracy ruler
 - "The Mystery at Lilac Inn" sleuth
 - Setting of Frank McCourt's "Angela's Ashes"
 - Hermitslike
 - Wanders in an airport?
 - Sportscaster Patrick
 - Words of warning
 - Absolute noob
 - Steered
 - Pretty penny or bad penny
 - Collection of highlights, perhaps
 - Dreamcast maker
 - Help line?
 - Kathryn of "Vandave"
 - Strong desire for one in search of just desserts?
 - Secondary social media accounts
 - Pernod flavor
 - Headphones maker based in Milwaukee

- Word with pop or op
- Like an Inverted Jenny stamp
- Turn sharply to the right?
- "Cancel the launch!"
- 2025 WNBA Rookie of the Year Bueckers
- Something that may be on display while playing D&D
- "Silent Spring" subj.
- Informal lexicon
- Vegetarian sushi option
- Beggared belief
- Fundraising promise
- Turn into a competition, say
- Subpar
- Trampoline park gear
- "We agreed on this!"
- Bar exam setting?
- Utah's Capitol National Park
- Article

- Neighborhood that may contain a paifang
- Minute Maid brand
- Unserious