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SEPTEMBER 24
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OP-ED
Charlie Hayslett
• Page 5A

The Albany

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New cookies
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• Page 7A

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What's past is prologue:
Albany Mall at 50 faces the cycle it once set in motion



By Kathryn Crockett
kathryn@albanyherald.com

Editor's Note: Third in a series on Albany landmark districts, past and present.

ALBANY — In 1971, the ground where the Albany Mall now stands was almost nothing at all. Federal survey maps show cleared agricultural land along U.S. 82 — fields, pecan orchards, patches of woodland and two farm ponds. No interior roads. No parking lots. No retail complex. The property sat outside Albany's city limits, with only scattered buildings along the highway.

Five years later, the future arrived.

Albany Mall opened Aug. 4, 1976, with roughly 76 stores and four anchors: Gayfers, Belk, Rosenberg's and Sears. Several were not new to Albany. Belk and Sears had been downtown. Rosenberg's opened at the mall before closing its longtime Pine Avenue store. Other merchants followed.

The effect on downtown was dramatic. Businesses left, customers followed and storefronts emptied. Omar Salaam, who later opened O&S Fashions downtown,

See **MALL**, 2A

Staff Photos: Kathryn Crockett
Albany Mall is shown through several views of the Dawson Road property, including an earlier interior scene near Belk with fountains and indoor landscaping, a more recent corridor with shuttered storefronts, an exterior entrance and an aerial view of the sprawling shopping center.

Theatre Albany's 'Into the Woods'...
what happens after happily ever after?

By Carlton Fletcher
carlton.fletcher@albanyherald.com

ALBANY — Pretty much all of us grew up with the fairy tale characters that were ingrained in us during our youth: Cinderella, Little Red Riding Hood, Jack who traded his cow for magic beans ...

But in 1986, musical impresario Stephen Sondheim took a look at those characters and asked: "What happens after happily ever after?"

Answering that question was the basis for Sondheim's classic "Into the Woods," a play that takes a look at these fairy tale characters as they deal with some of life's losses, dangers and hard choices.

Demi Addison lived most of her formative years dwelling on — and bringing to life on stages — some of those characters of her youth. Now a mom, but no less a theater geek, Addison was

See **WOODS**, 11A



Staff Photo: Carlton Fletcher
Familiar fairy tale characters see what life is like "after happily ever after" in Theatre Albany's production "Into the Woods."



Staff Photo: Kathryn Crockett
Palmyra resident Ralph Paustian addresses Lee County commissioners Tuesday about drainage and flooding concerns associated with a proposed commercial rezoning along Ledo Road.

'There's only one Palmyra':
Residents cheer defeat of Ledo Road rezoning

By Kathryn Crockett
kathryn@albanyherald.com

LEESBURG — A standing-room-only crowd erupted in applause Tuesday after Lee County commissioners rejected a request to expand general commercial zoning along Ledo Road beside the Palmyra subdivision.

Commissioners voted unanimously to deny Palmyra Development LLC's request to rezone approximately 21.16 acres from C-1 neighbor-

hood commercial and R-1 single-family residential to C-2 general business.

The vote followed more than 25 minutes of public discussion dominated by drainage, traffic and the range of businesses that could be built under the broader classification. About 30 names were read from the public participation sheets. Six residents spoke before William Hancock, representing the applicant, re-

See **REZONING**, 2A

Periodical — Mail Label

INDEX

Classifieds 2B-6B
Comics..... 8B-12B
Crosswords 11A, 6B, 9B-10B
Obituaries..... 11A
Outdoors..... 1B
Perspectives..... 6A
Sports..... 9A-10A
Squawkbox..... 3A
TV Guide..... 7B
Weather..... 3A

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From 1A

MALL

remembered the district after the exodus as “like a ghost town, vacant.”

For shoppers, the mall meant something else entirely. It was new. It was modern. It was air-conditioned. It had acres of parking and dozens of stores under one roof. For a generation, it did not merely look like Albany’s newest center of commerce. It was the future.

Fifty years later, a walk through the mall tells a more complicated story than economic decline. The mall is open. Shoppers still

move through its corridors. Major retailers remain. But among them are 39 vacant storefronts and an ever-changing mix of attempts to fill them. Some sit behind metal gates. Some windows are papered over. In others, little remains but the outline of a sign.

The mall is not dead. But the model that made it the unquestioned shopping destination for southwest Georgia is no longer unquestioned — and the shopping center that emptied downtown’s storefronts now has empty storefronts of its own.

The center keeps moving

The first two stories in this series examined downtown Albany and Slappey Boulevard, two

eras in the city’s commercial life. For generations, downtown was Albany. River commerce established it; the railroad cemented it. By the time Union Station served seven railroads, downtown was the commercial center for a region reaching well beyond Dougherty County. On Saturdays, residents came from surrounding communities to shop, eat, bank and be entertained.

Then the way people moved changed. The automobile let residents live farther out and drive directly to businesses outside the traditional core.

Slappey Boulevard became one expression of that shift — restaurants, shops, entertain-

ment venues and parking lots that grew into a social landscape of their own. On weekend nights, teenagers drove from Putt-Putt to Teg’s Bowling Alley and back, sometimes, as one former cruiser recalled, “a hundred or so times a night.”

“Cruising, that was our social media,” Angela Miller told The Albany Herald. “It was our way of hanging out with our friends and meeting new people.”

That culture lasted decades, then faded. The Arctic Bear closed. Familiar restaurants disappeared. But between 22,000 and 32,000 vehicles still travel portions of the corridor daily. The road did not go anywhere. Its purpose changed.

From farmland to the center of retail

By the 1988 photorevision of that same federal survey, the fields along Dawson Road held an enormous building, a ring road and a parking field. In little more than a decade, open ground outside the city had become one of southwest Georgia’s largest concentrations of commerce — nearly 872,000 square feet of gross leasable area.

The model worked. Shoppers parked once. Instead of walking blocks between downtown stores, they moved from anchor to anchor without going outside. Smaller retailers fed on the traffic the anchors generated. Shopping became an afternoon, regardless of heat, cold or rain.

For those who remember Albany Mall in its prime, it was as

much an experience as an errand. Live models posed in Gayfers’ windows. Families ate at Yesterday’s Restaurant. Christmas displays filled the corridors, and holiday crowds lined up outside the doors. Merchants gathered for coffee before opening. Car shows filled the concourse while autocross events took over the parking lot.

“The mall was a mix of everything you could possibly want,” Steven Johnston, whose family operated one of the original stores, said. “It was like you could go in there and never come out.”

It kept growing. A new wing arrived in the late 1980s, with JCPenney opening in 1988. Old Navy came in 2000. Books-A-Million moved into the former Rosenberg’s/Mansour’s space in 2004.

Somewhere along the way it became more than a collection of stores. Christmas shopping. Back-to-school clothes. First jobs. First paychecks. Teenagers walking with friends with nowhere in particular to go. Parents taking children to see Santa Claus. People rarely become sentimental about a retail model, but the mall settled into collective memory the way downtown had before it. That may be why watching it decline can feel like watching something larger shift.

Convenience wins — until something is more convenient

The mall was itself a revolution in convenience, and revolutions do not stop.

Big-box stores offered enormous selections without a mall

corridor. Strip centers and exterior-facing developments let customers park in front of individual doors. Discount retailers expanded. Then online commerce separated shopping from geography altogether, and a customer who once traveled downtown, then drove to Dawson Road, could sit on a couch and have the purchase arrive on the doorstep.

The change showed up in the building. Sears, one of the original anchors, closed in 2017. The mall went through foreclosure in 2021 and became lender-owned. Spinoso Real Estate Group took over management later that year, and the Sears building was demolished. The COVID-19 pandemic accelerated the shift online, permanently altering habits at malls already struggling to adapt. Books-A-Million left in 2025.

Ownership is no longer simple, either. County parcel records show the site divided among multiple owners, with anchor stores and other portions on separately owned tracts.

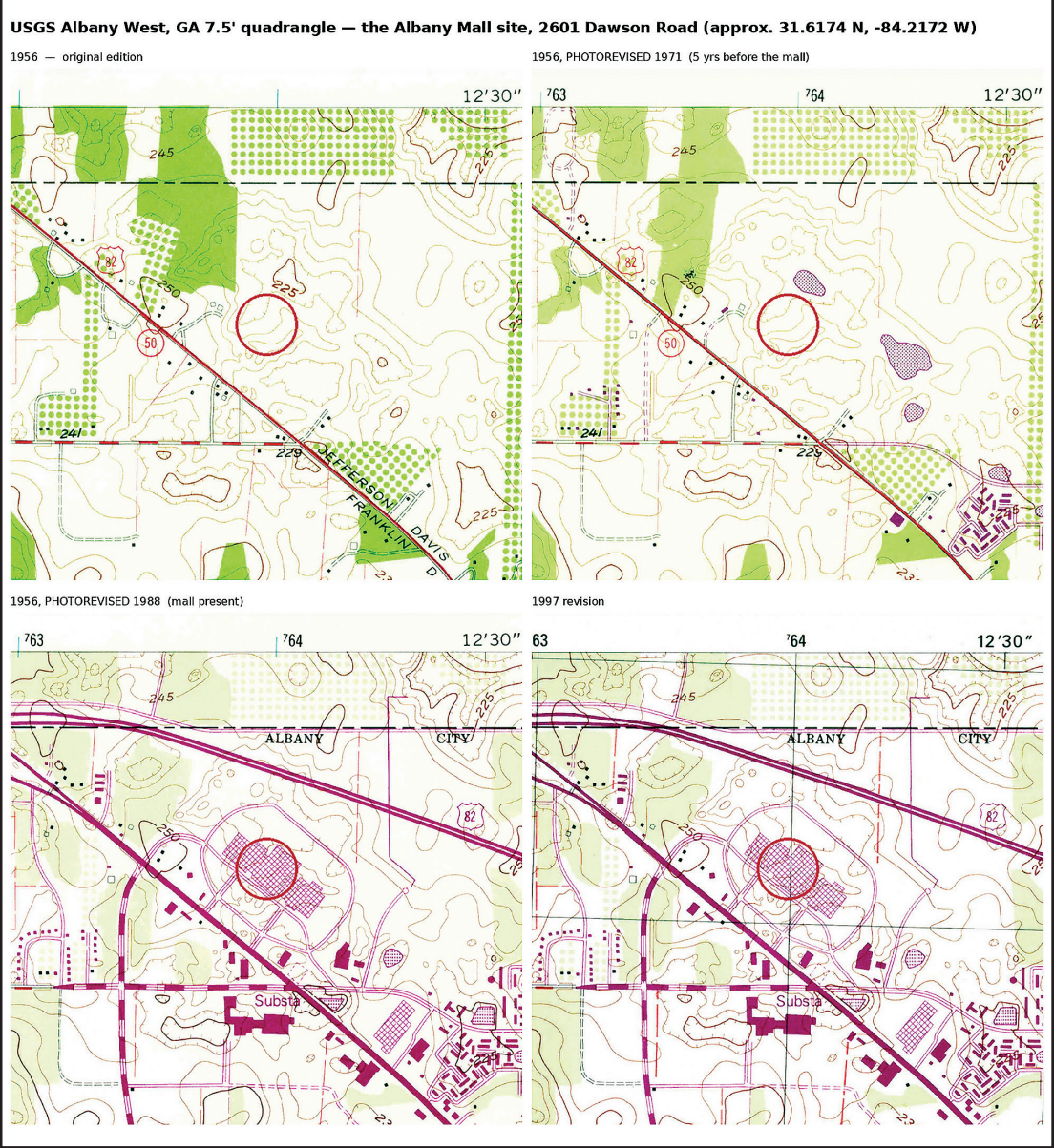
The more interesting story may be taking place outside.

“This part of Albany will always be relevant”

Albany businessman and investor Milan Patel bought roughly 16 acres around the former Sears property with a partner after the store closed. By 2024, Patel was already drawing a distinction between the mall itself and the value of the place where it sits.

“This part of Albany will al-

See **MALL**, 11A



Special Illustration: Albany Mall

U.S. Geological Survey maps show the future Albany Mall site along Dawson Road before and after development. The 1956 and 1971 maps show open agricultural land, orchards and ponds, while the 1988 and 1997 maps show the mall, its ring road and surrounding commercial development. Graphic compiled from USGS Albany West 7.5-minute quadrangle maps.

VILLA

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From 1A

REZONING

sponded.

The undeveloped, wooded property is north of Ledo Road between Hugh Road and Archie Drive. County records list automobile dealerships and retail development as proposed uses, but the rezoning would have remained with the land and allowed a wider range of C-2 businesses regardless of the applicant’s current plans.

That uncertainty became the central argument against the request.

Johnny Johnson, who said he has lived in Palmyra since 1993, told commissioners residents had never fought development along Ledo Road — not Walmart, not Tractor Supply Co., not the dealerships or the car wash.

“This is totally different,” Johnson said. “There’s no way to know what type of business we’re looking at — a big-box store, a Walmart, a truck stop, warehouses. We have no idea what it’s going to look like.”

He said a national retailer would have little reason to answer to the neighborhood beside it.

“A national chain — their only tie to Lee County is financial,” Johnson said. “They don’t feel like they have to be a good neighbor to us. If it’s C-1, you’re going to have a smaller business, and we will be their best customers.” Johnson pointed to children on bikes, walkers and delivery traffic cutting through residential streets and asked commissioners to send larger businesses to land already zoned for them.

“There are many C-2 sites suitable for large businesses in Lee County,” he said. “There’s only one Palmyra subdivision, and that’s our home.”

Drainage ran through nearly every comment.

Ralph Paustian, the meeting’s first speaker, said Palmyra was established in 1980 and that the land behind the existing C-1 frontage is low-lying, dropping roughly 10 to 12 feet from the road — one reason, he argued, it has never been developed. Filling and paving it, he said, could push water toward Ledo Road or toward homes.

“I believe a professional drainage study should answer these questions before rezoning is approved, and the study should be completed at the developer’s cost,” Paustian said.

He also framed what residents felt was at stake.

“There’s a major difference between buying a home knowing commercial property is already behind you, and buying in an established residential area only to have the property behind you changed to more intensive commercial zoning,” Paustian said. “Lee County needs growth, but it needs responsible growth in the right location.”

Stacy Evans, a 23-year resident who said he has replaced his septic system twice because of poor soil, put the zoning difference in terms of hours.

“Mom and pop shops would close at six. They go home and spend a quiet evening with their families,” Evans said. “When you have drive-throughs or bigger, national chains, they may be open later — 10, 11. All that would create noise, light, sound pollution and probably trash pollution in our neighborhood.”

Water already pools chest-deep on the site after heavy rain, he said.

“If you’re backfilling and taking out half of that area, that water’s got to go somewhere,” Evans said.

Ernie Culpepper said water already reaches his yard, though his home sits roughly 300 yards from Ledo Road.

“I’m not opposed to this land being commercially developed. I always thought it would be,” Culpepper said. “But I don’t know where the water’s going to go. I’m afraid it’s going to come in my back door.”

Lori Newman raised traffic concerns, saying the new roundabout has made turning onto Ledo Road harder and that there is little room for a signal without backing up nearby roads. She also asked commissioners to consider the deer and other wildlife on the tract.

“C-1’s good,” Newman said. “C-2, not so good.”

Brent Howell, a second-generation Palmyra resident, said the subdivision is on wells and septic tanks and that acres of new impervious surface would be a health issue, not just a nuisance.

“Increased water is going to decrease the efficiency of our septic systems,” Howell said. “I don’t want to have that health concern.”

The rezoning request originally covered the full 33.16-acre parcel. After residents objected at an earlier hearing, the developer removed approximately 12 acres at the rear, which would

have remained R-1, and proposed a 30-foot undisturbed natural buffer along the eastern boundary. Some residents questioned whether 30 feet would screen year-round, and who would maintain it if the property sold.

The Lee County Planning Department recommended approval, noting the property is designated for commercial use on the county’s Future Land Use Map and sits along an established corridor. Staff’s condition would have barred buildings, parking, loading areas, Dumpsters, outdoor storage and stormwater facilities from the buffer, and any development would have required further county review of access, utilities and stormwater.

The Planning Commission disagreed twice — recommending denial of the original application Aug. 6 and, unanimously, of the revised 21.16-acre version Sept. 3, citing the range of C-2 uses and the lack of engineering and stormwater detail available at the zoning stage.

Hancock told commissioners the developer had already responded to residents by pulling back the rear acreage. He described Ledo Road as a five-lane, county-maintained corridor running parallel to the Liberty Expressway and built to carry growth, said the front 21 acres would be self-contained with on-site retention, and argued the residents’ specific questions belong to a later stage.

“Zoning is just zoning,” Hancock said. “Stormwater, site plan, drainage, traffic — the planning staff has regulations and professionals to impose those requirements before they can get to a final building.”

Commissioners sided with the Planning Commission and residents. No commissioner voted against the motion to deny, and claps and cheers followed the vote.

Commission Chairman Luke Singletary later said zoning decisions become particularly difficult when development could affect neighboring homeowners.

“This is their lifetime investment,” Singletary said. “We weren’t comfortable with the proposed plan and didn’t feel like it was the right use of the property.”

The decision does not prevent all commercial development. Portions of the property remain zoned C-1, allowing lower-intensity neighborhood businesses, and Palmyra Development could submit a new proposal.

Daily Horoscopes

ARIES (March 21-April 19): Today is a decent day for anything you put off from yesterday. Tomorrow continues September’s second week up-down zigzag, so today is also better for actions and initiatives than tomorrow.

TAURUS (April 20-May 20): You could move mountains today as experience teams up with powerful new insights. Your creative problem-solving skills should also be on point. Make today count! Tomorrow, stars slide underwater again.

GEMINI (May 21-June 20): Try to split your day between home chores/home time and enjoying some freedom or time to simply create. Both will likely fill needs and satisfy desires. Think way outside the box. Like this ... Box? What box?

CANCER (June 21-July 22): A breakthrough could come in your living space, whether about the people, pets, routines, or organizational framework. Embrace a helpful new way to operate. Think it all through.

LEO (July 23-Aug. 22): Communicate as clearly as you can, but how things land depends on both ends of the line. Read the room before you start, but ultimately people can only meet you as profoundly as they’ve met themselves.

VIRGO (Aug. 23-Sept. 22): An excellent idea could land today concerning finances but it’s not the day to present it to anyone else or take action. Work to hone and polish it, then wait for significantly better stars to let it take flight.

LIBRA (Sept. 23-Oct. 22): A question around how you want to present yourself could take a quantum leap toward an answer — you’ll recognize the clarity when you feel it in your gut. When your inner self and outer self match, that’s authenticity.

SCORPIO (Oct. 23-Nov. 21): Time with good friends is never wasted, but don’t miss an insight today that can only arise from deep within you. Set aside time for listen-

ing to the Universe, there’s a message you won’t want to miss.

SAGITTARIUS (Nov. 22-Dec. 21): Career matters could come up today and it’s a fairly good day to take some action — certainly better than tomorrow. Stars improve a bit early next week. An old friend could have an answer you need.

CAPRICORN (Dec. 22-Jan. 19): If a groundbreaking idea lands, embrace it! It could be a gamechanger once you’ve explored it and understood it from every angle. Later in September could work better than next week for a launch.

AQUARIUS (Jan. 20-Feb. 18): If you’ve got the plan worked out, it could fly as long as it’s not needed for more than a year. Likely you’ll need to cook up something else within that time. Learn something that can make a difference.

PISCES (Feb. 19-March 20): While you may feel like you’re seeing things from a more elevated perspective, others might not agree with you. Solve something if you can, but don’t exhaust yourself by trying to push too hard.

IF TODAY IS YOUR BIRTHDAY: Your birthday month could help you align mind and heart for an elevated sense of inner clarity and coherence. Early October could drop a breathtaking insight or approach that could change everything. Later in the month, don’t hesitate to try for something glittering just out of reach. Your courage could be rewarded with a new income stream, and with enhanced artistry or musicality too. Believe in yourself and your destiny. November could bring a windfall out of the blue, then the people, ideas, and financial support for your most important next steps. December could bring it all together. Something could heal or be made whole again, your highest potentials could become visible, and the exact right group of people could be watching and applauding.



1906 - The Newport Transporter Bridge is opened in Newport, South Wales by Viscount Tredegar
1940 - The Hercules Powder Company in Kenvil, New Jersey has an explosion that kills 51 and injures over 200
1942 - During World War II, the RMS Laconia is torpedoed off the coast of West Africa and sinks carrying civilians, allied soldiers and Italian POW’s
1959 - The first scheduled TV program in color, Bonan-

za premieres
1988 - Hurricane Gilbert destroys Jamaica, then turns to the Yucatan Peninsula where it causes an estimated \$5 billion in damage
1994 - Frank Eugene Corder crashes a single engine Cessna 150 into the White House’s south lawn, striking the West wing. He is killed in the crash
2011 - The National September 11 Memorial & Museum in New York City opens to the public

CALENDAR OF OBSERVANCES

- Aunt’s Day
- Farmer’s Consumer Awareness Day
- International Drive Your Studebaker Day
- National Chocolate Milkshake Day
- National Clean Out Your Garage Day
- National Day of Civic Hacking
- National Day of Encouragement
- National Day of
- Remembrance for Aborted Children
- National Iguana Awareness Day
- National Lacemaking Day
- National Police Woman’s Day
- National Report Medicare Fraud Day
- Prairie Day
- Video Games Day
- World First Aid Day

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QUOTE OF THE DAY

"The most wasted of all days is one without laughter."

e e cummings,
poet (1894-1962)

CORRECTION

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

SQUAWKBOX

squawkbox@albanyherald.com

The Dougherty County Commission has extended the moratorium on data centers. Great. How about we get moratoriums on pawn shops, liquor stores, crummy used car lots, and all of the criminal-adjacent businesses that prey on the poor? And crack down on the predatory housing scams and dump motels? These commissioners say they want to help the poor, but they are as selfish and low-life as it gets.

As there is significant expense in the county budget for the school system, keep in mind the underperforming history of this segment. It’s time for cost containment measures to be put in place. Kids cannot read or do math at their grade level. Disgraceful.

I thought he was joking, but somebody told me that the chairman of the Dougherty County Commission is a preacher. He obviously teaches the gospel according to Lorenzo.

When the Sherrell Byrds, Chris Pikes, Orlando Rambos and all these greedy preachers with their hands out start hauling in government funds that they keep for themselves, they should be prosecuted to the fullest extent of the law.

I saw a long line of rude boys lining up with their skateboards in anticipation of opening that half-million-dollar skate park. Maybe they get a federal grant, too.

A woman says, “Lindsey Clancy will be in a wheelchair for life isn’t that enough?” Her three children that she murdered will never see the light of day or play with their toys and live a good life. And this woman cries because Lindsay will be in a wheelchair for life? She should get the death penalty.

Rick Jackson must be tired from having to actually stop counting the millions he’s fleeced out of the federal government to try and buy the governor’s seat. He sounds like a confused old man.

Dougherty County continues to have a spending problem, not a revenue problem.

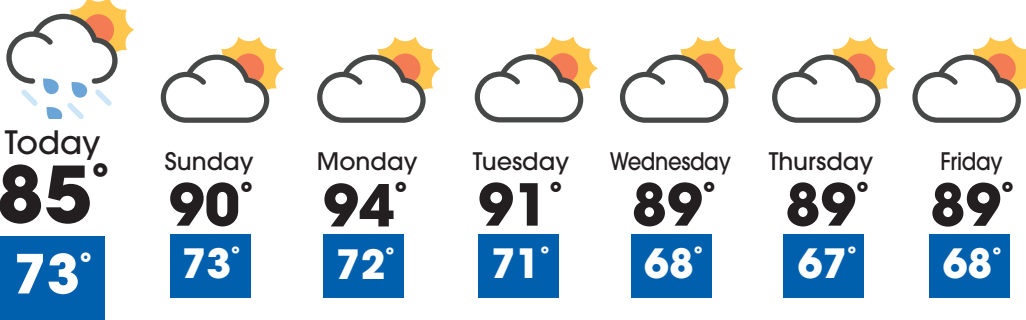
Keisha Lance Bottoms needs to be governor about like I need to be head of the woeful Code Enforcement office in Albany and Dougherty County. Only I bet I could do a better job.

I know, I know. We older citizens should just step aside and let these energetic young people take over. But when they spend all their energy on illegal activities that benefit no one but themselves and others like them, I guess the seniors should just smile and wish them well. To hell with that. These punks should be prosecuted.

Clinton Johnson’s illegal spending on liquor and a hotel room five times the average cost of hotel rooms in the state was OK’d by the commission chairman. That should tell you all you need to know about both of them. People who say they look up to these losers are obviously looking down, way down.

ADS: Advertising can be placed by phone, email and/or in person Mon.-Fri., 8:30 am - 5 pm or call 229-888-9300. For classifieds and display/public notices/online ads email Phil Cody at phil.cody@albanyherald.com or call 229-888-9300. Our office is at 306 W. Broad Ave., Albany, GA 31701. **BILLING:** Business hours are Monday-Friday 8:30 am-5 pm, contact number: 229-888-9300.

Weather Forecast



Daily Bridge Club

Simple Saturday

By Frank Stewart
Tribune Content Agency

Simple Saturday columns focus on basic technique and logical thinking.

Principle: It’s easier to defend

NORTH			
♠ A 7 5 3 2			
♥ Q			
♦ J 10 9 4			
♣ A 9 3			
WEST			
♠ 10 6 4			
♥ J 10 7 4			
♦ 7 2			
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EAST			
♠ K J 9 8			
♥ 9 8 3			
♦ A 6 5			
♣ K 7 4			
SOUTH			
♥ Q			
♠ A K 6 5 2			
♦ K Q 8 3			
♣ Q 10 8			
South	West	North	East
1♥	Pass	1♠	Pass
2♦	Pass	3♦	Pass
3NT	All Pass		
Opening lead – ♣ 2			
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Frank Stewart

well if you know what declarer has. You can’t mount a mirror on the wall behind declarer to see a reflection of his hand, but you can certainly see his hand in your mind.

Against today’s 3NT, West leads the deuce of clubs, the unbid suit, and dummy plays low. When East takes the king, how should he continue?

CLUB STOPPER

Before automatically returning West’s lead, East should reflect: He should try to picture South’s hand. South surely has a club stopper for his bid of 3NT. On the bidding, he probably has five hearts and four diamonds, and since West’s deuce of clubs suggests a four-card holding, South has three clubs. So South has

one spade.

East won’t beat 3NT with club tricks. At Trick Two, he must shift to spades – to the king in case South’s singleton is the queen. Then when East gets in with the ace of diamonds, the defense can take three spades for down one.

DAILY QUESTION

You hold: S K J 9 8 H 9 8 3 D A 6 5 C K 7 4. Only your side is vulnerable. The dealer, at your left, opens two hearts (weak). Your partner doubles, and the next player bids three hearts. What do you say?

ANSWER: Partner’s double suggests opening values (probably more) with support for the unbid suits, especially spades. Since you have 11 points, you surely have a game. Don’t be cowed by the opponents’ preemptive tactics. Bid four spades. South dealer N-S vulnerable

Advice Columnist

Young widow left behind by spouse’s friends

By Eric Thomas
Tribune Content Agency

Dear Eric: I am a recent young widow. My life partners’ sudden death was devastating. Our friends told me I could reach out to them if I needed to talk or for help. So far, they have not been a great support network and seem to be keeping me at a distance when I do reach out to them.

I absolutely understand they may not be ready to face the reality of their childhood friend’s absence; it’s been just over a year since we lost them, but does that justify them not replying to my texts or helping me move?

I am sure they are hurting from our sudden shocking loss, and I am a reminder of days none of us will ever have again, but does that justify “ghosting” me?

Not to say I don’t have a support network at all, but they don’t have the same connection to my life partner as these friends did. These friends are connected to my favorite time in my life with my loved one; we hosted and celebrated their huge life moments with them, gave them emotional and material support during hard and stressful times. Moving forward with life without them has been painful.

What’s a widow to do?

– *Grieving Loss of Connections*

Dear Connection: I’m sorry for the loss of your partner, and sorry that your friends haven’t been there for you. This isn’t right, but it is, unfortunately, very human. Grief can make us behave in strange ways or sometimes can motivate us to avoid certain people or places

out of a sense of self-preservation. Quite often, people don’t know what to do or say in the face of another person’s grief. The truth is – as you likely know and are experiencing – sometimes the only thing a friend or loved one needs to do in the face of another’s grief is to be there.

Consider writing a letter to these friends. You may want to let yourself do a couple of drafts, as sometimes when we’re writing out our emotions, the first try is mostly a way for us to release and process our frustration, anger or hurt.

This isn’t to say that you shouldn’t express those things to your friends, if you want. But the point of the letters is mainly to give you a chance to step away from the relationships on your own terms. You can tell them that you were grateful for their friendship and you were saddened that you weren’t able to reach them after your partner’s death.

Then, decide if, given their behavior, you want to continue to reach out to them or hope for their support. It may turn out that this event has brought out sides of their characters that don’t work for you. If that’s the case, it may be best to simply bid them goodbye, hold on to the memories, and rely on the people in your network.

Dear Eric: I lived in my hometown for 32 years then moved to another state.

My dad passed in 2020, mom in 2024. I was in such bad financial shape that when my parents left me the house, I moved back. I was \$175,000 in debt.

I should have sold it. My



Eric Thomas

sibling offered me \$60,000 for what I believe was half the title and, without thinking, I signed half the house to her. The agreement was that when I die, she would get the full title.

However, I never got the money. I asked about the \$60,000 and both she and her husband just blew it off since the title paper was signed.

Should I pursue the \$60,000 to pay for upkeep, taxes and insurance on the house?

– *Half the House*

Dear House: Short answer – yes. I hope you and your sibling recorded the details of this arrangement in writing. That will make it easier to sort out. But even if you didn’t, you may still have options. Talk to a real estate lawyer about your particular situation and find out what options you have for pursuing the money and/or selling the home.

The latter may be the easiest option, if you’re able to arrange it with your sibling. This would leave you both with half the proceeds, without the encumbrance of having to negotiate about the house.

You may also want to talk to your sibling about what her intentions with the house are. Does she want to move into it? Does she resent you living in it? Her opinions about it aren’t your problem, per se, but they could give you some insight and hopefully lead you both to an amicable solution that works. You can have the conversation at the same time as you talk to an attorney about your options for recouping the money that was agreed upon.

The Albany Herald

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CLASSIFIED, DISPLAY OR ONLINE

Blind Boys of Alabama to bring holiday musical magic to Albany

Staff Reports
news@albanyherald.com

ALBANY -- Southwest Georgia music fans are invited to celebrate the magic of the holiday season with the legendary Blind Boys of Alabama at the Albany Municipal Auditorium on Dec. 22.

The Blind Boys Christmas Show brings soulful harmonies, joyful energy and beloved holiday favorites to

Albany for a festive night of music the whole family can enjoy. The evening will feature holiday standards alongside selections from the artists’ Grammy-winning Christmas classic “Go Tell It On The Mountain” and the spirited “Talkin’ Christmas” albums.

With their unmistakable sound and uplifting performances, the Blind Boys of Alabama will have audiences singing, clapping

and celebrating the joy of the season.

Tickets are on sale online at ticketmaster.com or fans can purchase tickets in person 10 a.m.-5 p.m. Monday through Friday, at the Georgia’s Own Credit Union Box Office located at the Albany Civic Center.

The legendary Blind Boys of Alabama are set to perform at the Albany Municipal Auditorium on Dec. 22.



Special Illustration

Vaccine protects against multiple fungal infections without hurting the gut



Special Illustration: UGA Today

A vaccine created by University of Georgia researchers to battle multiple life-threatening fungal infections is successful in achieving protective immunity in pre-clinical animal models while also maintaining the biodiversity of the gut microbiome.

By Leigh Hataway
UGA Today

ATHENS. — A vaccine created by University of Georgia researchers to battle multiple life-threatening fungal infections is successful in achieving protective immunity in pre-clinical animal models while also maintaining the biodiversity of the gut microbiome, according to a new study.

This is the first study to evaluate a vaccine’s effect on naturally occurring fungal and bacterial communities in the gut, known as the

microbiome.

The vaccine, called NXT-2, could be the first to protect against and potentially treat pathogenic fungal infections, while not significantly altering the resident fungi or bacteria populations in the gut.

The vaccine has already proven effective against the three most common fungal pathogens in four pre-clinical animal models. These three fungi are responsible for more than 80% of fatal fungal infections.

Current treatments can’t keep up as fungi become in-

creasingly resistant to medication. And some antifungal drugs have been shown to alter the populations of nonharmful fungi and bacteria in the gut.

“Preserving the balance of the organisms that comprise the gut microbiome is critical,” Norris said.

“These results support the further advancement of the first broadly protective fungal vaccine,” Karen Norris, corresponding author of the study and a professor in UGA’s College of Veterinary Medicine, said.

Atlanta man with criminal past sentenced for illegally possessing firearm

Staff Reports
news@albanyherald.com

MACON — A metro Atlanta resident with a lengthy criminal past, including aggravated assault and obstructing a police officer charges,

was sentenced to serve more than eight years in prison for illegally possessing a firearm in the Middle District of Georgia.

“Convicted felons with violent histories who are caught

illegally possessing firearms will face federal prosecution in the Middle District of Georgia,” U.S. Attorney Will Keye said. “I appreciate the dedicated efforts of our law enforcement partners who work

tirelessly to bring repeat offenders to justice and keep our communities safe.”

“The Butts County Sheriff’s Office is grateful to the United States Attorney’s Office for the Middle District of Georgia, and United States Attorney William Keyes, for their partnership and commitment to prosecuting violent offenders,” Butts County Sheriff Gary Long said. “Through continued collaboration with our federal partners, we remain steadfast in our mission to ensure violent criminals are held accountable.”

La’Qyale Emmanuel Fortson, 35, of Riverdale and of Butts County was sentenced to serve 100 months in prison to be followed by three years of supervised release by U.S. District Judge Marc Treadwell after Fortson pleaded guilty to one count of possession of a firearm by a convicted felon. There is no parole in the federal system.

According to court documents and statements in court, a deputy with the Butts County

Sheriff’s Office stopped Fortson’s vehicle for following a tractor-trailer too closely on Interstate 75. The deputy approached the vehicle and detected an odor of marijuana when Fortson rolled down his window. Fortson denied the odor and advised he did not smoke marijuana. The deputy deployed a narcotics detection dog who performed a free air sniff of the vehicle.

After the dog showed odor responses in two areas, the deputy advised he would be searching the vehicle. Fortson then admitted that he had marijuana in the center console. The search yielded a small quantity of suspected marijuana in the center console; an open tequila bottle behind the passenger seat; and an unloaded Glock pistol underneath the driver’s seat. The pistol was confirmed as stolen out of East Point, and Fortson said he purchased it from one of his “weed buddies.”

Fortson admitted that he knew he was prohibited from



Special Logo

possessing the pistol because he was a convicted felon. He has a lengthy criminal history, including prior convictions for aggravated assault, obstructing a peace officer and battery.

Project Safe Neighborhoods is the Department of Justice’s nationwide initiative that brings federal, state, local and tribal law enforcement, prosecutors, and other public safety partners together to coordinate efforts to combat violent crime and make communities safe.

The Butts County Sheriff’s Office investigated the case. Criminal Chief Leah McEwen prosecuted the case for the government.

NOTICE

Upcoming Appointment of _____ Dougherty _____ County Board of Equalization

In accordance with Georgia laws (O.C.G.A. § 48-5-311), the _____ Dougherty _____ County Grand Jury is required to appoint a member and alternate member of the _____ Dougherty _____ County Board of Equalization each fall during the _____ term of the Superior Court of _____ Dougherty _____ County..

Any resident of the _____ Dougherty _____ County having the following qualifications and an interest in serving on the board may nominate himself or herself for appointment by submitting a nomination form as indicated below:

Qualifications

- (1) Each person who is, in the judgment of the appointing grand jury, qualified and competent to serve as a grand juror, who is the owner of real property, and who is at least a high school graduate shall be qualified, competent, and compellable to serve as a member or alternate member of the board. No member of the governing authority of a county, municipality, or consolidated government; member of a county or independent board of education; member of the county board of tax assessors; employee of the county board of tax assessors; or county tax appraiser shall be competent to serve as a member or alternate member of the board of equalization.
- (2) Within the first year after a member’s initial appointment to the board of equalization, each member shall satisfactorily complete not less than 40 hours of instruction in appraisal and equalization processes and procedures, as prepared and required by the commissioner. The failure of any member to fulfill the requirements of this subparagraph shall render that member ineligible to serve on the board; and the vacancy created thereby shall be filled in the same manner as other vacancies on the board are filled.
- (3) No person shall be eligible to hear an appeal as a member of a board of equalization unless, prior to hearing such appeal, that person shall satisfactorily complete the 40 hours of instruction in appraisal and equalization processes and procedures required by law. Any person appointed to such board shall be required to complete annually a continuing education requirement of at least eight hours of instruction in appraisal and equalization procedures, as prepared and required by the commissioner. The failure of any member to fulfill the requirements of this subparagraph shall render that member ineligible to serve on the board; and the vacancy created thereby shall be filled in the same manner as other vacancies on the board are filled.

Term of Office

Members and alternate members of the Board of Equalization serve a three-year term of office. The term of office of persons by the Grand Jury for appointed for the term of office described herein shall begin on January 1, 2026 and end on December 31, 2028.

Please obtain an **Application form** from the Clerk’s office and mail it by to:

Clerk of Superior Court of _____ Dougherty _____ County
P.O. Box 1827
Albany, GA 31702

Please note on front side of the envelope in which the form is mailed the following:

Attention: Board of Equalization

State’s August net tax revenues up 3.5%

Staff Reports
news@albanyherald.com

ATLANTA — The state of Georgia’s net tax collections for the month of August approached \$2.50 billion, for an increase of \$85.4 million, or 3.5%, from August 2025, when net tax collections totaled \$2.41 billion.

The changes within the following tax categories account for August’s overall net tax revenue increase:

Individual income tax collections for the month approached \$1.20 billion, representing an increase of \$40 million, or 3.5%, from roughly \$1.16 billion in August 2025.

The following notable components within individual income tax combine for the net increase:

Individual income tax refunds issued (net of void checks) increased by \$4.3 million or 6.7%.

Income tax withholding payments for August increased by \$49.3 million, or 4.4%, from

FY 2026.

Individual income tax return payments decreased by \$3.5 million, or 9.2%, from August 2025.

All other individual income tax categories, including estimated payments, were down a combined \$1.4 million.

Gross sales and use tax collections in August totaled roughly \$1.79 billion, for an increase of \$129 million, or 7.8%, over FY 2026. Net sales and use tax increased \$44.6 million, or 5.4%, compared to August 2025, when net sales tax revenue totaled nearly \$821.8 million. The adjusted sales tax distribution to local governments totaled \$911.9 million for an increase of \$81.9 million, or 9.9%, over last year, while sales tax refunds increased by \$2.4 million, or 29%, compared to August of 2026.

Corporate income tax collections for August totaled \$18.4 million, a decrease of \$21.4 million, or 53.8%, from FY

2026 when net corporate tax revenues totaled \$39.8 million.

The following notable components within corporate income tax make up the net decrease:

Corporate income tax refunds issued (net of voids) were up \$27.6 million, or 153.2%, over FY 2026.

Corporate income tax return payments increased by \$1.7 million, or 13.9%, from August 2025.

All other corporate income tax payments, including estimated payments, were up a combined \$4.5 million.

Motor Fuel Tax collections for the month decreased by \$6.6 million, or 3.3%, from August 2025, when motor fuel tax collections totaled \$199.5 million.

Motor vehicle tag and title fee collections for August increased by \$8.3 million, or 27.4%, while title ad valorem tax collections decreased by \$0.8 million, or 1.2%, compared to the previous fiscal year.

SATURDAY SQUAWKBOX

SQUAWKBOX@ALBANYHERALD.COM

I agree with the post asking for someone to come “down this way” to investigate city government on “projects that benefit only themselves and their close allies”.When they are finished down here, can they go to D.C. and stop in at the White House?

Crime numbers may be manipulated to say anything that the agency reporting wants. Albany is a dangerous place. Gangs run rampant. The only “law enforcement” apparent are the speeding cameras that appear to be on their way out. I’d hate to think the police department would have to start searching for criminals again.

Aspiring students travel from all over the world to matriculate to ASU, but who for fear of Albany gangs, thugs and Big Daddy’s spillage, cannot cross the street to Oglethorpe Plaza or buy a Jimmy’s after dark, where stupidity builds skate-parks and restores pigeon-rotting relics of Ritz, Rosenbergs and mule barns.The most economically viable development tool for much of Albany is a bulldozer and divorcing the past.

To the Man Without a Family: It’s time for a mental check-up.

Driving Golfcourse Drive ... lovely street, until about mid-way, you come up to a home where the owner runs a lawn care business out of his home. Loud pickups pulling very long trailers out of his backyard, blocking the entire street. Then at the end of the street, Sanford Bishop’s truck blocks out the entire view at the stop sign, parked illegally in front of Sanford’s sign man’s house on Ashford Drive. Code and police will not make him move the truck because it is Sanford’s helper ... who is paid with taxpayer money.

Gun control is all about hitting what you’re aiming at and nothing else.

A text message to Albany citizens asking what they want in the next police chief is like a surgeon asking the patient how to do an appendectomy. This is not a democratic process. This is a serious role to fill that requires significant professional qualifications and a limited nationwide pool of candidates. Before you ask, your deacon friend from your church isn’t qualified. If the city manager and city commission can’t run a search process like professionals, then they all can be replaced by the governor.

It’s been 25 years since the 9-11 attacks, but I remember it like it was yesterday. I also remember how we all came together for a brief time. Talk about the times they are a-changin’ ...

Albany taxpayers’ frustration with county and city commissions is both unfortunate and completely warranted. It seems like the pastor only cares about projects that provide money to his church, friends or related contractors looking to make a buck. Brown seems to only care about her own age cohort. And it largely continues with the rest of them. Rarely do any of them express concern for all of us and our collective safety and well-being. It is selfish and shameful.

In the past residents would call Public Works to pick up big items like toilets. And they would do so immediately. But not anymore. Once a month, on no particular date, the trash collection company goes through the city and picks up white goods including toilets. When the city manager was told of this, his response was that the days of on-demand trash pickup are over. Don’t complain to the residents (what are they to do with trash like old inefficient toilets?), bring it up to the city manager, who apparently is not concerned with the trashy look of the city.

GUEST COLUMNIST ■ CHARLIE HAYSLETT

‘Average’ in education conceals more than it reveals

The ePaper of a recent edition of the Atlanta Journal-Constitution led with a 2,000-word story under a headline that proclaimed: “Georgia schools are not the best, not the worst.”

“By many metrics,” the story’s opening paragraphs told us, “Georgia’s K-12 education system ranks somewhere in the middle compared to other U.S. states. In academic achievement, teacher salaries, graduation rates, spending, Georgia is not the best. But it’s not the worst either.”

It’s really not my purpose to ding my long-ago employer, and I don’t want to criticize the reporter, Cassidy Alexander. She clearly put a great deal of work into the piece. She reported interviewing more than a dozen people and obviously spent a lot of time digging through various education databases.

Been there, done that. It’s a thankless task. You wind up wandering from one rabbit hole to another and come out with a picture that is murky at best. It’ll drive your liquor bill through the roof.

All that said, this is one of those stories that drives me nuts. Why? Because stories about statewide averages on just about any socioeconomic metric you can name are just about useless and conceal more than they reveal.

To my mind, the story should have been that some of Georgia’s public schools are among the best in the country and others are near (and arguably at) the bottom of the national heap. Alexander made that accurate point that it’s difficult if not impossible to compare schools from one state to another. So how can I say this?

I base my observations and conclusions on a long-running analysis of educational attainment data generated by the U.S. Census Bureau’s American Community Survey. The ACS surveys roughly 3,500,000 households every year and produces county-level, five-year estimates on a range of top-

ics, including educational attainment. The latest data I’ve got covers the period 2019 through 2023. I’d submit that it’s a good reflection of the quality of education being provided in Georgia’s 159 counties.

Now I just wrote a couple of paragraphs above that statewide averages aren’t that useful, but let’s start there anyway. But first, a word about methodology. The ACS data includes county-specific estimates of the number and percentage of adults who never finished high school; finished high school but went no further; got at least some college or technical school education; and earned at least a four-year college degree.

Using that data, I created a formula that I call the Trouble in God’s Country Educational Attainment Index. Basically, high school dropout populations are weighted at negative one (-1); high school graduates at a plus one (+1); those with some college at a +2, and college graduates at a +3. The best possible score is 300, possible only if 100% of a given population has earned a college degree; the worst possible score is -100, which would result if a population were made up entirely of high school dropouts. I’ve used that equation to evaluate all 50 states and all 3,143 counties (or county equivalents) included in the ACS’s 2019-2023 dataset.

Here are some of the highlights (or, perhaps more accurately, lowlights) from that analysis:

Georgia comes in 35th nationally in my TIGC EA Index rankings. Using my formula, Georgia scored 174.2. The U.S. average was 177.0. Best in the country was Colorado with a score of 202.9; worst, West Virginia, at 149.6. Two statewide numbers that hint at the rest of the story: We ranked 39th for high school dropouts and 26th for college graduates. How,

one might wonder, can we be that bad in one category and a good bit better in the other?

Introducing the Atlanna-Notlanna divide. Over time, I’ve sliced the state up in various ways for analytical purposes. This is my favorite. Atlanna is made up of the 12 counties that I define as being the core of metro Atlanta; Notlanna is everywhere else combined — all 147 other counties. And here we get to the first look at Georgia’s educational chasm. Atlanna, were it a standalone state, would score 197.7 on my TIGC EA Index and rank 4th nationally, close behind Colorado, Vermont and Massachusetts. Notlanna would muster a combined Index score of 152.6 and come in next-to-last, behind Mississippi (154.2) but ahead of West Virginia (149.2). But wait, there’s more.

Focus on the state’s smallest counties and the picture gets worse yet. Georgia has 127 counties with adult populations of less than 50,000 people. Their collective TIGC EA score came in at 140.9 — nearly two points behind Puerto Rico.

Georgia has more people living in counties at the bottom of the national heap than just about any other state. After ranking all 3,000-plus counties nationally, I cut the list in quartiles. Eighty-one of Georgia’s 159 counties landed in the bottom national quartile, and those counties are home to 1.05 million adults. Only Texas and California, with populations three- and four-times Georgia’s, had more people living in bottom quartile counties — but not by much. Perhaps the more useful comparison is to North Carolina, whose population is nearly identical to Georgia’s. Only 22 of its 100 counties fell into the bottom national quartile, and they were home to fewer than 690,000 people.

Alexander closed out her story with a quote that I found instructive. It was from state Rep. Chris Erwin, a Republican from Homer and chairman of the House Education Committee. Erwin seemed to be doing his best to spin the notion that Georgia is “average” into a positive.

Erwin might have some work to do at home. By my TIGC EA calculation, his home county of Banks ranks 2,584th nationally for educational attainment and is one of the 81 Georgia counties in my bottom national quartile. It’s also home to slightly more high school dropouts than college graduates.

“You hear it from politicians ... as well as the parents that are out there,” he told the AJC. “They don’t want an average education for their children. They want a superior education.

“Average,” he added, perhaps optimistically, “is the springboard to greatness.”

For Georgia’s most successful counties, he may be right. But a springboard and a plank look pretty much the same — until you reach the end. For too many Georgia communities, the end came a long time ago. They’re not poised to leap. They’ve fallen off the end into a deep hole, with no apparent way out.

Here’s the final takeaway: Georgia doesn’t have one education system. It has at least two: one that competes with the best in the country, and one that struggles to keep pace with states we don’t like to be compared to. Those two systems happen to share a state capital, a lottery-funded scholarship program, and a 40-year-old school funding formula that treats them as though they were the same. They are not the same. And until we stop talking about Georgia as though it were a single, average place, we’ll keep designing average solutions for a problem that is anything but.

COLUMNIST ■ MICHAEL FERGUSON II

School investment, Part III: Where your money is, there your heart is also

Editor’s Note: Final in a three-part series.

There comes a point when public policy must leave the conference room and prove itself in the real world. In Dougherty County, that appears to be exactly what happened.

Across four reporting years, from 2022 through 2025, Alice Coachman Elementary, Robert H. Harvey Elementary and Turner Elementary recorded measurable academic gains as the Dougherty County School System continued directing instructional resources and support toward school improvement. That work included literacy development, professional training, after-school services, social workers and school-based health resources.

Taken together, the initiative became a local proof of concept for the principle behind a poverty or opportunity weight. DCSS used district resources, supplemented in some areas by grant-funded services, to concentrate additional support in schools serving larger numbers of economically disadvantaged students and then measure whether academic performance improved.

Results indicate that it did.

Alice Coachman’s Content Mastery score increased from 24.1 in 2022 to 39.4 in 2025, while its broader CCRPI performance moved from 57.7 in 2019 to 72.7 in 2025. Robert H. Harvey Elementary moved from 31.5 in Content Mastery in 2022 to 53.2 in 2025, and its broader CCRPI performance increased from 50.2 in 2019 to 79.4 in 2025.

Turner Elementary increased its

Content Mastery score from 31.0 in 2022 to 46.4 in 2025, while its broader CCRPI performance moved from 64.2 in 2019 to 76.2 in 2025.

The literacy results were even more striking. According to information presented by Superintendent Kenneth Dyer, Alice Coachman and Robert H. Harvey each recorded approximately 32 percentage-point improvements in literacy, while Turner Elementary posted a 48.95-percentage-point improvement.

An improvement of nearly 49 percentage points is not a minor shift. It is a result that deserves serious study. The importance of this initiative extends beyond the three schools. Dyer did not go before the Georgia General Assembly asking lawmakers to invest in an untested theory. He went carrying evidence from his own district.

Dyer has made the case to state lawmakers that Georgia should establish a permanent poverty or opportunity weight within the Quality Basic Education formula. His argument is rooted in a simple reality: High-poverty school systems often face greater educational costs, and temporary grants do not provide the consistency necessary to build long-term programs.

That case becomes far stronger when a superintendent can point home and show that the district has already put the principle into practice.

DCSS did not wait for Atlanta to solve every problem first. It used available district resources, combined them with outside support where possible and concentrated those resources in schools where the need was greatest. Then it measured the results. That is what makes this initiative significant. It moves the conversation from speculation to evidence.

Money alone did not walk into those classrooms and teach children. Teachers taught.

Principals led. Students did the work. Parents participated. Curriculum, attendance, training and leadership all mattered. But resources made many of those interventions possible, and that distinction matters.

The public record shows that DCSS and the Board of Education supported a targeted initiative and committed resources to it. Some services and positions were supported by grants, so it would be inaccurate to say every dollar came exclusively from unrestricted local school board funds. But the broader point remains clear.

The district invested, targeted that investment and measured the outcome. The numbers moved.

That is how sound public policy should work. Demonstrate the need, establish a proof of concept, measure the results and take the evidence to policymakers. Dyer has done exactly that. The next step is replication.

The district should identify exactly what worked at Coach-

man, Harvey and Turner and build from it. The goal should not simply be to list which programs were present. The district should determine which instructional practices moved reading scores, which staffing decisions mattered most, which support services improved attendance and engagement, and which investments produced the strongest academic return.

That is how a successful proof of concept becomes a systemwide model. Georgia should be watching. For years, the state has measured low-performing schools and documented achievement gaps. Dougherty County now offers an opportunity to examine something more useful: what happens when concentrated educational need is met with concentrated intervention.

The Dougherty County Board of Education, working with Dyer and his administration, got this investment right. As a community, we should want Dougherty County to become a trailblazer in improving academic scores and increasing the educational value delivered to our children.

My previous criticism of the school system was never rooted in a desire to tear it down. It was a call to action and a challenge to accomplish what some had already decided was impossible. The effort, initiative and ability I believed existed within this district are beginning to show themselves in measurable results. For that, I simply want to say: Thank you. Keep fighting for our children.



HAYSLETT



FERGUSON

THE ALBANY HERALD

Perspectives

The Albany
HERALD
ALBANYHERALD.COM

Carlton Fletcher
EDITOR

—Georgia Trust for—
LOCAL NEWS

**TODAY'S
BIBLE
VERSE**

"For all have sinned, and come short of the glory of God."
Romans 3:23

GUEST COLUMNIST ■ KATHRYN CROCKETT

Applicant for admission: 24 years in America, and still a guest of the state

My first gritty memory of raw news coverage is one that woke up the whole house and, in fact, the nation.

I was usually the first one awake. On Sunday, Aug. 31, 1997, in a small village in South Wales, I went downstairs and turned on the television. Every channel was airing the same thing. Princess Diana was dead in a Paris tunnel. I was 13, sitting on a brown living room carpet inches from the screen, searching the channels and finding no exit from it.

What lodged was not grief, maybe not even shock, but the fact of the thing itself: Television channels that in my mind were separate, run by different people with different purposes and identities, had all arrived at the same place. Something had happened, and the entire apparatus of public speech had bent toward it at once. Our collective attention was required, not requested.

I intuitively understood, in the wordless way a child understands, that this was power: not the story itself, but the bending of perception and narrative.

There is an earlier photograph of me in the local paper, grinning beside a trash can shaped like a giant frog. At 9 or 10, I helped raise the money for it. I was an avid and slightly insufferable community organizer, and the frog taught me the companion lesson: Persuade enough people that something should exist, and sometimes it will. The bin sat in the schoolyard for decades. It may be there still, absorbing crisp packets — a fading green monument to consensus.

But I had been planning to leave since I was 11. It was not a normal ambition where I came from. Nobody applied to American universities. Many did not apply to universities at all. By the time I was old enough to notice the shape of the post-Soviet world, there was only one country standing in the middle of it.

I could not have told you the phrase “sole superpower.” I could have told you that every American I met was beautiful and looked like sunshine, and I wanted to be part of it. I suspect I was responding not to policy but to potential. America, as it reached me, was a place where people spoke as though the future were negotiable. It offered scale, invention and the assumption that you could ask why and someone would answer. I have always needed the why of things. It is what forces me to write and what made me an exhausting child.

America presented itself as the place where the why belonged to the people. I still believe that.

Four years after Diana's death, I again stood before a row of screens carrying the same images. On Sept. 11, 2001, the bending was total and global. This time I was watching the country I had already embraced as my future. What the now-famous footage did not capture were the structural changes it blanketed.

Within 15 months, the Immigration and Naturalization Service was dismantled and rebuilt as three agencies inside a new Department of Homeland Security. Immigration stopped being primarily an administrative function and became a security function. The enforcement budget rose from \$4.3 billion in 2000 to \$12.5 billion by 2006. ICE was born from that architecture.

I arrived inside it without recognizing it as such. To me, it was simply how you came: the forms, the fees, the medical exam, the fingerprints, the biometrics, the interview, the years. I have never held a status I did not earn through a process. I did what was asked, in the order it was asked, for as long as it took. I did it the right way.

I want to look at that sentence honestly, because I think it is the most dangerous one I own. I am an outsider in the South. I do not fit neatly in Georgia, where racial history is not yet history. It is zoning and school lines, property values and which streets received the paving money. I have sat in government meetings where the past was doing all the talking and nobody seemed to notice.

Into those rooms I bring a pretty white face, a college education and a Welsh accent most people hear as generically, entertainingly British. What they may not recognize is that the accent is also currency. I have watched it work — watched a clerk soften, a source open up, an officer decide I was curious rather than questioning. It buys me the benefit of the doubt at precisely the moments when other people come up short.

My relative safety here runs partly on a hierarchy I did not build and would not defend, but from which I benefit whether or not I approve. Now that shelter is thinning. Because America has stopped caring about my accent.

In June, the Supreme Court held in *Blanche v. Lau* that border officers no longer need clear and convincing evidence before treating a returning permanent resident as an applicant for admission. The government can make its case later, in immigration court, while the resident waits.



CROCKETT

In the current fiscal year through April, the United States admitted 4,499 refugees against a ceiling of 7,500. Of those admitted, 4,496 were South African. That last number is the one I cannot put down. The order that produced it names the group out loud — “Afrikaners in South Africa who are victims of unjust racial discrimination” — and then the determination widens it to “other victims of illegal or unjust discrimination in their respective homelands,” which is a door open to anyone. Three people came through it who weren't South African.

Whatever breadth the drafting suggests, its application has a clear racial shape. It suggests that America's doors are not simply opening for people who face discrimination, but opening most readily for a white population the government has chosen to recognize as persecuted. That pattern tells me exactly what my own shelter may be made of — and how little it has to do with anything I did correctly.

Cofiwch — Remember. I am Welsh, not English. In 1536, an act of the English Parliament made English the language of the courts in Wales and barred Welsh speakers who did not speak English from public office. That exclusion was not repealed until December 1993. I was 10 years old.

In 1847, three English lawyers who spoke no Welsh surveyed Welsh education. They returned three blue-bound volumes that described my ancestors as dirty, ignorant, lazy and immoral, and blamed their language for it. In Welsh, we call them *Brad y Llyfrau Gleision* — the Treachery of the Blue Books.

There was also a wooden token called the Welsh Not, passed among children caught speaking Welsh, with punishment for whoever held it at day's end. Martin Johnes' 2024 study argues that it was never government policy and was less systematic than national memory insists. Many Welsh parents wanted English-speaking schools because English was the road out.

That correction is valid, and I won't paper over it. But note what remains true: A language can be made to feel like a liability by its own speakers, and children can be taught to police one another's mouths, without anyone writing it down as policy.

In 1980, a man had to threaten to starve himself to death before we were granted a television channel in our own language. It launched two years later and was one of the channels broadcasting Diana's death into my front room. By the 2021 census, 17.8% of people in Wales said they could speak Welsh, the lowest proportion ever recorded.

This is not an analogy to slavery, neither will I use it to claim standing I have not earned. My point is narrower: I come from a people who learned what it is to be legally present and politically absent in their own country, to be told their tongue disqualified them from the rooms where decisions were made. That knowledge is in me somewhere. It is why the machinery here is legible to me in a way I sometimes wish it were not.

I have given birth to five American citizens. They became citizens by the ground beneath them, instantly and without paperwork, under a clause of the 14th Amendment written for the children of people the country had spent two centuries refusing to recognize as people.

My children take that citizenship seriously. They will pay taxes and vote. They already understand how local government works and regularly formulate and voice their own political opinions. But they possess something I do not have and cannot buy: the presumption of belonging. My children will never be applicants for admission. something their mother has been for the entirety of her adult life.

I have now spent more years on this soil than in the country that made me. Every adult thing I have ever done — every job, relationship, birth, mortgage and story I have written — happened here. I have participated in public life through work, family and words, but never in the one form the government formally counts: a vote.

Now I find myself on vaguely familiar territory, registering a more nuanced form of power and the people who wield it. The Supreme Court has told me what I am at the border: not a resident returning home, but an applicant presenting herself for a decision other people can make — or defer. That is not a metaphor I chose. It is the operative legal category, and it happens to describe the condition exactly.

Our collective attention is still being demanded. It may be the most undervalued asset we have. Twenty-four years. Five citizens. One accent that opens doors it has no business opening. And a status that, on the correct paperwork and the wrong morning, leaves me standing at the front of a queue, explaining myself and waiting to be admitted to the only country in which I have ever made a home.

**FINE
PRINT**

**STACEY
ABRAMS**



The rocky 'ROAD' to home ownership

These days, it is hard to find a community in Georgia that isn't plagued by the housing crisis in some way. Skyrocketing costs put safe housing out of reach for low-income renters and make the dream of home ownership accessible to fewer and fewer Georgians.

Recently, the bipartisan 21st Century ROAD to Housing bill became law. While this law is a promising step forward, it isn't being implemented in a vacuum. All around us, our leaders are also showing us by their actions that many of them don't feel the urgency of the housing crisis or are choosing to empower “not in my backyard” thinking over the belief that housing is a human right. “ROAD” in the bill's name stands for “Renewing Opportunity in the American Dream,” and how available the opportunities are will depend on how willing we are to fight for them.

This bill has several provisions that can ease the burden on Georgians. There are provisions that will help bring relief to low-income tenants in rural communities. Changes to regulations around manufactured homes are meant to increase the inventory of affordable homes by making them easier to produce and purchase. And here in our state, restricting private investors' ability to buy so many single-family homes could make a real difference for families trying to find a home of their own. This is welcome good news, but it isn't the whole picture.

President Trump declined to sign ROAD to Housing into law when it passed, instead trying unsuccessfully to hold the bill hostage and demand that Congress first pass the doomed, election-stealing SAVE Act. The bill eventually became law without Trump's signature after a waiting period, which shows us that he cares more about disenfranchising voters than he does about whether or not you and your family can afford your home. He is clearly in no rush to ease the housing crisis for American families.

Here in Georgia, this year Republicans passed a law that would allow individuals to sue local governments for failing to enforce measures that criminalize homelessness or cooperate with immigration authorities. This bill passed while at the same time a bill to create a statewide homelessness prevention program failed. Without funding-proven strategies for reducing homelessness, this law is just a tool for scoring political points at the expense of immigrants and punishing local governments for not saying loudly or quickly enough to people living in poverty, “You don't belong here.” Bills like these send a message

from those in power about who belongs and who doesn't.

Unfortunately, ROAD to Housing does not dictate how our leaders must feel or act when it comes to who deserves the safety and dignity of affordable housing, or any housing at all. That means it is up to us to hold our leaders accountable and demand that they treat housing for what it is — a human right and a priority that requires urgent action and investment.

The good news is that the full potential of the ROAD to Housing Act will be shaped on the ground in communities, and local government can be shaped by those who show up to hold leaders accountable. We have the ability to demand actions that increase housing options and affordability, to demand that leaders treat our right to housing with urgency. ROAD to Housing Act implementation is just starting and local agencies will need time to stand up the new programs the law creates. Right now is the time to have a say in how we want those programs implemented in our neighborhoods.

And believe it or not, in practice some of the biggest factors shaping housing availability and affordability are decided in city and county council chambers. Seemingly mundane measures like zoning, permitting timelines, and acceptable home size are determined in public meetings that usually accept citizen input. When we make it a priority to attend these meetings, engage with local leaders, and support measures that increase affordability, we can shift the prevailing attitude toward one where leaders believe in housing for all as much as we do.

When it comes to changing beliefs around housing in America, it's critical that we start with what we believe to be true. In order to make local leaders believe everyone deserves safe, affordable housing, we have to first believe it so deeply ourselves that we never allow the NIMBY voices to be the loudest in any room where policy decisions are being made. In order to shape how policies that impact our daily lives are implemented, we have to believe that showing up to demand action is our sacred responsibility.

If we are clear about how deserving we all are of the dignity of affordable housing and committed to showing up to make it possible, we can put countless Georgians on the road to safety, stability and opportunity.

Stacey Abrams is a bestselling author, entrepreneur and host of the podcast “Assembly Required.” She previously served as minority leader in the Georgia House of Representatives.



Girl Scouts of USA to debut dog, allergy-friendly cookies

Staff Reports
news@albanyherald.com

Girl Scouts of the USA recently unveiled two first-of-their-kind additions to the national 2027 Girl Scout Cookie lineup. Patch Pals, developed with BARK, and Girl Scout Sparkables, developed with Partake, will debut together as the first cookie created just for dogs and the first allergy-friendly cookie. The online exclusive offerings will join beloved classics like Thin Mints, Samoas and Tagalongs.

Inspired by Girl Scouts around the country who have advocated for expanding the cookie lineup to meet the diverse needs of their communities, Patch Pals and Girl Scout Sparkables offer new ways for more girls, families and beloved pets to participate in the Girl Scout Cookie Program — while staying true to what makes the tra-

dition special.

For four-legged family members, Patch Pals offer a playful new way to take part in the fun. Developed with BARK, the dog-obsessed company on a mission to make all dogs happy, and inspired by Girl Scouts’ deep love for their dogs, the soft-baked, blueberry muffin-flavored dog cookies celebrate the bond between people and their pups. Each dog cookie has been baked to feature one of four “patch” designs, representing iconic Girl Scout experiences.

Girl Scout Sparkables bring a new level of inclusivity to the Girl Scout Cookie portfolio as its first-ever cookie developed for families navigating certain food allergies. Developed with Partake in a facility designed to avoid the nine major food allergens, the crunchy oatmeal cookie features chocolate chips and is dotted with colorful sprinkles, giving families navigat-



Special Photo: GSA

Girl Scouts of the USA recently unveiled two first-of-their-kind additions to the national 2027 Girl Scout Cookie lineup: Patch Pals and Girl Scout Sparkables will debut together as the first cookie created just for dogs and the first allergy-friendly cookie.

ing the most common food allergies a way to feel more included during Girl Scout Cookie season.

Each year, girls discover their power as they utilize their innate sense of curiosity to unlock wonderful adventures and experiences

through the Girl Scout Cookie Program, officials said. Along the way, they develop essential life skills, including goal-setting, decision-making, money management, people skills and business ethics, while gaining a deeper understanding of themselves and what

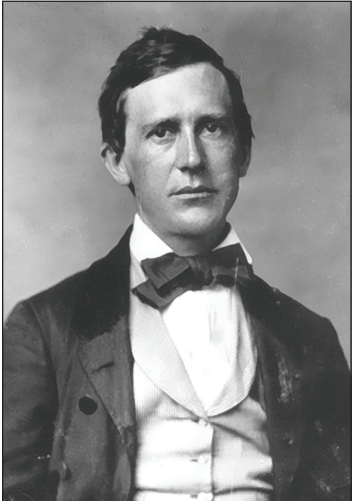
they care about. Every cookie box purchase helps fuel life-changing experiences for Girl Scouts throughout the year, from outdoor adventures and travel opportunities to community service projects, STEM exploration and leadership development. All proceeds stay local to support Girl Scout councils and troops.

Girl Scout Cookie season is recognized nationally from January through April. Local dates for Girl Scouts of Historic Georgia are Dec.14-March 7. Patch Pals and Girl Scout Sparkables will be available exclusively online for direct shipping beginning Jan. 12, with the national launch of the 2027 cookie season. Visit girlscoutcookies.org to sign up for notifications when cookie season begins nationally. Text “Cookies” to 59618 to get the latest Girl Scout Cookie news. Discover more about Girl Scouts and unlock meaningful experiences by joining or

becoming a volunteer.

Girl Scouts of Historic Georgia is rich in heritage and purpose. The council extends from the north Georgia mountains to the Okefenokee and from the Atlantic coast to the Chattahoochee Valley. Girl Scouts of Historic Georgia serves more than 7,000 girls and 3,000 adults in 122 counties in Georgia, two counties in South Carolina and one county in Alabama.

The council is also the home of organization’s founder Juliette Gordon Low, who founded Girl Scouts on March 12, 1912 in Savannah, where her birthplace and the historic First Headquarters still welcome thousands of Girl Scouts every year. Girl Scouting gives girls a wide range of experiences to define leadership their way. To join, donate, or learn more, visit www.gshg.org.



Stephen Foster



Special Photo: Georgia Department of Natural Resources via Georgia Recorder

Stephen C. Foster State Park has been officially renamed Okefenokee State Park.

Park named for minstrel songwriter Stephen Foster renamed

Staff Reports
news@albanyherald.com

WAYCROSS -- The Georgia Department of Natural Resources removed the name Stephen Foster from a state park, though a spokesman said the name change is unrelated to the 19th-century songwriter’s association with racist minstrel music.

What was previously the Stephen C. Foster State Park was officially renamed the Okefenokee State Park effective Tuesday. The park serves as the main entrance to the Okefenokee National Wildlife Refuge, which was officially named a United Nations World Heritage Site in July.

The change deletes the name of a man who has been called the father of American music but whose legacy has been tarnished by the association with minstrel shows, performances in which white performers wore blackface makeup and mocked African Americans with racist tropes.

Foster is the author of more than 200 songs, the most popular of which were performed in minstrel acts. He is best remembered for classics like “Camp-town Races” and “Oh! Susanna,” which were sung in forms that would be considered racist today.

In a statement, Georgia Department of Natural Resources spokesman Austin Suhr said the name change had nothing to do with Foster’s history.

Suhr said the department renamed the park in light of the World Heritage designation and ongoing improvements to facilities there, and because the new name more accurately reflects its location.

He said the previous name has caused confusion as tourists sometimes showed up with reservations for Florida’s Stephen Foster Folk Culture Center State Park, about 50 miles away in White Springs, Fla. The previous name for the Georgia park was adopted by the state because it was already the name of a camp on the property when the state acquired it in 1954.

“The decision was made in service of our core mission and values as publicly stated on our website,” Suhr said in a phone call. “Any other noise or things coming in, that’s not really what we’re focused on as an organization.”

Former Georgia NAACP president Gerald Griggs said he appreciates the name change regardless of the given reasons.

“I think that there’s pressure, and there’s been pressure since 2020 throughout Georgia to recognize these symbols of racism and inequity ingrained in state monuments,” Griggs said.

Monuments to the Confederacy and proponents of white supremacy have long been a political flashpoint in Georgia. A bill with the backing of the Sons of Confederate Veterans Georgia Division that aimed to protect historic monuments from removal narrowly failed this year after a handful of Republican House members voted no or abstained from voting.

Griggs said a park named after Foster would risk turning off potential visitors. A 2024 report found that the number of visitors to the Okefenokee each year could double by 2035 if it were to become a World Heritage site.

“They’re in a place where, politically, it’s not advantageous to say the real reason, but economically, it is advantageous to remove symbols of hate if you’re trying to gain an international audience,” Griggs said.

Griggs said he’s hopeful the move will portend changes at other state parks with ties to unsavory parts of the past, like Stone Mountain, which contains a 90 foot by 190 foot carving of Confederate leaders and A.H. Stephens State Park, which is named for Alexander Stephens, the vice president of the Confederacy.

Foster lived from 1826 to 1864, a time when minstrel shows were the most popular American artform, said Esther Morgan-Ellis, a professor of music history at the University of North Georgia.

Historians say Foster helped to take minstrel shows from an artform associated with lower classes to something that was, at the time, considered more respectable.

“It was certainly a version of minstrelsy that was less offensive, but still pretty offensive, and a lot more widespread, a lot more ‘polite,’” said Jason Lee Guthrie, a Clayton State University professor and host of Foster at 200, a podcast that seeks to critically appraise Fos-

ter and his legacy.

“He was talented. He did have a certain vision; he was a forerunner of a lot of things in so many ways. But he also, kind of in microcosm, captures so many of the problems in American culture and history. That racial aspect was there, that class aspect was there.”

Foster died broke and largely unknown before the Civil War ended, but he would go on to experience a revival from proponents of lost cause ideology, a false narrative that romanticizes slavery and the Confederacy.

If some of Foster’s songs sound familiar, it may be thanks to characters like Bugs Bunny and Daffy Duck. The producers of “Looney Tunes” often used Foster songs in their cartoons because they were catchy — and old enough to be in the public domain — keeping them in the ears of subsequent generations.

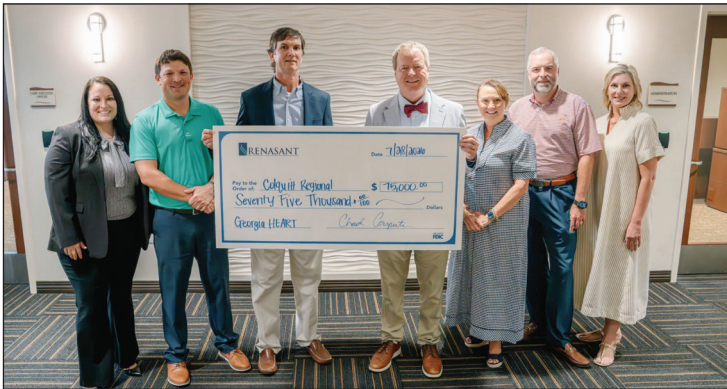
Renasant Bank donates \$75,000 to Colquitt Regional

Staff Reports
news@albanyherald.com

MOULTRIE — Colquitt Regional Health System recently received a \$75,000 donation from Renasant Bank of Moultrie through the Georgia HEART program. The contribution will support Colquitt Regional’s continued growth and development as the health system works to expand healthcare services, invest in new technology and meet the evolving needs of the communities it serves.

Renasant Bank was among the Georgia taxpayers whose ledaers chose to redirect a portion of their state income tax liability to benefit Colquitt Regional through the Georgia HEART program. The check was presented to Colquitt Regional President and CEO Jim Matney by Renasant Bank Market President Chad Carpenter.

“We are fortunate to have community partners like Renasant Bank who recognize the importance of investing in rural healthcare,” Matney said. “This generous contribution through the Georgia HEART program will help Colquitt Regional continue to strengthen the services, technology, and resources available to our patients. We are grateful for Renasant Bank’s con-



Special Photo: Colquitt Regional

Renasant Bank of Moultrie recently presented Colquitt Regional Health System with a \$75,000 donation through the Georgia HEART program to support the health system’s continued growth and development. Taking part in a check presentation were, from left, Amber Gay, Alan Parker, Chad Carpenter, Jim Matney, Gina McDonald, John McCutchen and Nicole Stringer.

tinued commitment to our community and to the future of healthcare in south Georgia.”

The Georgia HEART program, established by the Georgia General Assembly in 2016, allows eligible Georgia taxpayers to receive a state income tax credit for contributions made to qualifying rural hospitals. The program was created to strengthen rural healthcare and provide hospitals with additional resources to support essential healthcare services and capital needs.

“Colquitt Regional is a vital part of our community, and Renasant Bank is proud to support their mission through the Georgia HEART program,” Renasant Bank Market Presi-

dent Chad Carpenter said. “Investing in local healthcare is an investment in the people we serve every day, and we’re honored to help ensure this hospital continues to have the resources to provide exceptional care right here in Colquitt County.”

Through the Georgia HEART program, Colquitt Regional has been able to make significant investments in healthcare services, technology, facilities, and other capital projects that have strengthened access to care throughout the region.

For more information on the Georgia Rural Hospital Tax Credit Program, contact Nicole Stringer or Gina McDonald at (229) 890-3416.

NOTICE								
The Calhoun County Board of Commissioners does hereby announce that the millage rate will be set at a meeting to be held at the Commissioners' Office, 28007 Main St., Morgan, GA on September 28, 2026 at 10:30 a.m. and pursuant to the requirements of O.C.G.A. § 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.								
CURRENT PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY								
U N I N C O R P O R A T E D A R E A	UNINCORPORATED		2021	2022	2023	2024	2025	2026
	V A L U E	Real & Personal	141,421,228	146,469,700	150,394,674	152,345,449	151,173,014	157,014,419
		Motor Vehicles	1,517,620	1,411,550	1,598,650	1,449,860	1,497,690	1,284,480
		Mobile Homes	861,107	959,559	946,530	994,807	1,064,236	1,097,418
		Timber - 100%	1,438,829	1,500,878	7,540,152	2,466,399	915,314	2,774,717
		Heavy Duty Equipment	0	0	0	0	0	0
		Gross Digest						
	R A T E	Less Exemptions	50,982,285	49,690,406	48,957,720	47,118,463	45,850,554	44,530,646
		NET DIGEST VALUE						
		Gross Maintenance & Operation Millage	18.5630	18.1240	17.4010	17.7870	17.9060	20.4400
Less Rollbacks (Local Option Sales Tax, Insurance Premium)		2.9780	2.7770	2.1110	2.5030	2.6310	2.9340	
NET M&O MILLAGE RATE								
TAX	NET M&O TAXES LEVIED							
I N C O R P O R A T E D A R E A	INCORPORATED		2021	2022	2023	2024	2025	2026
	V A L U E	Real & Personal	33,972,905	36,229,846	38,190,639	38,478,273	38,537,239	38,607,851
		Motor Vehicles	1,121,310	751,530	752,200	638,500	564,220	502,300
		Mobile Homes	674,542	793,137	735,407	746,758	779,429	786,487
		Timber - 100%	48,039	111,752	0	0	16,364	0
		Heavy Duty Equipment	0	0	0	0	0	0
		Gross Digest						
	R A T E	Less Exemptions	3,340,470	2,488,240	2,542,333	2,528,457	2,724,488	2,840,384
		NET DIGEST VALUE						
		Gross Maintenance & Operation Millage	18.5630	18.1240	17.4010	17.7870	17.9060	20.4400
Less Rollback (Local Option Sales Tax)		2.0630	2.3290	1.9940	2.4040	2.5300	1.9510	
NET M&O MILLAGE RATE								
TAX	NET M&O TAXES LEVIED							
TOTAL COUNTY	TOTAL COUNTY		2021	2022	2023	2024	2025	2026
	TOTAL DIGEST VALUE							
	TOTAL M&O TAXES LEVIED							
	Net Tax \$ Increase		(\$68,750)			(\$19,653)	(\$24,192)	
	Net Tax % Increase							

You can’t smoke medical cannabis in Georgia, but you can vape it

By **Alander Rocha**
Georgia Recorder

ATLANTA -- Medical cannabis dispensaries are now selling the flower form of the drug in Georgia, but a new state law that took effect this summer has created some confusion over how it can be legally consumed.

Lawmakers passed a measure earlier this year that overhauled the state’s medical cannabis program by dropping the confusing “low THC oil” branding, allowing dry-herb and oil vaporization, adding qualifying medical conditions and removing previous potency barriers. The changes quickly triggered significant growth in the number of patients enrolled in the program, with nearly 50,000 patients as of Sept. 2, according to the Department of Public Health.

But limits remain on how the raw cannabis flower can be used. Smoking it remains illegal under the new state law known as the Putting Patients First Act, which allows registered patients 21 and older to consume flower and oil at home strictly through vaporization.

“The law is very clear. You can vaporize flower and then of course vaporize the vape oil. So the only thing that’s allowed in inhalables is vaporizing. That’s it,” Newnan Republican state Sen. Matt Brass, the bill’s sponsor, said in a phone interview.

Because flower is now being sold in Georgia’s dispensaries and independent pharmacies, retailers are finding themselves at the forefront of educating patients who incorrectly assume the availability of flower means the state legalized tra-

ditional smoking.

Priya Raje, the owner of Lotus Pharmacy in Suwanee, an independent pharmacy specializing in medical cannabis, said she is frequently asked about the difference between smoking and vaping and said that a part of her role is to educate patients on what’s legal in Georgia. She said that most people are familiar with smoking flower because it’s the way cannabis has been historically consumed, so she spends that extra time educating patients about what is allowed under the law.

“I just tell them what the legality is and what the risks are if they choose to do anything else,” Raje said.

Yolanda Bennett, who is a patient and co-head of the Georgia Medical Cannabis Society, which is an organization that

advocates for medical cannabis access and educates patients, said smoking and vaporizing the flower form of cannabis are entirely different methods. She said that smoking flower burns all the particles and plant matter and creates smoke from the combustion, whereas vaporization uses a device that only heats up the plant matter to a certain temperature without burning it, only creating an inhalable vapor.

“When you take a flame and ignite the flower, that’s illegal,” Bennett said.

The bill did not originally allow Georgians to vaporize the flower, but Brass said he didn’t push back after the House amended the bill to include it because he figured that vaping flower could be a healthier alternative to oil vapes.

“You’ve got different addi-



Special Photo: Georgia Recorder

Medical cannabis dispensaries are now selling the flower form of the drug in Georgia, but a new state law that took effect this summer has created some confusion over how it can be legally consumed.

tives that are put in that oil to have it hit a certain percent, and the flower is grown and there’s nothing added to it, and so that was why I agreed to it. I don’t know if that’s why [the House] added it, but to me, that makes sense,” Brass said.

Dr. Donald Allison new chair of Manipulative Medicine at PCOM South Georgia



Special Photo: PCOM South Georgia

Dr. Donald Allison has been appointed chair and associate professor of the Department of Osteopathic Manipulative Medicine at PCOM South Georgia.

Staff Reports
news@albanyherald.com

MOULTRIE -- Dr. Donald Allison has been appointed chair and associate professor of the Department of Osteopathic Manipulative Medicine at PCOM South Georgia.

A PCOM alumnus and long-time faculty member and clinician, he brings deep institutional knowledge and more than a decade of experience serving students, colleagues and patients to the role.

“Dr. Allison’s experience, leadership, and dedication to osteopathic medical education will be tremendous assets to

our students, faculty, and institution,” Dr. Robert Lloyd, dean of the Osteopathic Medicine Program at PCOM South Georgia, said. “I am confident he will play a significant role in advancing the mission of our OMM Department and strengthening the educational experience for our learners.”

Allison earned his Doctor of Osteopathic Medicine degree from PCOM in 2009 and completed his residency in OMM at the College in 2012 before joining the Philadelphia campus as an associate professor. For the past 14 years, he has been a provider at the PCOM Osteopathic Manipulative Med-

icine practice.

“Pursuing a chair position just felt like the most logical next step in my career, and one I am excited about,” Allison said. “I hope to continue PCOM’s tradition of excellence in south Georgia and help students realize their full potential.”

Allison is board-certified in Neuromusculoskeletal Medicine and OMM and is an active member of the American Academy of Osteopathy and the American Osteopathic Association. He also serves on the National Board of Osteopathic Medical Examiners, contributing to the development and assessment of future osteopathic physicians.

Allison joins a growing OMM department at PCOM South Georgia, as Dr. Rachel Jeter joined the college as an assistant professor earlier this summer. Together, Allison and Jeter bring their expertise and passion for patient care to the college and its students.

“The training on this campus truly emphasizes a holistic approach; it’s baked into the curriculum. Our students have a great advantage here, and I am honored to play a part in their OMM education.

NOTICE								
The City of Morgan City Council does hereby announce that the millage rate will be set at a meeting to be held at the City Hall on Tuesday September 8, 2026 at 6:00 PM and pursuant to the requirements of O.C.G.A. § 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.								
CURRENT PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY								
C i t y w i d e A r e a	CITY WIDE		2021	2022	2023	2024	2025	2026
	V A L U E	Real & Personal	31,666,754	3,559,506	4,190,435	4,138,658	3,996,849	4,025,533
		Motor Vehicles	162,170	135,370	115,600	102,230	76,990	84,690
		Mobile Homes	102,256	108,466	141,723	137,338	136,853	136,630
		Timber - 100%	48,039	0	0	0	0	0
		Heavy Duty Equipment	0	0	0	0	0	0
		Gross Digest	31,979,219	3,803,342	4,447,758	4,378,226	4,210,692	4,246,853
		Less Exemptions	96,281	97,526	141,676	144,499	204,031	224,971
		NET DIGEST VALUE	31,882,938	3,705,816	4,306,082	4,233,727	4,006,661	4,021,882
	R A T E	Gross Maintenance & Operation Millage	7.0600	5.8690	3.0330	6.0370	6.0400	6.0400
		Less Rollback (Local Option Sales Tax)	4.0400	2.8490	0.0360	3.0170	3.0200	3.0200
		NET M&O MILLAGE RATE	3.0200	3.0200	3.0200	3.0200	3.0200	3.0200
	TAX	TOTAL M&O TAXES LEVIED	\$10,216	\$11,192	\$13,004	\$12,786	\$12,100	\$12,146
		Net Tax \$ Increase	\$262	\$976	\$1,812	(\$219)	(\$686)	\$46
		Net Tax % Increase	2.63%	9.55%	16.19%	-1.68%	-5.36%	0.38%

NOTICE OF PROPERTY TAX INCREASE

The Calhoun County Board of Commissioners has tentatively adopted a 2026 millage rate which will require an increase in property tax by 19.59 percent in the incorporated area and by 14.63 percent in the unincorporated area.

All concerned citizens are invited to the public hearing on the tax increase to be held at the Calhoun County Commissioners Office located at 28007 Main St, Morgan, Georgia, on Monday, September 21, 2026 at 10:00 a.m.

Times and places of additional public hearings on this tax increase are at the Commissioner’s office located at 28007 Main St, Morgan, Georgia, on Monday, September 21, 2026 at 6:00 p.m. and Monday, September 28, 2026 at 10:00 a.m.

This tentative increase will result in a millage rate of 18.489 mills in the incorporated area and 17.506 mills in the unincorporated area, an increase of 3.029 mills in the incorporated area and an increase of 2.234 mills in the unincorporated area. Without this tentative increase, the millage rate will be no more than 15.460 mills in the incorporated area and 15.272 mills in the unincorporated area. The proposed tax increase for a home with a fair market value of \$50,000 is approximately \$54.52 in the incorporated area and \$40.21 in the unincorporated area. The proposed tax increase for non-homestead property with a fair market value of \$125,00 is approximately \$151.45 in the incorporated area and \$111.70 in the unincorporated area.



Special Photo: ABAC

ABAC’s Stafford School of Business has launched the ‘Everyday Entrepreneur Program.’”

ABAC business school launches entrepreneur program

Staff Reports
news@albanyherald.com

TIFTON — The Stafford School of Business at Abraham Baldwin Agricultural College has launched the “Everyday Entrepreneur Program” through grant funding from a national organization.

The program officially began Sept. 1 and is designed to foster entrepreneurial thinking, creativity and innovation among SSB students.

Through this initiative, students will have the opportunity to identify problems, develop business solutions, and pitch their ideas in a competitive environment.

The program is led by professors Tatyana Pashnyak and Christy Blanchett, who will facilitate entrepreneurial activities and classroom pitch competitions. Students will develop and present business concepts, with top-performing teams advancing through the competition.

Grant funding will provide cash prizes for the winning student teams. In addition to monetary awards, the overall winning team will have the opportunity to represent ABAC in a University System of Georgia entrepreneurship competition, where it will compete against students from institutions across the state.

Economic boom continues in Georgia in FY 2026

By **Ty Tagami**
Capitol Beat News Service

ATLANTA — The economic boom continued in Georgia last year, with a second record-topping year of business investment and job growth.

Gov. Brian Kemp and the state Department of Economic Development announced \$35.2 billion in project investments for the fiscal year that ended June 30. That is up from \$26.3 billion the prior fiscal year, which had also broken records.

The figures are for companies newly locating in Georgia and for expansions by existing companies. Expansions accounted for 79% of projects and for 15,370 of the estimated 25,300 new private-sector jobs, the joint statement said.

Sometimes familiarity breeds contempt, but that adage does not seem to apply to Georgia and business.

“The greatest vote of confi-

dence is a company choosing to expand their existing operations in our state,” Kemp said.

Three out of four of the new projects and expansions were outside the 10-county metro Atlanta region, spreading economic opportunity to rural Georgia.

A chunk of that investment came from overseas. Foreign companies invested \$7.8 billion and created 9,350 jobs, according to the state. The top investors were South Korea, Italy, Belgium, Canada and France.

Last month, German industrial giant Siemens announced plans to develop a 550,000-square-foot manufacturing plant near Pendergrass. The \$185 million investment was expected to produce 1,400 jobs.

Last year, Area Development gave Georgia its top overall ranking for business — for the 12th consecutive year.



Special Photo: Reginald Christian, ASU

Albany State running back Jayden Threatts carries the ball against Johnson C. Smith in the Black College Football Hall of Fame Classic. The redshirt freshman from Tallahassee, Fla. leads the Golden Rams into Saturday’s SIAC opener at Savannah State.

Rams hit reset as SIAC play begins

By Joe Whitfield
Sports Editor

ALBANY — Albany State is 0-2. In the race that matters most, the Golden Rams are 0-0. And David Bowser wants his players to understand the difference. After opening the season with back-to-back losses against Florida A&M and Johnson C. Smith, Albany State travels to Savannah State Saturday night for the SIAC opener for both teams. The start hasn’t been pretty. The goals haven’t changed. “We still have our goals ahead of us,” Bowser said. “All of our practices, walk-throughs and work has been positive. The guys know we have had a tough start, but they are encouraged. We can still go win the SIAC and make the playoffs.” That’s what makes Saturday different.

Albany State’s first two games came against formidable competition — a 20-7 loss at Division I FCS Florida A&M followed by Sunday’s 27-7 loss to Johnson C. Smith in the Black College Football Hall of Fame Classic. Now the eight-game SIAC grind begins. And if Albany State is going to contend for a championship, Bowser knows where the improvement must start. “The defense is obviously a little ahead of the offense,” he said. “In our two games, our defense held both FAMU and Johnson C. Smith to under 70 snaps and less than 300 yards of offense. That’s pretty impressive.” Bowser isn’t blaming the offense for being behind. He’s asking for patience with it. Albany State has only one returning offensive starter. There’s a new quarterback learning a new system and an offensive line featuring two freshmen and two sophomores.

“They are going to be good, they just need some time,” Bowser said. What they can’t afford are mistakes that make the learning curve even steeper. Bowser pointed to penalties that have erased runs of 20 or 25 yards. Quarterback decisions need to come quicker. Against Johnson C. Smith, Albany State managed 227 yards and threw three interceptions. “I really believe that if we can get to the point where we can score early, we can get some confidence going,” Bowser said. “I think that’s what we really need.” Special teams must clean things up, too. Albany State has had a field goal blocked, while a kickoff return for a touchdown and a punt return that would have flipped field position were erased by penalties. Those are mistakes the Golden Rams can

See **RAMS**, 10A



Special Photo: Imagn Images

Tennessee linebacker Arion Carter returns to the lineup Saturday as the No. 18 Volunteers visit Georgia Tech in Atlanta. Carter missed the season opener while serving a one-game suspension.

Back after 40 years No. 18 Tennessee visits Georgia Tech’s home stadium for first time since 1986

Field Level Media

The Tennessee Volunteers play the Georgia Tech Yellow Jackets for only the second time in almost 40 years on Saturday night in Atlanta. And just in time, one of the Vols’ star defenders is set to return. Senior linebacker Arion Carter served a one-game suspension for accepting a \$427 payment, which he repaid, from a sports agent to cover a flight while he was exploring entering the NFL draft last offseason. With Carter back in the fold, the 18th-ranked Volunteers (1-0) are playing the Yellow Jackets (0-1) in their home stadium for the first time since 1986. Tennessee leads the all-time series 25-17-2, and the Vols won the most recent meeting in Atlanta, 42-41, on Sept. 4, 2017. That game, though, was played at Mercedes-Benz Stadium. Tennessee will face its first FBS opponent of the season, coming off a comfortable 56-9 win over Furman, while Georgia Tech is looking to bounce back following a frustrating 14-13 home loss to Colorado. Tennessee’s defense recorded seven sacks against Furman in its first game under new coordinator Jim Knowles, and could get even stronger against the Yellow Jackets with Carter’s return. Carter recently announced he’s donating \$427 for each tackle he makes this season to Nashville area charities to support cancer research. Carter’s girlfriend, Mariah Bryant, is battling breast cancer. “He’s grown tremendously as a football player, as a leader,” Tennessee coach Josh Heupel said of Carter. “I look at his success off the field, that’s in our community, graduating with honors and how much of an impact he has inside our program.” On the field, Carter is hoping to improve a Tennessee defense that finished tied for 91st last season, allowing 28.8 points per game, and 96th in touchdowns allowed (46).

The Volunteers’ offense got off to a great start. Freshman starting quarterback Faizon Brandon accounted for five touchdowns overall (three passing, two rushing) and earned SEC Freshman of the Week honors. Brandon completed 13 of 17 passes for 226 yards and ran for 68 yards. “His poise was phenomenal,” Georgia Tech coach Brent Key said of Brandon. “I mean, I knew he was a great talent, having seen him come up through high school. But to see his poise in the game and how he was able to manage and control the offense in whatever mode they were in — that’s what was most impressive.” Georgia Tech did not find the same offensive success in its opener. First-year Jackets quarterback Alberto Mendoza, the younger brother of last year’s Heisman Trophy winner Fernando Mendoza, completed 17 of 23 passes for 237 yards and did not throw a TD pass or an interception. Heupel said he was impressed with the physicality of Georgia Tech, which showed in the way running back Justice Haynes carried the ball. Haynes totaled only 64 yards on 19 carries, averaging 3.4 yards per carry, which is a number the Yellow Jackets likely need to see increase to have success this season. Georgia Tech still had a chance to win the game in the closing seconds before Aidan Birr’s 45-yard field-goal attempt was blocked by the Buffaloes. The Yellow Jackets’ only touchdown came when Rahkeem Smith returned a kickoff 100 yards in the second quarter. Smith was recognized as the Atlantic Coast Conference’s Specialist of the Week on Tuesday. Georgia Tech also surrendered 183 yards rushing to a Colorado team that ranked 104th in rushing offense a year ago.

White-hot: Georgia makes history with all-white look against Western Kentucky

By Joe Whitfield
Sports Editor

ATHENS — Georgia has never looked quite like this before. When the No. 2 Bulldogs run into Sanford Stadium Saturday afternoon against Western Kentucky, the traditional red helmets will be gone. So will the red jerseys. For the first time in program history, Georgia will take the field dressed entirely in white — white helmets, white jerseys and white pants — as part of the Bulldogs’ “Unleashed White Out Game.” The fans have been encouraged to wear white, too. But while the uniforms will be different, Georgia coach Kirby Smart spent much of the week talking about something far more familiar. Getting better. “You don’t have to be sick to get better,” Smart said Tuesday. Georgia (1-0) certainly didn’t look sick in its opener, overwhelming Tennessee State 63-3. The Bulldogs rushed for 272 yards on just 27 attempts and emptied the bench in a game that offered Smart an opportunity to evaluate plenty of players but perhaps not everything he wanted to see. Now comes Western Kentucky and another chance to improve before Georgia plunges into a stretch of nine consecutive SEC games. “Everybody talks about your greatest improvement from Game 1 to Game 2,” Smart said. “I don’t think that’s necessarily true unless you make it true. And you have to learn lessons from that.” Western Kentucky (1-1) arrives in Athens after a 49-14 loss at Nevada in which the Hilltoppers surrendered 323 rushing yards — an ominous number considering Georgia’s success on the ground in its opener. Still, Smart has plenty of respect for WKU coach Tyson Helton, who has led the program since 2019. “They have a tremendous evaluation process,” Smart said. “They’ve done



Special Photo: Conor Dillon, UGA

Georgia running back Nate Frazier races toward the end zone through a sea of red during the Bulldogs’ season opener against Tennessee State. Sanford Stadium will have a dramatically different look Saturday, with Georgia wearing all-white uniforms and fans encouraged to join the “whiteout” against Western Kentucky.

a great job of developing players.” Georgia will be without defensive lineman Amaris Williams and running back Dante Dowdell, while outside linebacker Chase Linton is considered week-to-week. Safety Ja’Marley Riddle “should be fine,” Smart said, and Khamari Brooks continues working his way back after missing time during preseason camp. Saturday will also be about Georgia’s future. The whiteout is expected to serve as a major recruiting showcase, with several highly regarded prospects planning trips to Athens. Five-star Georgia quarterback commit Jayden Wade of IMG Academy is expected to attend, along with highly regarded 2029 Milton offensive tackle

Landon Ghea. For Wade, IMG Academy’s bye week provides an opportunity to spend extended time around the Georgia program. So Sanford Stadium should have a different look and plenty of important eyes watching. Georgia has worn white jerseys countless times. It has worn white pants. But never has the entire package come together like this. White helmets. White jerseys. White pants. A stadium encouraged to match. The Bulldogs hope the result looks considerably more familiar. Another Georgia victory. Kickoff: 12:45 p.m. Saturday TV: SEC Network

Braves suddenly searching for answers

By Mark Bowman
Braves.com

ATLANTA — The Atlanta Braves left Philadelphia on Sunday riding the emotion of a dramatic comeback victory and holding a five-game lead in the National League East. Three days later, that cushion is down to three games. Reynaldo López struggled in his return from the injured list Wednesday night, allowing six earned runs in a 7-2 loss to Tampa Bay at Truist Park. But with a pivotal three-game series against Philadelphia beginning Friday, Atlanta’s biggest concern may be an offense that has suddenly gone silent. The Braves have scored just three runs during their three-game losing streak.

“There’s been some extremes this year with the highs and lows offensively,” manager Walt Weiss said. “We’ve got to ride it out and figure it out.” Philadelphia’s victory over Houston on Wednesday pulled the Phillies within three games of Atlanta with 16 games remaining. The timing of Atlanta’s offensive slump is particularly troubling. Ronald Acuña Jr.’s game-tying eighth-inning homer Sunday helped spark a comeback victory over Philadelphia, but little has gone right offensively since. The Braves did hit several balls hard Wednesday. Ten left the bat at 100 mph or faster, but only two resulted in hits — Drake Baldwin’s fourth-inning home run and Acuña’s sixth-inning double. Acuña later



Special Photo: Imagn Images

Atlanta Braves star Ronald Acuña Jr. celebrates with teammate Sean Murphy. Acuña has remained hot at the plate, but the Braves’ offense has struggled during a three-game losing streak that has trimmed their NL East lead to three games.

scored on Matt Olson’s sacrifice fly. Acuña remains one of Atlanta’s few hot hitters, posting a 1.182 OPS since Aug. 28. Michael Harris II (.773) and Baldwin (.733)

are the only other qualified Braves above .700 during that stretch. Olson’s slump has been much more pronounced. See **BRAVES**, 10A

McIlroy sees opportunity in LIV uncertainty

Field Level Media

With LIV Golf filing for bankruptcy and its future unsure, current LIV golfers are likely to become free agents — and Rory McIlroy said that can only benefit other pro tours around the world.

Speaking Wednesday ahead of the Irish Open, where he is the defending champion, McIlroy said the DP World Tour would be buoyed by an influx of players. While LIV officials are attempting to rebuild the upstart league, there are no guarantees for players that it actually will happen. And it is almost certain players will not receive the multi-million contracts and big tournament

purses.

“I’m not in their shoes but LIV at the start looked a lot more attractive than what LIV 2.0 might be from a financial standpoint,” McIlroy said. “I’m not trying to predict the future but I would predict that you’ll see some guys leave, as they are free to now as, I guess, contracts have been breached by them filing for bankruptcy.”

“I think that means other tours have decisions to make. And obviously there’s a lot of players on LIV that can strengthen golf tournaments and make them more competitive,” continued the 37-year-old Northern Irishman, the No. 2 player in the world. “So I would see that as a good thing for the DP



Special Photo: Bill Streicher-Imagn Images

Rory McIlroy lines up a putt. The defending Irish Open champion said LIV Golf’s uncertain future could strengthen the DP World Tour as LIV players potentially become free agents.

World Tour. And I think the health of the DP World Tour

is in a really good spot.”

The DP World Tour in 2026

Softball roundup: Worth Co., Lee Co., Dougherty post wins

By Joe Whiffield
Sports Editor

Worth County continued its remarkable season Wednesday; No. 3 Lee County staged a big comeback in Tifton, and Dougherty claimed Albany bragging rights in a high-scoring rivalry battle with Monroe.

The Lady Rams improved to 16-1 with an 8-0 shutout of Cairo, while Lee County erased a three-run deficit to beat Tift County 11-5 and move to 13-1. Back in Albany, Dougherty jumped on Monroe early and then held off a furious comeback for a 14-8 victory at Gordon Park.

For Worth County and Lee County, the victories also set the stage for two of their biggest tests of the season next week.

Worth County 8, Cairo 0

SYLVESTER — Worth County is 16-1.

Now the Lady Rams get another shot at the only team that has figured out how to beat them.

Worth County overwhelmed Cairo 8-0 in five innings Wednesday behind Laurie Pritchard’s four RBIs and a combined two-hit shutout from Austyn Kate Rucker and Pritchard.

Pritchard wasted little time getting the Lady Rams started. She blasted a two-run homer to left field in the bottom of the first inning for a 2-0 lead.

Ellasyn Gandy doubled home two more runs in the third before Worth County broke the game open with four runs on four hits in the fourth.

Kamryn Kendrick launched a solo homer, Pritchard added a two-run single and Gandy doubled home another run to make it 8-0.

Rucker handled the rest in the circle. She allowed only two

hits over four scoreless innings, striking out four and walking one. Pritchard worked a perfect fifth with two strikeouts to finish the shutout.

Worth County finished with 10 hits and did not commit an error. Pritchard, Gandy, Isabelle Hancock and Molly Wilford each had two hits.

Next comes a game the Lady Rams have undoubtedly had circled.

Worth County hosts 13-1 Cook on Wednesday in Sylvester. Cook handed the Lady Rams their only loss of the season.

No. 3 Lee County 11, Tift County 5

TIFTON — Lee County needed a comeback Tuesday night.

The Lady Trojans delivered one in a big way.

Trailing Tift County 5-2 after three innings, No. 3 Lee County erupted for five runs in the sixth and four more in the seventh to rally for an 11-5 victory.

The win improved the Lady Trojans to 13-1.

Lee County tied the game 2-2 in the second on an Izzy Evans bases-loaded walk and Porter Butler single, but Tift County answered and eventually built a three-run advantage.

The game changed dramatically in the sixth.

Lee County collected four hits while scoring five runs to surge ahead 7-5. Reese Watkins delivered the biggest hit,

ripping a two-run double on an 0-2 pitch.

The Lady Trojans weren’t finished, adding four insurance runs in the seventh.

Butler went 3-for-4, while Mac Davis and pitcher Tina Benton also had multiple hits. Lee County drew seven walks.

Benton pitched all seven innings, allowing six hits and five runs — only two earned — while striking out six.

Lee County now turns its attention toward a huge week against defending region champion Houston County. The Lady Trojans travel to Houston County before hosting the Lady Bears for a Thursday doubleheader in Leesburg.

Dougherty 14, Monroe 8

features 42 tournaments in 25 countries, and the Irish Open might be the most visible of them all.

That’s because it’s being played at the Trump International Golf Links & Hotel Ireland, a seaside resort in Doonbeg on the southwest coast of the country in County Clare.

President Donald Trump plans to attend the tournament at the course that bears his name, bringing extra security and perhaps inconvenience for the players and fans. It will be the first time McIlroy, a six-time major champion, has played the course.

McIlroy was asked to weigh in. “I think when the sitting president of the United States of America visits anywhere,

it becomes a logistical challenge. There’s a lot that goes into it. They obviously have to lock down a specific area and make sure that it’s safe for him to travel into, and the entire delegation, whoever that is,” McIlroy said. “Logistically, it provides a bit of a challenge but we are at one of his properties that he has kindly provided for us to play a golf tournament.

“I said yesterday, the president of the United States wants to come watch a little bit of golf. I think we are all happy to be here, grateful to be here. His presence at the Irish Open makes it a truly international event. That brings more attention and eyeballs to the Irish Open, and it can only be a good thing.”

From 9A BRAVES

He has a .322 OPS over the past 12 games and a .533 OPS over his past 30.

Atlanta’s offensive decline extends beyond its recent skid. The Braves finished April with baseball’s second-best OPS at .785. Since May 1, their .685 OPS ranks sixth-worst in the majors.

The rotation isn’t providing much comfort, either.

If the postseason began now, Chris Sale, Tyler Mahle and Grant Holmes would appear to be Atlanta’s top three starters. Martin Pérez could strengthen his case Thursday against Tampa Bay after allowing seven hits and four walks in 3 2/3 innings Saturday.

Other options have struggled.

Bryce Elder underwent arthroscopic knee surgery Tuesday, leaving his availability for the beginning of the postseason uncertain. AJ Smith-Shawver owns a 7.71 ERA through five starts and has completed five innings only once.

Then came López’s return Wednesday. He surrendered seven hits and six earned runs, although only three balls put in play against him were hit at least 100 mph.

“Whether it’s hard-hit balls or soft-hit balls, they did damage with it,” López said through an interpreter.

Atlanta must also decide whether to continue using a six-man rotation. Staying with six starters would likely send Smith-Shawver to the mound next week at Wrigley Field against a powerful Cubs lineup.

Top prospect JR Ritchie is another possibility, though another promotion would require him to remain on the major league roster for the rest of the season because he has already been optioned five times.

A six-man rotation also allows Sale to remain on his once-a-week schedule, something that has helped keep the veteran left-hander healthy.

Weiss has declined to commit to a rotation beyond this weekend.

For now, the Braves can turn to their three most reliable starters at exactly the right time.

Sale, Mahle and Holmes are scheduled to face the Phillies in a three-game showdown that could go a long way toward determining whether Atlanta’s September slide becomes a temporary stumble — or something much more serious.

From 9A RAMS

ill afford Saturday.

Savannah State is also searching for its first victory under a new head coach. Thomas Howard’s debut ended with an 87-0 loss at South Carolina State, the top-ranked Division I HBCU team, before the Tigers had last weekend off.

But Albany State knows better than to judge Savannah State by one ugly score.

The Golden Rams needed a late interception to preserve a 21-18 victory over the Tigers last season. And the last time Albany State went to Savan-

nah, the Tigers won 28-26.

Albany State leads the all-time series 47-19-2, but recent history suggests Saturday could be another fight.

Two winless teams.

Two first-year head coaches looking for their first victories.

And, most importantly, two teams starting from exactly the same place in the SIAC standings.

0-0.

For Albany State, the difficult start can’t be changed.

Everything that comes next can.

Kickoff: 6 p.m. Saturday

Where: Theodore A. Wright Stadium, Savannah

TV: SIAC Network

Tua, Falcons tackle Pittsburgh problem

By Joe Whiffield
Sports Editor

PITTSBURGH — The Atlanta Falcons have been coming to Pittsburgh for 52 years.

They have never left with a victory.

Tua Tagovailoa and Kevin Stefanski get their first chance to change that Sunday.

Atlanta opens the 2026 season at Acrisure Stadium with a new head coach and another new starting quarterback, but against an opponent that has tormented the Falcons almost from the beginning.

Pittsburgh owns a staggering 16-2-1 advantage in the series and has won five straight. Atlanta’s only victories came at home in 1970 and 2006. The

Falcons are 0-7-1 in Pittsburgh.

Now Tagovailoa gets the ball for a franchise still searching for stability at quarterback.

The former Miami Dolphins starter won the job while Michael Penix Jr. continues his recovery from last season’s knee injury. Tagovailoa threw for 2,660 yards and 20 touchdowns last season but also had 15 interceptions.

He won’t have to do it alone.

Bijan Robinson is coming off the best season of his young career, piling up a franchise-record 2,298 yards from scrimmage — 1,478 rushing and 820 receiving. Kyle Pitts earned second-team All-Pro honors after catching 88 passes for 928 yards, while Drake Lon-

don had 919 yards and a team-high seven touchdowns catches despite missing five games.

There’s even a familiar face joining Tagovailoa in the backfield. Atlanta added Brian Robinson Jr., his former Alabama teammate, who enters his fifth NFL season with 2,729 career rushing yards and 22 touchdowns.

The makeover isn’t limited to offense.

Atlanta produced 57 sacks last season, fourth-most in the NFL, with 16 defenders recording at least one. Brandon Dorlus led NFC interior defensive linemen with 8.5 sacks, and the Falcons added veteran pass rushers Za’Darius Smith, who owns 70.5 career

sacks, and Samson Ebukam, who has 35.

Safety Xavier Watts gives Atlanta another potential difference-maker after intercepting five passes as a rookie — the most by a Falcons rookie since Deion Sanders in 1989.

All of it will debut under Stefanski, the two-time AP NFL Coach of the Year who takes over after six seasons running the Cleveland Browns.

His first assignment comes in a place where Atlanta has never won.

Seven losses. One tie. Zero victories.

Sunday, a new coach and a new quarterback get their first opportunity to change that.

Kickoff is 1 p.m. on FOX.

Georgia Bulldogs: The compound effect

By W. Michael Lawson
Lawson.wm@gmail.com

I’ll excuse you, dear reader, if you aren’t a cycling expert. In fact, if you are, I might judge you a little. In my opinion, the people who wear those cycling jumpsuits for casual riding on our roads are just behind clowns, protestors who destroy art for their niche causes, late-night TV Show hosts, people who refuse to return grocery carts, people who use the speakerphone in public, YouTube ads, and anything that involves Bruce Springsteen or Barbara Streisand in my totem pole of contempt. So, annoying.

However, there is a lesson to be learned from the recent history of that sport. For nearly 100 years, the British cycling team wasn’t just bad; they were a punchline, winning only a single Olympic gold medal from 1908 to 2008. They were so bad that major bike manufacturers refused to sell equipment to the team out of fear it would hurt their brand. They were the LFO of 90s Boy Bands. The Dr. Thunder of soft drinks. We’re talking the Mulkey Brothers of the bicycle world.

Enter Dave Brailsford. In 2003, he was appointed as Performance Director to completely overhaul the program. Brailsford introduced the “Aggregation of Marginal Gains,” the idea that breaking down ev-

ery single thing that goes into riding a bike and improving it by just 1% creates massive cumulative growth. Otherwise known as the “Compound Effect”.

The team optimized non-traditional elements alongside training, such as testing pillows in hotels for better sleep, painting the truck floors white to spot dust that could affect bike mechanics, and teaching riders the best way to wash their hands to avoid colds. Seat design, nutrition, sleeping habits, and recovery routines were all examined and adjusted.

Within five years, the team dominated the 2008 Beijing Olympics and repeated the feat at the 2012 London Olympics. British riders like Bradley Wiggins and Chris Froome went on to win multiple Tour de France titles. The “Compound Effect” of those marginal improvements led to championships.

This came to mind this Sunday when rewatching the destruction of the Tennessee State Tigers at the hands of our beloved Georgia Bulldogs. It was a (63-3) molly-whopping that felt good from starting kick to ending buzzer. A huge number of players saw the field and made the stat sheet; execution was clean and tight, and there were no injuries. That last one being of highest import.

But what can we take away from beating TSU like The Four Horsemen or The Mid-

night Express beat the Mulkeys and the Italian Stallion on TBS every Saturday night in 1985? Not much other than the Compound Effect.

With the beat-down Saturday, and the coming match-up with Western Kentucky, the idea is to put on live film, examine the small things, and adjust to improve. The beautiful thing is there were no obvious gaUes or critical deficiencies in this game to address, aside from a couple of silly penalties and a few drops. It is hard to give fulsome praise to someone or a team for doing what they are supposed to do, but we absolutely should!

Think about this: At least 15 true freshmen played for Georgia against Tennessee State, based on players specifically identified in postgame reports. 15 Wide Receivers caught a pass. 31 different players recorded a tackle. And yet, with all of that youth and inexperience on the field, the Georgia Bulldogs looked like they were supposed to look. Efficiently dominant.

All of those reps play into what is known as “The Saban Way”. Blow teams out early and allow those underclassmen and depth pieces to get valuable live reps. By November and December, they aren’t “freshman players” anymore and can hopefully contribute when depth is needed most. This will be especially impor-

tant this year with an additional 9th SEC game on the regular season schedule and an expanded 12-team playoff. A depth piece now may be a starter come January.

So, as we turn our focus to the Hilltoppers of Western Kentucky, a much better challenge than Tennessee State to be sure, hopefully the “Compound Effect” of clean execution and depth development will continue. The small incremental improvements this week in technique, communication, and process will be needed for the first road trip of the season and the beginning of SEC play the following week.

That British cycling team went 100 years without winning anything. Our Georgia Bulldogs are looking to win their third straight SEC title and third national title in this decade. The small improvements now can lead to big championships later.

After a whole summer of waiting for Georgia football to come back, Saturday sure did feel good. And you know that question that’s asked: “What’s that coming down the track?” The Tennessee State Tigers got the answer Saturday. It was a huge machine that’s Red and Black.

Did you know?

(MCC) According to the National Institutes of Health, the average older adult takes approximately four prescription medications every day, with 40 percent of adults age 65 and older taking five daily medications. Managing medications can be complicated, particularly when they are prescribed by different medical professionals. Many doctors utilize electronic medical records and may have access to all of the prescription medications prescribed to each patient. This can be helpful as it removes the guessing game and self-reporting necessary to manage prescriptions. It also may help providers avoid giving a medication that can interact negatively with another prescription a patient is already taking.

Doctors may initiate conversations with patients about their prescriptions and review which are current and which are not. At this point, patients can go over any questions they may have about their medications. Medical offices also may utilize patient portal apps to facilitate communication and scheduling between patients and providers. Through these patient portals, people can message their health care teams and ask for more information about medical care and prescription medications, especially if questions come up after an office visit.



Kathy Lee Barron Bullock

Kathy Lee Barron Bullock, 74, of Albany, Georgia, passed away peacefully on Thursday, September 3, 2026, at Phoebe Putney Memorial Hospital. A visitation will be held on Friday, September 11, 2026, from 6:00 p.m. until 8:00 p.m. at Mathews Funeral Home. A private service will be held by the family. Kathy was born in Columbus, Georgia, on March 3, 1952, to the late James Owen Barron and Ammy Polk Barron. She spent most of her life caring for others and operated a childcare in her home for many years. Caring for children was more than a job to Kathy—it was something she truly loved. Her home was always a welcoming place, and her door was open to everyone. Kathy had a loving and giving spirit and was known for making sure everyone felt welcome. She loved to cook and took great pride in preparing meals for her family and friends. If you ever told Kathy that you didn’t like something, she was determined to make sure you at least tried it. Her love was often expressed through a home-cooked meal and a seat at her table. She enjoyed crocheting, watching game shows on television, and decorating her home for Christmas. Christmas was

especially meaningful to Kathy, and she loved filling her home with decorations and making the season special for those around her. If you asked Kathy a question, you could always count on getting an honest answer. She was a woman who spoke her mind, loved deeply, and cared greatly for the people in her life. Kathy was preceded in death by her parents; her son, Eddie W. Bullock, Jr.; her granddaughter, Gabrielle Grace; and her brother James O. Barron, Jr. Survivors include her loving husband of 55 years, Eddie W. Bullock, Sr., of Albany; her daughter, Tina B. McQuiston and her husband John of Albany; her daughter-in-law, Angel M. Bullock of Albany; grandchildren, Samantha Schryver, Raven Bullock, Kalissa Bullock, and Trinity Bullock; great-grandchildren, Kayden, Riley, Abel, Delilah, and Zyr; and her sisters, Betty Rowell of Lee County and Mary Finch (Butch) of Centerville, Georgia, and numerous nieces and nephews.



Joni Dewanna Driver

Joni Dewanna Driver, of Fernandina Beach, Florida, passed

away on September 6, 2026, at a local healthcare facility. She was born on October 11, 1956, in Moultrie, Georgia, the daughter of the late John Winston Driver and Laura Fincher Wiley. Joni worked as a concierge at the Ritz-Carlton on Amelia Island for eleven and a half years. She absolutely loved her job and was exceptionally good at it. Her warm personality, dedication, and genuine love for helping others made her well-suited for a career in hospitality. The Ritz-Carlton and Amelia Island held a special place in her heart.

Survivors include her son, Brandon Brown; sisters, Becky Queen, Ginger McKinzie (Tim), Gina O’Hearn (Jeff), and Joy Spilman (Mike); brothers, Wendell Driver (Dawn), Steve Wiley, and Mike Wiley (Debbie); and grandchildren, Kylie Brown and Brianna Schultz.

In addition to her parents, Joni was preceded in death by her stepmother, Lura Driver, and stepfather, Albert Wiley.

A celebration of Joni’s life will be held at a later date on the beach at the Ritz-Carlton on Amelia Island, a place she loved so dearly. Service details will be announced once arrangements have been finalized.

To place an obituary announcement in the Albany Herald, go online to <https://legacy.memoriams.com/network/albanyherald/> obituary Fill out form online and submit payment. WE DO NOT ACCEPT OBITUARIES & PAYMENT BY PHONE.

Megan Elizabeth Rigsby

Megan Elizabeth Rigsby, 38, of Albany passed away on Sunday, September 6, 2026 at Willson Hospice House in Albany.

Visitation will be held 10:00 - 11:00 a.m. Saturday, September 12 at Pebble City Baptist Church, 2144 GA Hwy 37, Sale City, GA. Memorial service will be 11:00 a.m. at the church.

Born September 25, 1987 in Albany, Megan was the daughter of James R. Rigsby, Jr. of Perry and Roslyn Andrews Rigsby of Albany.

Megan studied culinary science and worked for a number of years at Fort Benning. For the past nine years she was employed by the Doublegate Country Club in Albany where her work family became near and dear to her.

In addition to her parents, Megan was survived by her brothers, James R. Rigsby III (Ren) of Athens and Taylor Rigsby (Megan) of Perry; her niece, Harper; her nephew, Henry; and numerous aunts, uncles, and cousins.

Memorials may be made to the Mitchell-Baker Service Center, 65 Industrial Boulevard, Camilla, GA 31730 and Willson Hospice House, 320 Foundation Lane, Albany, GA 31707.

Parker-Bramlett Funeral Home is in charge of arrangements.

To sign the online guest registry, visit our website at www.parkerbramlett.com.

Douglas Tomlinson

Douglas J. Tomlinson of Athens, Georgia, passed away peacefully after a brief illness on September 5, 2026.

After graduating from Alcovy High School, where he was a senior superlative and first chair in the state of Georgia, Doug began a brief career as a retail manager before attending the University of Georgia. He graduated cum laude with a Bachelor of Arts degree in 1973 and an MBA in 1974.

Doug was employed with Reliance Electric for more than 25 years and with Silgan White Cap for 15 years. He was a longtime member of Prince Avenue Baptist Church.

Doug was preceded in death by his parents, J.G and Beverly Tomlinson; his sister, Kitty Ann Tomlinson, and his brothers, Dennis and Charles Tomlinson.

He is survived by his wife of 62 years, Linda Campbell Tomlinson; his children, Sean, Kimberly, and Douglas Tomlinson; his sister, June Staines (Roy); his brother-in-law, Roy Campbell (Trish); and several grandchildren and great-grandchildren.

Doug will be remembered by his family and friends for the life he shared with them and the many memories he leaves behind.

I called on the LORD in distress; The LORD answered me and set me in a broad place.
Psalm 118:5

From 2A
MALL

ways be relevant,” he told The Herald. “It would take too much to shift the city center.”

The opportunity, he said, might simply require looking at the property differently.

“If somebody could reimagine it, it could be different,” Patel said. “When you think reimaged, you have to pretend it’s not there.”

That reimagining is visible now. Academy Sports + Outdoors opened on the former Sears property, replacing an obsolete department-store footprint with a modern stand-alone format. A dual-brand Hilton hotel is part of the redevelopment plans. Another portion of the property is planned for an entertainment and racquet-sports complex backed by about \$2.9 million in city and county SPLOST funding, with completion targeted for 2027.

When the Academy project moved through city approval in 2024, Patel was explicit about what he believed had to happen.

“That mall area, that mall ZIP code, should have a big attraction,” he said. “We have to reimagine that whole (mall) concept. When you reimagine it, you can do things like this.”

By early 2026, his thinking had gone further. Looking at the remaining property, he said,

he and others considered what should come next.

“Another store just didn’t feel right,” he said.

That sentence may say more about the mall’s future than the 39 empty storefronts inside it. The answer to a changing retail model may not be finding 39 new retailers to replace 39 old ones. The question is larger: What purpose can this place serve now?

Downtown has already been forced to answer

There is an unexpected symmetry between Albany Mall and the district it helped displace.

For decades, revitalization talk focused on bringing downtown Albany back. Back to what has taken half a century to answer.

Belk is not returning to its former department store. The Albany Museum of Art is working to turn the donated Belk building into a 58,000-square-foot museum. The Davis Exchange Bank building is being folded into an apartment development. The St. Nicholas Hotel opened in February. Restaurants, apartments, hospitality, art and entertainment increasingly fill roles once dominated by traditional retail.

Andrew Wulf, the executive director of the Albany Museum of Art, described the challenge literally.

“The Belk building is a landmark,” Wulf said. “It’s been a very involved process with our architects and designers to find a

way to turn a 20th-century store into a 21st-century museum.”

There may be no better description of the problem now facing Albany Mall. How does a 20th-century shopping center become a 21st-century destination?

Curiously, the answers emerging at the two places that once competed for Albany’s commercial life increasingly resemble each other: hotels, restaurants, recreation, entertainment and culture — reasons to visit when buying merchandise is not the point. Downtown is no longer trying to beat the mall at its own game, and the mall may be looking for an identity beyond it.

What’s past is prologue

Slappey Boulevard is the middle chapter, and the instructive one. Its cruising era is over. Many of the restaurants are gone, and some properties sit vacant. The ritual that made the corridor the place to be on a Friday night was replaced by technology that lets teenagers find one another without leaving home. Yet Slappey remains one of Albany’s busiest roads. The place outlived the culture that made it famous.

Place and purpose are two different things, and the purpose usually becomes obsolete long before the place does.

Every era feels ordinary to the people living inside it, and because it feels ordinary, every generation is tempted to believe it is permanent. A child walk-

ing through a crowded Albany Mall at Christmas in 1985 had little reason to imagine the Sears building disappearing. A teenager cruising Slappey in 1975 could not have pictured friends gathering through a device carried in a pocket. Decades earlier, a shopper on Pine Avenue had little reason to expect Belk and Sears to abandon downtown for a retail island surrounded by parking on what had recently been farmland.

Step back far enough, and the pattern is familiar, even when

it takes a generation to repeat.

Now the Sears building is gone. Academy has risen in its place, and plans for a hotel and a recreation complex are reshaping other portions. Inside, 39 storefronts stand empty. Outside, investment continues. Those facts are not contradictory. Decline and development can happen at once, because an ending and a beginning are sometimes two descriptions of the same moment.

Albany has watched its commercial center move before — from river to railroad, from downtown

streets to automobile corridors, from individual storefronts into an enclosed mall. Its next form may include the mall alongside hotels, restaurants, sports, entertainment and uses not yet proposed. It almost certainly will not look like 1976.

That is not failure. It is what places do when the world around them changes. Whatever Albany builds next will carry the imprint of everything that preceded it, because, as Shakespeare wrote in “The Tempest,” “What’s past is prologue.”

Release Date: Saturday, September 12, 2026

Los Angeles Times Daily Crossword Puzzle

Edited by Patti Varol

ACROSS

1 Some park visitors

8 Book keepers

15 Concierge's handout

16 Tragic character in the title of a 2025 Taylor Swift chart-topper

17 Act sassy

18 Item under a weizen glass

19 Lowwood attendee of literature

20 Brand with a paw in its logo

22 Celtic ____

23 Animated bouncer

24 Celebrity chef Cat

25 Jet setting

26 Building worker

28 Bipedal cryptid

30 Entree often garnished with lime

33 Hall of Fame wrestler who was a commentator for the first eight Wrestlemanias

37 Western wear with a clasp

38 California city where "American Graffiti" was set

39 Freebie with an airline snack box

41 Collections of letters: Abbr.

42 Itsy

43 Con's decoy

45 Students who may take 14-Down

46 Hose problem

49 Menu eponym

50 Look a lot like

53 Ground substance

54 Nibble away

55 Song heard at Rogers Centre

57 Leave

59 Lego line that includes a 587-piece Eevee set

60 Soda alternative

61 Traps under a blanket?

62 Least chill

DOWN

1 Hoopsters

2 "Need anything?"

3 Comic book city nicknamed "The Big Apricot"

4 Show impatience

5 Shaggy outback runner

6 Secant, for one

7 Valkyrie's weapon

8 Capers

9 Dr. Zaius, for one

10 Conventioneer's first stop

11 Washington who played a Pope

12 Red Halloween costume for toddlers

13 Rosario relations

14 Pre-coll. exams

21 Rudolph of "Loot"

24 Motion-activated trail monitors

25 Counter position

27 Lovers' deity

29 Supermodel born Melissa Miller

30 Tacky square

31 Passport holders, perhaps

32 "Happy Xmas (War Is Over)" vocalist

34 Miller offerings

35 Spanish city or province

36 Brother of Cain

37 Company with a museum in Munich

40 "The Pitt" star

44 Cottage cheese option

45 Tendon

47 1984 "Weird Al" Yankovic hit

48 ____ + Olivia: clothing brand

50 Unruly dos

51 Billboard ____ Award

52 Chum of "Finding Nemo," for one

53 Grammy winner Aimee

54 Pre-coll. exams

56 "Heck yeah!"

58 Chaps

ANSWER TO TODAY'S PUZZLE:

I	S	E	S	N	E	L		N	I	S	M	O	N	S
V	E	L	D	E	C	I		N	O	W	E	X	O	D
M	V	O	E	W	I	L		V	D	V	N	V	O	O
M	V	N	G	E	T	V	E	W		C	I	W	I	W
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T	T	I	H	S				A	N	E	E		S	D
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N	O	O	S	N	O	W		V	T	I	E	O	G	
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S	S	O	H	O		S	W	V	I		E	H	A	E
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V	I	T	E	H	D	O		D	V	W	V	E	H	V
S	L	E	K	C	A	R		S	H	E	P	W	A	C

09/12/26

From 1A
WOODS

pleased to be selected to bring Sondheim’s classic to the Theatre Albany stage over the next two weekends.

“This play was brought to me by the community,” Addison, who made her directorial debut during Theatre Albany’s 2025-26 season, bringing “Little Women” to the stage, said. “I wanted dearly to direct ‘Little Women’ because it’s one of my favorite novels and musicals. ‘Into the Woods’ is such a bittersweet story, I was thrilled when I was approached about directing.”

“Into the Woods,” which will be brought to the stage by a troupe of 27 Theatre Albany thespians, is scheduled for performances Sept. 11-13 and 18-21. The two Sunday shows are 2:30 p.m. matinees. Friday and Saturday shows each weekend start at 7:30 p.m.

Addison caught the theater bug in high school, primarily

because both of her parents were involved in local theater, and she carried her torch for acting into college and beyond, performing in a number of community theater productions. When she returned home to southwest Georgia, the lure of the stage called out to her. And she answered.

Now, though, she’s making her mark as a director, bringing to life the actions of an entire cast, not just a single character.

“It’s a powerful feeling, but a daunting one,” Addison said of directing. “It’s a different feeling from acting. When you’re on stage, you get your joy from the audience and their reaction. With directing, though, it’s like you spend the weeks leading up to the performance preparing this thing, and then when it’s time for the performances, you give it over to the actors and the audience.

“Trust is essential, and honestly, directing can lead to a slippery slope where the director becomes the ‘god’ of the play and wants everything done in his or her image. That’s why

I’m fortunate to have such a talented cast, the ones who are regular actors in our productions and new ones who are really, really talented. I’m surrounded by teammates who have knocked me off my feet. Sure, it’s a cliché’, but we’ve become a little family.”

As she prepares for “Into the Woods” opening night, Addison ponders a question as to whether directing has her thinking of returning to the stage as a performer.

“There are times in a production like this that you start to feel like a puppeteer, with a say in all these moving pieces,” she said. “Directing is a different kind of job, and when you build the kind of closeness we have, you have the chance to create something together.

“I might at some point want to take on a role as a specific character, and there are times I look at a character and say ‘If that was me, I’d ...’ But seeing all these pieces come together, all this hard work paying off, there’s just a lot of joy in this.”

Fall Home Maintenance Checklist

8 Steps to Prepare Your Home for Cold Weather

FEATURE IMPACT

As temperatures cool, now is an ideal time to prepare your home for winter. Taking care of seasonal maintenance before the cold weather arrives can help protect you and your wallet from unexpected and costly repairs.

From clearing gutters to scheduling an HVAC tune-up, tackling a few projects now can help set your home up for a safe and comfortable winter. Consider this your ultimate fall home maintenance checklist from the experts at Carrier.

1. Clean Gutters

Leaves and debris collect quickly in home gutters and downspouts. Make sure they are clear so water can drain properly and away from your home's foundation. If you wait until after temperatures drop, you run the risk of ice dams and water damage.

2. Inspect Your Outdoor HVAC Equipment

Remove leaves, grass clippings and debris that may have accumulated around your outdoor unit. Maintaining proper clearance can help support airflow and system performance throughout the season.

3. Replace HVAC Filters

A dirty filter can restrict airflow and force your system to work harder, potentially increasing energy use and reducing comfort. A simple filter check can also help prepare your heating system for increased use. Check your HVAC filter before turning on your heating system and continue inspecting it throughout the winter. To help maintain proper airflow, Carrier typically recommends replacing air filters every 1-3 months.



4. Test Smoke and Carbon Monoxide Detectors

When changing clocks, test your smoke alarms and carbon monoxide detectors. Replace batteries as needed. Working carbon monoxide alarms are especially important as temperatures fall and home heating systems begin running more frequently.

5. Schedule Your HVAC Tune-Up Before Winter Arrives

Don't wait until the first cold day of the season to find out your heating system isn't ready for winter. Annual maintenance can help improve efficiency, extend equipment life and identify potential issues before the heating season begins. Experts often recommend having an HVAC professional perform annual furnace maintenance in the fall before heating season begins. Routine maintenance can help keep a system operating in tip-top shape and allow a technician to identify smaller issues before they become costly repairs.

However, if replacement is recommended, the upfront price doesn't necessarily have to stand between you and a more comfortable home. Consider options from Carrier, which offers flexible financing options through participating dealers. Depending on the financing plan you qualify for and your home's heating and cooling needs, a new system could cost less than you think. Homeowners can also explore utility rebates on qualifying equipment.

6. Test Your Thermostat

Testing your thermostat early helps ensure your heating system is communicating properly before temperatures drop. Switch to heating mode early to make sure your system responds properly (just don't forget to turn it back off). Replace batteries, if necessary, and consider whether a smart thermostat could provide additional comfort and control over your home's heating schedule.

7. Seal Air Leaks Around Doors and Windows

Drafts can make a home feel colder and allow warm air inside your house to escape. Inspect weatherstripping around doors and windows and replace it where needed. Caulk visible gaps to help keep conditioned air inside and improve your family's comfort.

8. Check Your Home's Insulation

Finally, look at insulation in areas such as the attic, crawl spaces and basement. Doing so can help keep heated air where it belongs and reduce the workload on your heating system all winter long.

To learn more about preparing your heating or cooling system for the season, exploring financing and rebates or finding a local expert, visit Carrier.com.



What buyers can do to improve chances their offer is accepted

Special Photo: MCC
Buyers can take steps to improve their chances of standing out in a competitive market where sellers may be fielding multiple offers at once.

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By Metro

The real estate market can be highly competitive. When inventory is limited and prices are high, prospective buyers must be ready to pounce and make an offer before the competition kicks up and the home is off the market.

The ability to move quickly with an offer can help buyers land a home in a competitive market, but that decisiveness may not be enough to ensure an offer is accepted. Buyers accustomed to the home buying process know there's no guarantee an offer will be accepted, but they can take steps to improve their chances of standing out in a competitive market where sellers may be fielding multiple offers at once.

- Use recent sales data to inform your offer. Though there are places with non-disclosure laws that do not mandate property sales prices be

made public, such data is readily available in many areas. That information can be invaluable to home buyers in competitive real estate markets because it gives them a strong idea of how much homes have been going for in towns and even specific neighborhoods they're targeting with their search. That data also tends to be relied upon when sellers list their homes. Sellers may see how much a neighbor's home sold for and use that to set the price of their own homes. With that knowledge in hand, buyers can tailor their offers to reflect recent sales figures.

- Obtain a mortgage preapproval. Bank of America notes that a mortgage pre-qualification estimates what buyers might be able to borrow based on a credit check and information they provide, such as income data. Once that information is provided, prospective buyers may obtain a preapproval if a lender deems them creditwor-

thy. A preapproval is important because it shows sellers that a buyer has the credit and financial backing necessary to follow through on an offer. Many sellers ask if bidders are pre-approved because the preapproval facilitates a quicker sale.

- Increase your earnest money offer if you're truly committed to buying a particular home. Fulton Bank advises buyers to offer more earnest money, which is akin to a good faith deposit toward the purchase of a home. A typical earnest money deposit may be somewhere between 1 and 3 percent of the purchase price, but an earnest money offer of 5 percent may indicate to sellers that you're a committed buyer. But Fulton Bank notes that buyers who rescind their offers may or may not have their earnest money offer refunded.
- Speak to your agent or realtor about including an escalation clause. It's always best that buyers work with a real estate

agent or realtor when looking for a home. When you find a property that interests you in a competitive market, discuss with your real estate representative if an escalation clause might boost the chances that your offer is accepted. Rocket Mortgage notes that an escalation clause is part of a real estate contract that indicates a buyer is willing to automatically raise their offer on a home if the seller receives a higher offer. The escalation clause indicates the most a buyer is willing to offer. The inclusion of an escalation clause is a big decision, which is why it can be so helpful to speak with your representative before deciding for or against including one in your offer.

It can be hard to compete in the real estate market. But there is much buyers can do to increase the chances their offers are accepted.



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Deer Archery: September 12 - October 9
Bear Firearms (Southern Zone): September 17-19, 24-26
Alligator: NOW (Sunset) - October 5 (Sunrise)



Special Photo

Trained dogs can help track wounded deer.

Guidelines will help
with deer recovery

By Tom Seegmueller
news@albanyherald.com

ALBANY – Those who hunt deer long enough are eventually going to “lose one”. Regardless of how much practice shooting. Regardless of skill. Regardless of distance, or of how dead-on your aim was. It happens.

Hunt with a bow instead of a firearm and the likelihood increases.

What is done after the shot can have everything to do with chances of recovery. Following any shot, take a few minutes to immediately replay it internally, answering a few basic questions. Where was the aim? Where did the shot hit? How did the deer react to the shot? In which direction did the deer run? Where was the deer last seen? Each of the answers to these questions can provide clues to recovery.

Following this cursory analysis, those who cannot see the deer from their stand need to determine how long to wait before beginning any efforts to locate the deer. Do not leave a stand. Make a mental note of where the deer was standing when the shot was made. Then wait.

This is important because waiting allows the deer to relax and potentially bed down and expire if the shot was fatal. Hunters who start looking too soon are likely to “jump” the deer that may be just yards from where it was shot, either pushing it into heavier cover, farther away or a combination of the two.

This is where the answers to those initial questions come into play. Even with a heart or lung shot, a deer may travel a significant distance before stopping or expiring. A deer that stumbles, falls or staggers following the shoot indicates the possible severity of the wound. As a rule of thumb, waiting 30 minutes before approaching the location where the deer was standing when the shot was made is worth the wait in the long run.

Clues at the site may provide further information related to the severity of the wound. Dark arterial blood in large quantities is an indicator of a good shot. Frothy pink blood indicates a lung shot. Brown or green matter indicates a gut shot.

For hunters who suspect a gut shot or a less significant

wound, a wait of a few hours or an overnight delay may be warranted. Although it may seem unnecessary at the time, mark the location where the deer was shot. Generally, use a piece of toilet tissue to mark a trail. It is highly visible and degrades rapidly if not retrieved. Placing a piece of toilet tissue along the blood trail not only makes it easy to relocate, it creates a visual path highlighting the deer’s direction of travel.

Those who lose the trail can return to the last marker and do a small grid search to determine if the deer changed directions. If unable to locate any further clues to the deer’s path within 50-100 yards of the last clue, it might be time to call in a tracking team.

Mike Alquire, an accomplished tracker in southwest Georgia recently posted the following advice on the SOWEGA Outdoors Facebook page for hunters facing this decision:

-- If you don’t see a good sign within the first 50-100 yards, back out of the area. Try to use the same trail out that you were following in. Don’t let your ego cause you to lose your deer. There’s no shame in calling in a dog.

-- It’s never a good idea to have 5-10 buddies grid search for an hour or two before calling a tracker when you can’t find the deer. Two things happen in this situation. Either the deer can’t be recovered because the scent trail was destroyed or what could have been a 20-minute track just became a 4- to 5-hour track. Because the dogs have to work out where y’all went and figure out the direction the deer went.

-- If the tracker asks you to stay out of the area completely because the deer needs a certain amount of time before putting the dogs in, follow the advice and don’t go in anyway. Trust me, the dogs will tell on you.

-- Please do not intentionally lie to the tracker. Be truthful and up-front with your answers to the questions asked. You won’t be judged. We ask certain questions for a reason to help better the chances of recovery.

-- Regardless of the size of property you are hunting, go ahead and get the neighbor’s

permission to cross property lines if needed. Just because we are trackers, trailing your deer does not give us the right to trespass. We will be charged just like the hunter would be charged.

-- Please don’t get nasty with the trackers if we tell you that your deer is going to live. We see and put our hands on more wounded deer in a single season than most hunters will see in a lifetime.

-- If you have already contacted and committed to a tracker, don’t call around to see if anyone else can get there faster. We give wait times for reasons. If we show up and someone else is tracking, another hunter’s opportunity to have help retrieving their deer is lost.

-- Just because your cousin’s uncle twice removed’s friend’s dog has found two double-lung-shot and a heart shot-deer doesn’t make it a tracking dog. If you do that first and call in a tracker, it’s just going to make everything worse.

-- Most trackers I know don’t charge. We don’t want someone to not call because they don’t think they can afford to have a dog out. We do it to help the hunting community and work our dogs. Not to get rich, Tips are appreciated. We do this out of our own pocket.

-- This is the biggest one that I see every year: If you post on social media about needing a dog and folks start blowing your inbox up wanting to charge God-awful amounts just to show up and more if the deer is found, do some research to ensure they are legitimate trackers. It may be someone who just has a dog and wants to make a quick buck. This can be the difference in making a recovery or just throwing your money out to someone...

-- Even though people believe that their deer is gonna spoil as soon as the shot is made, I promise you that is not the case at all. The deer has to expire first. Then body temp has to drop, then rise again before bacteria sets in to spoil. And, yes, even with a gut shot. There will be less time if the deer expires in an open field than in shade or in water.

-- Have fun. Be safe, and good luck to everyone this year.

For outdoors enthusiast,
the ‘Leave No Trace’
philosophy should apply

By Tom Seegmueller
news@albanyherald.com

ALBANY – Being blessed to travel the backroads of Georgia on a regular basis, once can become attuned to the subtle indicators of seasonal change. Sadly, the increase in beer cans, fast food wrappers, and corn sacks lining rural roads are now one of the earliest indicators that deer season is here. Ironically, this seasonal increase in roadside litter is the antithesis of the philosophy of conservation advocated by the majority of outdoor enthusiasts embracing the seven principles designed to “Leave No Trace,” an ethos based on reducing environmental impact while enjoying outdoor activities.

The LNT philosophy, which became popular in the 1960s and 1970s, can be traced back to the farewell advice of Boy Scouts founding father Robert Baden-Powell, who wrote, “Try and leave this world a little better than you found it, and when your turn comes to die, you can die happy in feeling that, at any rate, you have not wasted your time but done your best.”

The seven principles of LNT allow individuals and groups to enjoy the outdoors while protecting the natural areas used, whether hiking, bird-watching, camping or hunting. The principles apply on public or private land. Following or choosing not to follow them can be a key factor in retaining a hunting lease or losing it.

-- Plan Ahead
and Prepare:

Research and understand a destination. Know state and local regulations as well as weather conditions. Be sure to take what is needed and leave nothing behind when departing.

-- Travel and
Camp on Durable Surfaces:

When possible, stick to established roads, trails and firebreaks. Select campsites established in open areas. If a permanent camp is constructed on private property choose a high, well-drained site. Keep it as consolidated as possible.

-- Dispose of Waste Properly: Carry it in? Carry it out, regardless of means of transportation. This includes all trash, leftover food and garbage. If any of these things are present upon arrival, take them out whenever possible. The dumping or improper disposal of deer carcasses is no longer just a public relations issue; it relates directly to the potential spread of chronic wasting disease.

-- Leave What You Find: Preserve the past, leaving historical artifacts found on the property untouched. Keep gear clean and do not knowingly introduce non-native species. Do not hammer nails into standing timber or dig trenches.



Special Photo

As hunting season starts, more litter is strawn.

into play as their actions are not impacted to any great degree by rules, regulations and laws.

Roadside littering is a criminal misdemeanor or under state law (O.C.G.A. § 16-7-43 and § 40-6-249), carrying fines of up to \$1,000 and up to 12 months in jail.

Georgia Code states, “It shall be unlawful for any person or persons to dump, deposit, throw, or leave or to cause or permit the dumping, depositing, placing, throwing, or leaving of litter on any public or private property in this state or any waters in this state.”

Under state law, drivers are legally responsible for any items that fly or fall out of their vehicles, a case where ignorance is not an accepted defense. Judges may issue fines up to the maximum as stated as well as direct the defendant to pick up and remove from any public street or highway for a mile of any litter the person disposed of as well as any additional litter disposed of by others.

While the majority of the damage may be inflicted by a minority of slobs, the glaring evidence of their negligence and outright disrespect provide ample fodder for the nonhunting community to paint all outdoor enthusiasts, and particularly hunters, with broad brush strokes of responsibility and guilt. We must do better.



Special Photo

True outdoors enthusiasts should “leave no trace” of their adventures.

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VEHICLES

Campers/RVs

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

Albany Legals

Construction/ Service Bids

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

Construction/ Service Bids

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, and 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

A-887
REQUEST FOR PROPOSALS
Albany Craft Beverage & Event Space

PROPOSAL REF. #27-018

Sealed proposals will be received by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 5:00 PM, on October 1, 2026. A Pre-Proposal Conference will be held in the Procurement division office and through Zoom, on September 9, at 10:00 AM. Zoom credentials are contained in the proposal documents. Proposal documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Ricky Gladney, Buyer I, at rlgadeny@albanyga.gov.
By Michael Eaton, Chief Financial Officer

September 12, 2026

A-910
REQUEST FOR PROPOSALS
138 Pine Avenue Redevelopment
PROPOSAL REF. #27-008R

Sealed proposals will be received by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 5:00 PM, on October 1, 2026. A Pre-Proposal Conference will be held via Zoom, on September 10, at 10:00 AM. Zoom credentials are contained in the proposal documents. Proposal documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Destin Adams, Buyer I, at dadams@albanyga.gov.
By Michael Eaton, Chief Financial Officer

September 12, 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-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
Johnston 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

Debtors & Creditors

A-900
GEORGIA, DOUGHERTY COUNTY, NOTICE

Notice is hereby given to all creditors of the Estate of CARMA LETA SCHOCH, Deceased, to submit 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.

RONDA I. BAILEY, Petitioner 2104 Weymouth Drive Albany, GA 31721
September 12, 19, 26, October 3, 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-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
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-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-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
Cibolo, Texas 78108
September 5, 12, 19, 26, 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 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-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

Debtors & Creditors

Albany, Georgia 31708-1727 (229) 888-3338
September 5, 12, 19, 26, 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-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-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.

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-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-906
NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF DOUGHERTY
IN RE: ESTATE OF MARTHA JO BROWN, DECEASED
ESTATE NO. 2025-ES-407

All creditors of the Estate of Martha Jo Brown, 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.

This 8th day of September, 2026.

Joyce Ann Means Executor of the Estate of Martha Jo Brown
c/o Jeanie K. Tupper, Attorney at Law
Law Offices of Jeanie K. Tupper, P.C.
P.O. Box 71371
Albany, Georgia 31708
Telephone: (229) 886-5555
Georgia Bar No. 718660
September 12, 19, 26, October 3, 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

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

Divorces

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

Grand Jury Presentments

A-888
DOUGHERTY COUNTY GRAND JURY PRESENTMENT JULY TERM 2026

To: The Honorable Denise Marshall
The Honorable Victoria S. Darrisaw
The Honorable Joseph W. Dent
The Honorable Victoria M. Johnson (Judges of the Superior Court)

The Grand Jury would like to thank the District Attorney, Gregory W. Edwards, and his staff for the high level of professionalism and respect they demonstrated the entire time we were under their care. We further commend the District Attorney for enlightening us on the various crimes happening in our community and the laws that are to be enforced regarding those matters. We specially commend the District Attorney's Office along with the Clerk of Court's Office for their hard work and dedication in preparing the cases for the Grand Jurors.

Additionally, we thank the Albany Police Department, the Dougherty County Police Department, the Dougherty County Sheriff's Office, and the Albany Dougherty Special Investigative Unit (ADSIU), and specifically ADSIU Investigator Erving McLain who provided us with information on drugs and gangs in this area. Our thanks go out to these and other special employees for their hard work and concern for the citizens of Albany and Dougherty County. This Grand Jury appreciates the attentiveness and help of our bailiffs, Clarence Lanier, Nadine Oliver, and Michael Kittles.

We further thank Corporal Lashana Hudson, Albany Police Department, and Tiesha Howard, Desmond Cook, and K-9 Toby, Aspire Behavioral Health, for providing us with information on the REACH Co-Response Team ("Responding, Engaging, and Cultivating Hope").

We commend Sheriff Terron Hayes for allowing us to tour and inspect the Dougherty County Jail Facility and for the hospitality we were shown by the staff, including the lunch that was prepared for us. The tour was enlightening as well as educational for the members of the Grand Jury. We extend further commendations to Sheriff Hayes and his staff for their dedicated work, not just at their worksites, but also in the community.

We formally inspected the Dougherty County District Attorney's Office on July 15, 2026, and we find that this department is in good order and operating efficiently. We find, however, that additional space is needed for this department and its personnel and operations; we recommend that additional space for this department be made a priority in future reallocation of space. We further find that the current appearance of the District Attorney's Office is time-worn and unappealing as a work environment and a place for meeting with citizens; we recommend a major upgrade of the office furnishings, flooring, and general aesthetics to boost productivity and increase office morale.

The Grand Jury was presented with **78** Indictments, **75** were returned as True Bills and there were **3** No Bills. An additional **14** were filed by the District Attorney for Accusation.

The Grand Jury makes the following recommendations:

Albany's future depends on disciplined leadership, community partnership, and strategic investment in people and neighborhoods. These initiatives form a comprehensive, actionable roadmap to strengthen public safety, expand opportunity, and rebuild trust across the city.

Superior Court Building Modernization

The Superior Court Building requires comprehensive modernization to meet current operational, security, and accessibility standards. Upgrading this facility will improve the experience for employees, attorneys, and citizens.

Recommended Improvements

- Expand office areas to eliminate cramped workspaces and improve workflow efficiency.
- Install Americans with Disabilities Act (ADA)-compliant automatic doors for accessible entry and exit.
- Widen hallways to meet ADA accessibility requirements and improve emergency evacuation routes.
- Increase video surveillance and scanning systems at all entry and exit points, including District Attorney Office corridors.
- Ensure operational panic buttons are maintained in key personnel offices to enhance emergency response capabilities.
- Improve and enlarge conference rooms and courtrooms to support higher caseloads and multi-agency collaboration.
- Integrate touch-screen technology for evidence presentation, digital case management, and remote testimony.

Community Benefits

- Enhance safety for staff and visitors
- Faster case processing and reduced backlog
- Improved accessibility for disabled residents
- Stronger community investment signaling long-term stability
- Modernized courtrooms capable of supporting complex cases

Dougherty County Jail Modernization

Grand Jury Presentments

The current jail facility and staffing levels are insufficient for today's operational demands. A strategic overhaul will improve safety, reduce turnover, and strengthen public confidence.

Recommended Improvements

- Increase the annual operating budget to support staffing, training, and technology upgrades.
- Infuse modern jail-management technology to streamline daily operations, inmate tracking, and incident reporting.
- Hire 300 additional officers to meet national staffing standards and reduce burnout.
- Recognize outstanding employees through partnerships with local businesses offering perks and incentives.
- Break ground on a new state-of-the-art facility in 2028 designed for safety, rehabilitation, and long-term capacity.

Community Benefits

- Reduced inmate violence and officer injuries
- Lower turnover and stronger morale
- Improved rehabilitation outcomes
- Enhanced public safety
- > Economic boost from construction and long-term staffing

Downtown Albany Revitalization

Downtown Albany has significant potential to become a regional destination. Revitalization efforts should focus on youth engagement, tourism, and small-business growth.

Recommended Improvements

- Create youth-centered attractions such as a water park, skating rink, or indoor recreation complex.
- Expand walkable entertainment zones with restaurants, retail, and live-event spaces.
- Improve lighting, landscaping, and public art to increase safety and visual appeal.
- Offer incentives for small businesses to occupy vacant storefronts and stimulate economic activity.

Community Benefits

- Increased foot traffic and tourism
- More safe spaces for youth and families
- Higher downtown property values
- Stronger small-business ecosystem
- Reduction in crime through increased activity and visibility

Major Corporate Recruitment Initiative

Albany must aggressively pursue large employers to diversify the economy, increase wages, and expand the tax base.

Recommended Strategies

- Offer competitive tax incentives to attract major corporations.
- Target industries such as automotive manufacturing, logistics, and e-commerce distribution.
- Market Albany's workforce, location, and transportation advantages to corporate site-selection teams.
- Develop shovel-ready industrial zones with infrastructure, utilities, and transportation access.

Community Benefits

- Thousands of new jobs with competitive wages
- Increased tax revenue to fund schools, public safety, and infrastructure
- Growth of supporting industries such as housing, retail, and restaurants
- > Long-term economic stability and reduced poverty
- Stronger regional identity as a logistics and manufacturing hub

Increase Peace Officer Pay to National Competitive Levels

The City and County should raise Albany Police Department (APD) and Dougherty County Police (DCP) peace officer salaries to match or exceed the national average.

Expanded Benefits:

- Attracts higher-quality recruits
- Retains experienced officers
- Reduces turnover and improves consistency
- Boosts morale, professionalism, and accountability

Neighborhood Watch Programs

The City and County should increase the prevalence of organized resident who monitor activity, report concerns, and partner with local law enforcement.

Community Benefits:

- Increase community vigilance and early reporting
- Builds unity among neighbors
- Reduces burglary, theft, and suspicious activity
- Creates a direct communication channel between residents and local law enforcement agencies

Semi-Annual State of the City Conference

We recommend the City sponsor a twice-yearly event hosted by the Mayor and Chief of Police to address issues impacting Albany, explain city priorities, and allow residents to ask questions and offer solutions.

Community Benefits:

- Increases transparency and trust between leadership and residents
- Gives citizens a voice in shaping policy and community priorities
- Provides updates on crime trends, economic development, and city initiatives
- Strengthens civic engagement and shared responsibility

Targeted Hot-Spot Policing

We encourage APD to concentrate resources on the small number of blocks where most violent crimes occur.

Community Benefits:

- > Reduces shootings and robberies by focusing on the highest-risk areas
- > Prevents over-policing in low-crime neighborhoods
- Improves efficiency and officer morale
- Creates measurable results city officials can track quarterly

Neighborhood-Based Workforce Programs with Albany Technical College

We encourage the City and County to develop job pipelines in high-crime neighborhoods through partnerships with local employers and Albany Technical College (ATC).

Community Benefits:

- Provides certifications in welding, HVAC, cybersecurity, nursing assistant, automotive repair, and industrial systems through ATC
- Reduces crime by stabilizing families through employment
- > Builds a skilled workforce aligned with Albany's economic strengths
- Encourages employers to expand

Police Athletic League (PAL) Sporting Events

We encourage local law enforcement to create APD-sponsored leagues, tournaments, and sports clinics for youth.

Community Benefits:

- Humanizes officers and builds positive relationships with youth
- Provides safe, structured activities that reduce idle time
- Encourages teamwork, discipline, and healthy competition
- Creates a pipeline for youth leadership and community engagement

Ride-Along Programs for At-Risk Youth

We recommend local law enforcement sponsor supervised ride-along experiences for selected youth.

Community Benefits:

- Gives youth firsthand insight into policing and civic responsibility
- Breaks down misconceptions about law enforcement
- Builds mentorship bonds and identifies future recruits
- Helps youth understand consequences, decision-making, and community impact

Recognize Youth Achievement at ASU Sporting Events

We recommend the City and County collaborate with local schools to celebrate perfect attendance, honor roll, and academic excellence during Albany State University (ASU) games.

Community Benefits:

- Motivates students and families through public recognition
- Strengthens ties between ASU and local schools
- Creates a culture where academic success is celebrated like athletic success
- > Encourages youth to see college as an attainable goal

Blight Removal & Housing Stabilization

We recommend the City and County ensure timely demolition of abandoned homes, pursue available renovation grants, and encourage landlord accountability.

Community Benefits:

- Reduces drug activity, theft, and violent crime
- Increases property values and neighborhood pride
- Makes streets safer for families and businesses
- > Encourages investment in revitalized neighborhoods

Community-Embedded Police Officers

We recommend local law enforcement agencies assign officers to specific neighborhoods long-term.

Community Benefits:

- Residents cooperate more, improving clearance rates
- > Reduces fear and tension between police and community
- Builds shared responsibility for safety
- Creates officers who know residents by name, increasing trust

Gun Violence Interruption Teams

We encourage the City and County to develop trained mediators to intervene in conflicts before they escalate.

Community Benefits:

- > Reduces retaliatory shootings by 20-40% in similar cities
- Provides credible messengers who can reach high-risk individuals
- Lowers emergency response and medical costs
- Prevents cycles of revenge-based violence

Small-Business Corridor Revitalization

We recommend the City incorporate lighting upgrades, storefront grants, and security enhancements along Slappey Boulevard, Oglethorpe Boulevard, and East Broad Avenue.

Community Benefits:

- Deters crime through visibility and foot traffic with vibrant corridors
- Supports local entrepreneurs and job creation
- Attracts outside investment and tourism
- Creates safer, more attractive commercial districts

Mental Health Crisis Response Units

We encourage the City and County pair clinicians with officers for mental-health-related calls and increase the use of the REACH program.

Community Benefits:

- Reduces arrests and repeat calls
- Lowers use-of-force incidents
- Frees officers to focus on violent crime
- > Connects residents to long-term treatment and support

Expanded Street Lighting & Camera Coverage

We recommend the City and County utilize LED lighting and expand camera networks with real-time monitoring.

Community Benefits:

- Reduces violent and property crime significantly
- Increases clearance rates and deters repeat offenders
- Improves residents' confidence in public safety
- Helps officers respond faster and more accurately

Drug Market Disruption Strategy

We recommend the City and County develop focused operations to dismantle open-air drug markets.

Community Benefits:

operations due to a reliable talent pipeline

- Creates long-term upward mobility for residents

Youth Intervention & Mentorship Hubs with YMCA and Boys & Girls Club

We recommend the City and County develop a coordinated youth-development network built around YMCA, Boys & Girls Club, local schools, and community centers. These hubs offer tutoring, sports, trades exposure, leadership development, and mentorship.

Community Benefits:

- Provides proven, structured youth programs with national best-practice models
- Reduces gang recruitment by giving youth safe, supervised alternatives during peak crime hours (3 PM-9 PM)
- Improves academic performance through tutoring and homework support
- > Builds character, discipline, and leadership skills through sports and enrichment programs
- Strengthens long-term trust between youth and community leaders
- Creates a unified youth-support ecosystem across Albany

Police Athletic League (PAL) Sporting Events

We encourage local law enforcement to create APD-sponsored leagues, tournaments, and sports clinics for youth.

Community Benefits:

- Humanizes officers and builds positive relationships with youth
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- Builds shared responsibility for safety
- Creates officers who know residents by name, increasing trust

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- Frees officers to focus on violent crime
- > Connects residents to long-term treatment and support

Expanded Street Lighting & Camera Coverage

We recommend the City and County utilize LED lighting and expand camera networks with real-time monitoring.

Community Benefits:

- Reduces violent and property crime significantly
- Increases clearance rates and deters repeat offenders
- Improves residents' confidence in public safety
- Helps officers respond faster and more accurately

Drug Market Disruption Strategy

We recommend the City and County develop focused operations to dismantle open-air drug markets.

Community Benefits:

Grand Jury Presentments

Reduces shootings, turf conflict, and gang activity
Lowers overdose incidents and drug-related violence
Stabilizes neighborhoods and encourages legitimate business activity
Removes criminal networks that prey on vulnerable residents

Reentry Support & Monitoring
The City and County should strengthen the support provided for individuals returning from incarceration.

Community Benefits:
Reduces recidivism by addressing employment and mental health needs
Stabilizes families and neighborhoods
□ Lowers long-term incarceration costs
Helps returning citizens reintegrate successfully

Community Pride & Beautification Campaigns

We encourage the City and County to engage in neighborhood cleanups, create murals, and revitalize parks.
Community Benefits:
Residents take ownership of their environment.
> Beautification signals community strength and unity.

> Civic engagement and volunteerism are encouraged.
□ Neighborhoods are made more attractive for families and businesses.

Recognition for Active Neighborhood Watch Groups
We recommend the City and County provide public recognition, awards, and appreciation events for active neighborhood watch teams.

Community Benefits:
Encourages more neighborhoods to participate
Reinforces positive community behavior
□ Builds pride and ownership in public safety

> Strengthens partnerships between residents and law enforcement
Respectfully submitted on the 2nd day of September 2026.

Chandra Qiana Clark - Foreperson
William Harrington-Vice Foreperson
Margaret Evone Mitchell-Globe - Secretary

GEORGIA, DOUGHERTY COUNTY:

THE GRAND JURORS, selected, chosen and sworn for the County of Dougherty, to wit:

1. Chandra Qiana Clark- Foreperson
2. William Harrington -Vice Foreperson
3. Margaret Evone Mitchell-Globe-Secretary
4. Courtney LeeAnn Howell - Sgt. At Arms
5. Sandra Heath Shealy
6. Nykiah Dnai Spradley
7. Carol Lyons Reeves
8. Jacqueline Pitts
9. Khalif Waleed Collier
10. Kenaz Japheth Douglas
11. Edward Pernell Williams
12. Latricia M. Collier
13. Betty Delois Bivins
14. Edna Lacala Hunter
15. Lila S. Swords
16. Kellie LeAnn Mills
17. Randolph Hines Jr.
18. Latandria Sha'net Smith
19. Nathan Rashard Childs Sr.
20. Cali Spring Trice
21. Richard Lee Salsberry
22. Maranda Watkins Wright
23. Daniel Wayne Churchman

IN THE SUPERIOR COURTS OF GEORGIA COUNTY OF DOUGHERTY

IN RE: SEPTEMBER TERM GRAND JURY PRESENTMENTS ORDER

The Grand Jury concluded its service today and made its written and oral presentments in open court. Same shall be filed by the Clerk of Court and published in the legal organ as required by the state law. So, ordered, this 2nd day of September 2026.

Joseph W. Dent
Judge of Superior Court Dougherty Judicial Circuit

September 12, 2026

Miscellaneous

A-865

NOTICE OF TERMINATION OF FEE-FOR-SERVICE REMOTE PATIENT CARE SERVICES

CopilotIQ will permanently end its fee-for-service remote patient monitoring (RPM) services on October 15, 2026.

This affects only patients receiving RPM on a fee-for-service basis; patients enrolled through a health plan are unaffected and will continue without interruption. Affected patients should arrange alternative care before that date.

For a copy of your records, submit a written request to the address below; to transfer records to another provider, submit a written authorization including the provider name and address.

CopilotIQ
40 Burton Hills, Suite 200
Nashville, TN 37215
Phone: (800) 930-5144

September 12, 2026

Name Changes

A-884

IN THE SUPERIOR COURT OF Dougherty COUNTY STATE OF GEORGIA

In re the name change of: Khanie T. Bowns

Civil Action File No. 26CV777-4
NOTICE OF PETITION TO CHANGE NAME

I filed a petition in the Superior Court I, Khanie T. Bowns , 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. Bowns 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. Bowns, Petitioner
2710 W Oakridge Drive Lot 67
September 5, 12, 19, 26, 2026

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

I 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

Name Changes

August 29, September 5, 12, 19, 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 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-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. Bount Judge, Probate Court Dougherty County, GA P.O. Box 1827 Albany, GA 31702 (229) 431-2102

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

September 5, 12, 19, 26, 2026

Probate Court Misc.

A-899

IN THE PROBATE COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

IN RE: ESTATE OF SUMMER RAYNE REED JAMES GARRETT REED, III MINORS

ESTATE NO: 2026-GM-259 ORDER

Richard Stubbs, Jr., and Kimberly Stubbs ("Petitioners") filed a PETITION FOR TEMPORARY GUARDIANSHIP OF A MINOR ("Petition"). The petition is incomplete: The Minors' mother did not execute a consent to the Petition. O.C.G.A. Section 29-2-6 requires notice of the petition be given to any parent who has not consented. The notice must be by personal service if the parent resides in this state at a known address; by first-class mail if the parent resides outside this state at a known address; or by publication for two weeks in the official legal organ for the county in which the petition is filed if a parent's address is unknown.

Petitioner did not provide the address of the Minors' mother to the Court. If her address is unknown, Petitioner failed to file a Diligent Search Affidavit and/or provide evidence that due diligence has been exercised to locate the Minors' mother. The Court will not order notice by publication without a satisfactory showing of diligent efforts to locate the mother for service of process. Petitioner is hereby ordered to provide to the Court the current address of the Minors' mother or show that diligent efforts have been made to locate the Minors' mother. The Court will then determine what type of service of notice is required.

ACCORDINGLY, IT IS ORDERED that no further action shall be taken by the Court until the deficiencies are properly addressed.

SO ORDERED this 28th day of August, 2026.
Copy To:
Richard Stubbs Jr.
Kimberly Stubbs
1702 Sharon Drive Albany, GA 31707
Leisa G. Bount Judge

September 12, 19, 2026

Probate Court 12 mth Support

A-826

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: LARRY LEE LANE

ESTATE FILE NO: 2026-ES-128
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

TO: Je'Nita Lane and All Other Interested Parties

The Petition of Jacqueline Myrick for a year's support from the estate of LARRY LEE LANE, Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before September 21, 2026, why said petition should not be granted.

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

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

August 29, September 5, 12, 19, 2026

A-861

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: JOHNNIE LOUIS WASHINGTON, JR.

AK/A JOHNNY L. WASHINGTON, JR.

ESTATE FILE NO: 2026-ES-294

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Ravien Washington for a year's support from the above referenced estate of the 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 date. If no objections are filed, the petition may be granted without a hearing.

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

September 5, 12, 19, 26, 2026

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 date. If no objections are filed, the petition may be granted without a hearing.

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

September 5, 12, 19, 26, 2026

A-894

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: GREGORY ANTONIO HADLEY

ESTATE FILE NO: 2026-ES-189

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Andrea Harris Hadley for a year's support from the above referenced estate of the Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before October 5, 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. Bount Judge, Probate Court Dougherty County, GA P.O. Box 1827 Albany, GA 31702 (229) 431-2102

September 12, 19, and 26, October 3, 2026

Probate Court Discharge

A-875

NOTICE
(For Discharge from Office and all Liability)

PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2026-ES-107
PETITION OF AMY JEANNE SWIHART

FOR DISCHARGE AS PERSONAL REPRESENTATIVE

OF THE ESTATE OF: SAMUEL ROY SWIHART

TO: ALL INTERESTED PARTIES

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before September 22, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds for any such objections. 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, PROBATE JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102

September 12, 2026

A-874

NOTICE
(For Discharge from Office and all Liability)

PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2026-ES-074
PETITION OF MARTHA ANN GIBBS ROBERTS

FOR DISCHARGE AS PERSONAL REPRESENTATIVE

OF THE ESTATE OF: CHARLES HOMER ROBERTS, III

TO: ALL INTERESTED PARTIES

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before September 22, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds for any such objections. 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, PROBATE JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102

September 12, 2026

A-892

NOTICE
(For Discharge from Office and all Liability)

PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2025-ES-170
PETITION OF PRABHU DUTT DIHAR DWARAM

FOR DISCHARGE AS PERSONAL REPRESENTATIVE

OF THE ESTATE OF: CORBAN EBENEZER DWARAM

TO: ALL INTERESTED PARTIES

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before September 22, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds for any such objections. 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, PROBATE JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102

September 12, 2026

A-891

NOTICE
(For Discharge from Office and all Liability)

PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2025-ES-057
PETITION OF AB&T TRUST & INVESTMENTS

FOR DISCHARGE AS PERSONAL REPRESENTATIVE

OF THE ESTATE OF: FRANCIS P. WETHERBEE, JR.

TO: ALL INTERESTED PARTIES

This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before September 22, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds for any such objections. 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, PROBATE JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102

September 12, 2026

Public Sales/ Auctions

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.

Public Sales/ Auctions

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 #: 1FMPUJ13525LA25340

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 #: WBANE73537CM46009

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 #: JTBJM7FX4D5059827

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 #: 2G1105S35H9112411

Make: Ford
Model: Fusion
Year: 2016
Vin #: 3FA6P0H7XGR219247

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 #: JT8BH28FXV0073985

Make: Jaguar
Model: S-Type
Year: 2001
Vin #: SAJDA01N81FL94535

Make: GMC
Model: Yuk

Foreclosures

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 30398
(770) 220-2535
https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
August 29, September 5, 12, 19, 26, October 3, 2026

A-893
NOTICE OF FORECLOSURE SALE UNDER POWER
DOUGHERTY COUNTY, GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Foreclosures

with the holder of the security deed. U.S. Bank National Association, not in its individual capacity but solely as Trustee for RMTPT Trust, Series 2021 BKM-TT as Attorney in Fact for Amariyan Givens
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
404-474-7149
MTG File No.: GA2026-00067
September 12, 19, 26, October 3, 2026

A-872
NOTICE OF SALE UNDER POWER
GEORGIA, DOUGHERTY COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from FEMI CLARICE BARRETT to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR CROSSCOUNTRY MORTGAGE, LLC, dated December 5, 2025, recorded December 5, 2025, in Book 5358, Page 598, Dougherty County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Two Hundred Fifty Thousand Nine Hundred and 00/100 dollars (\$250,900.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to CrossCountry Mortgage, LLC, there will be sold at public outcry to the highest bidder for cash at the Dougherty County Courthouse, within the legal hours of sale on the **first Tuesday in October, 2026**, all property described in said Security Deed including but not limited to the following described property: ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 79 IN THE SECOND LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 4 OF DEVON VILLAGE, SECTION ONE, ACCORDING TO PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT CABINET 1, SLIDES C-67A AND C-69F, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

Said legal description being controlling, however the property is more commonly known as **1709 DEVON DR, ALBANY, GA 31721**.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is FEMI CLARICE BARRETT, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) purchaser's tendering to Rubin Lublin, LLC, anti-money laundering information as required pursuant to the FinCEN Real Estate Report Rule. Failure to provide information, could result in rescission of the sale.

The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: Rocket Mortgage, LLC s/bm Nationstar Mortgage LLC, Loss Mitigation Dept., 635 Woodward Ave., Detroit, MI 48226, Telephone Number: 888-480-2432/833-685-8589. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

CROSSCOUNTRY MORTGAGE, LLC
as Attorney in Fact for FEMI CLARICE BARRETT
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC
3145 Avalon Ridge Place, Suite 100,
Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992
Case No. NAT-26-03821-1
riselaw.com/property-listing
September 12, 19, 26, October 3, 2026

A-905
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION
TO: FORTUNE RENTAL PROPERTIES, LLC
917 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 lying and being in Land Lot 366 in the First Land District, City of Albany, Dougherty County, Georgia, being more particularly described as all of Lot 5 in Block 42 of Rawson Circle, according to a map or plat of said subdivision as the same is recorded in Plat Book 2, Page 17 (Plat Cabinet 1, Slide A-39), in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Said property being known as 917 Eleventh Avenue, according to the present system of numbering in the City of Albany.

Foreclosures

Dougherty County, Georgia, in Deed Book 5339, Pages 199-200. The property may be redeemed at any time before the 6th day of November 2026, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: DAVID LAMAR MORMAN % Divine Finney Davis, PC 600 N. Jackson Street Albany, GA 31701

PLEASE GOVERN YOURSELF ACCORDINGLY.
By: /s/ (SEAL) TIMOTHY O. DAVIS
Attorney for David Lamar Morman
GA State Bar No. 213025
600 N. Jackson Street Albany, GA 31701
229/883-1610
tim@dfdpclaw.com
September 12, 19, 26, October 3, 2026

A-904
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION
TO: AMBER DANIELLE BLACKSHEAR
626 Jefferies 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 lying and being in a portion of Land Lot 335, 1st Land District, City of Albany, Dougherty County, Georgia, being all of Lot 13 in Block 26 of Ragsdale Subdivision Addition, said Lot contains 50 feet x 148 feet, and is shown on a map or plat recorded in Deed Book 15, Pages 334 and 335, in the Office of the Clerk of Superior Court of Dougherty County.

Parcel No. 000HH/00061/04A will expire and be forever foreclosed and barred on and after the 6th day of November 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 247.

The property may be redeemed at any time before the 6th day of November 2026, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: CARLO B. RELIFORD % Divine Finney Davis, PC 600 N. Jackson Street Albany, GA 31701

PLEASE GOVERN YOURSELF ACCORDINGLY.
By: /s/ (SEAL) TIMOTHY O. DAVIS
Attorney for Carlo B. Reliford
GA State Bar No. 213025
600 N. Jackson Street Albany, GA 31701
229/883-1610
tim@dfdpclaw.com
September 12, 19, 26, October 3, 2026

A-903
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION
TO: TONY BROWN
639 Gaines 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 lying and being in the City of Albany, Dougherty County, Georgia, being all of Lot 23 of the resubdivision of Lot 18, Block "C" of the Emily G. Henderson Subdivision as the said subdivision is recorded in Plat Book 2, Page 89, in the Office of the Clerk of Superior Court of Dougherty County, and is located at 639 Gaines Avenue, Albany, Georgia, according to the system of numbering that is in place for said City.

Parcel No. 000BB/00006/006 will expire and be forever foreclosed and barred on and after the 6th day of November 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 234.

The property may be redeemed at any time before the 6th day of November 2026, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: CARLO B. RELIFORD % Divine Finney Davis, PC 600 N. Jackson Street Albany, GA 31701

PLEASE GOVERN YOURSELF ACCORDINGLY.
By: /s/ (SEAL) TIMOTHY O. DAVIS
Attorney for Carlo B. Reliford
GA State Bar No. 213025
600 N. Jackson Street Albany, GA 31701
229/883-1610
tim@dfdpclaw.com
September 12, 19, 26, October 3, 2026

A-902
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION
TO: GREENLEO RESIDENTIAL RENTAL, LLC
1605 Whitney 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 lying and being in the City of Albany, Dougherty County, Georgia, and being more particularly described as follows: All of Lot 3 in Block 1 of Avalon Subdivision "B", according to a map or plat of said subdivision as recorded in Plat Book 2, Page 37, in the Office of the Clerk of Superior Court of Dougherty County.

Parcel No. 0000H/00012/004 will expire and be forever foreclosed and barred on and after the 6th day of November 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 155.

The property may be redeemed at any time before the 6th day of November 2026, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: ROXANN GUERRERO % Divine Finney Davis, PC 600 N. Jackson Street Albany, GA 31701

PLEASE GOVERN YOURSELF ACCORDINGLY.
By: /s/ (SEAL) TIMOTHY O. DAVIS
Attorney for Roxann Guerrero
GA State Bar No. 213025
600 N. Jackson Street Albany, GA 31701
229/883-1610
tim@dfdpclaw.com

Foreclosures

September 12, 19, 26, October 3, 2026

A-901
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION
TO: GREENLEO RESIDENTIAL RENTAL, LLC
112 Force Drive, 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 Land Lot 154, 1st Land District, City of Albany, Dougherty County, Georgia, and being all of Lot 53 in Block "A" of Pecan Terrace Subdivision, according to the plat of the subdivision as recorded in Plat Book 2, Page 232, in the Office of the Clerk of Superior Court of Dougherty County, and is located at 112 Force Drive, according to the present system of numbering streets in the City of Albany.

Parcel No. 00017/00000/053 will expire and be forever foreclosed and barred on and after the 6th day of November 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 224.

The property may be redeemed at any time before the 6th day of November 2026, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: ROXANN GUERRERO % Divine Finney Davis, PC 600 N. Jackson Street Albany, GA 31701

PLEASE GOVERN YOURSELF ACCORDINGLY.
By: /s/ (SEAL) TIMOTHY O. DAVIS
Attorney for Roxann Guerrero
GA State Bar No. 213025
600 N. Jackson Street Albany, GA 31701
229/883-1610
tim@dfdpclaw.com
September 12, 19, 26, October 3, 2026

A-876
NOTICE OF SALE
GEORGIA, DOUGHERTY COUNTY.
By virtue of a power of sale contained in that certain Security Deed from J. LANE THEATER, LLC to STATE THEATER, LLC, dated July 15, 2022, and recorded in Deed Book 5007, Pages 185-187, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, said Security Deed having originally been given to secure that certain Promissory Note dated July 15, 2022 between J. LANE THEATER, LLC to STATE THEATER, LLC in the original principal amount of Three Hundred Thousand Dollars and Zero Cents (\$300,000.00), as well as all extensions, renewals and modifications thereof, together with any and all other indebtedness, of any type or description, then or thereafter owing by J. LANE THEATER, LLC, there will be sold by the undersigned, at public outcry, to the highest bidder for cash, before the courthouse door at Albany, Dougherty County, Georgia, within the legal hours of sale on the first Tuesday in October 2026, the following described property: All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being all of City Lot 61 and the East 2 1/2 feet of City Lot 63 on the North side of Pine Avenue, the same being improved property having located thereon the State Theatre.

The indebtedness secured by the aforementioned Security Deed has been, and is hereby declared immediately due and payable in full because of the failure of J. LANE THEATER, LLC to perform the covenants and duties of the Security Deed in accordance with its terms. Said indebtedness remaining in default, this sale shall be made for the purpose of paying such indebtedness, as well as all expenses of this sale, including attorneys' fees.

Notice is given that the individual or entity which has the authority to negotiate, amend, or modify the terms of the Security Deed is STATE THEATER, LLC, % Divine Finney Davis, PC @ 600 N. Jackson Street, Albany, Georgia 31701, (229) 883-1610.

The above-described property will be sold as the property of J. LANE THEATER, LLC, its heirs, successors or assigns and will be sold subject to the following items which may affect the title to said property: all zoning and subdivision ordinances and/or regulations; matters which would be disclosed by an accurate survey or an inspection of the property; all liens for solid waste and the like; all real property ad valorem taxes or assessments, which may constitute liens upon said property; all liens which, under applicable law, would take priority over the Security Deed described above; and all easements, restrictions, rights-of-way, security deeds or other encumbrances of record which have priority over the referenced Security Deed.

To the best of the knowledge and belief of the undersigned, the party presently in possession of said property is J. LANE THEATER, LLC, its heirs, successors or assigns and/or a tenant or tenants.

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

STATE THEATER, LLC as Attorney-In-Fact for J. LANE THEATER, LLC
By: TIMOTHY O. DAVIS
Georgia Bar No. 213025
Attorney for STATE THEATER, LLC
600 N. Jackson Street Albany, GA 31701
(229) 883-1610
September 12, 19, 26, October 3, 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

Foreclosures

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-879
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
DOUGHERTY COUNTY
By virtue of a power of sale contained in a certain security deed from MELVIN ROBERTS to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for New American Funding, LLC, its successors and assigns and recorded in Deed Book 5228, Page 156-171, Dougherty County, Georgia records given to secure a note in the original amount of \$235,653.00 with interest on the unpaid balance until paid, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of DOUGHERTY COUNTY, Georgia, or at such place as has or may be lawfully designated as an alternative location within the legal hours of sale on the **first Tuesday in October, 2026**, to wit: October 06, 2026, the following described property: All that tract or parcel of land lying and being in Dougherty County, Georgia, and being more particularly described as all of Lot 37 of Westgate Subdivision, Section I, according to a map or plat of said subdivision as recorded in Plat Book 3, Page 337, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia.

Being real property commonly known as 2318 MEADOWBROOK LANE, ALBANY, GA 31707.

The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given).

Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.

Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019
888-613-2432

The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Rocket Mortgage, LLC to negotiate, amend, or modify the terms of the Security Deed described herein.

Rocket Mortgage, LLC as Attorney in Fact for MELVIN ROBERTS
Attorney Contact: Tromberg, Miller, Morris & Partners, PLLC
3000 Langford Road, Building 100
Peachtree Corners, GA 30071
Phone: 404-793-1447
Fax: 404-738-1558
26-003541-GA

THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

September 12, 19, 26, October 3, 2026

A-880
NOTICE OF SALE UNDER POWER
GEORGIA, DOUGHERTY COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Elijah Walters and Evelyn A. Walters to DCG Home Loans, Inc. dated July 21, 2006, recorded in Deed Book 3233, Page 287, Dougherty County, Georgia Records, as last transferred to U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc. 2006-HE3, Asset-Backed Pass-Through Certificates Series 2006-HE3 by assignment recorded in Deed Book 3927, Page 221, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY-FOUR THOUSAND AND 00/100 DOLLARS (\$84,000.00), with

Foreclosures

interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October, 2026, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale, as provided in the Security Deed and by law which includes, but is not limited to, attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Prospective bidders must perform their own due diligence.

Citigroup Mortgage Loan Trust, Inc. 2006-HE3, Asset-Backed Pass-Through Certificates Series 2006-HE3, U.S. Bank National Association, as Trustee is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: NewRez, LLC d/b/a Shellpoint Mortgage Servicing, 75 Beattie Place, Suite 300, Greenville, SC 29601, (800) 365-7107.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

Upon information and belief, said property is more commonly known as **2005 Melrose Drive, Albany, GA 31707**. Should a conflict arise between the property address and the legal description, the legal description shall control.

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, went into effect. The Rule applies to certain residential real estate sale transactions (including some that go beyond the typical one-to-four family residence) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. If applicable, as part of this Rule, buyers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements, if applicable.* This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258, if applicable.

Citigroup Mortgage Loan Trust, Inc. 2006-HE3, Asset-Backed Pass-Through Certificates Series 2006-HE3, U.S. Bank National Association, as Trustee as Attorney in Fact for Elijah Walters and Evelyn A. Walters
McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"

The following described property: All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being all of Lot 201 of Avondale "B" Subdivision, according to a map or plat of said subdivision as same is recorded in Plat Book 2, Page 123, (Plat Cabinet 1, Slide A-52), in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

For Information Purpose Only: The APN is shown by the County Assessor as 000Q/00011/004; Source of Title is Book 2539, Page 263 (Recorded 02/28/03); JD October 6, 2026
Our file no. 5368916
5368916
September 12, 19, 26, October 3, 2026

A-881
NOTICE OF SALE UNDER POWER
DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Bryant L. Shorter to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for WMC Mortgage Corp., its successors and assigns dated 4/3/2006 and recorded in Deed Book 3139 Page 101 Dougherty County, Georgia records; as last transferred to or acquired by Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-WMC2, Mortgage Pass-Through Certificates, Series 2006-WMC2, conveying the after-described property to secure a Note in the original principal amount of \$60,800.00, with interest at the rate specified therein, there will be

Foreclosures

sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on October 6, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that certain property situated and being in Land Lot 242 of the First Land District of the City of Albany, Dougherty County, Georgia and being more particularly described as all of Lot 325 of Kalmom-Malone Subdivision, Section 3, according to a map or plat of said subdivision as same is recorded in Plat Book 3, page 30 (Cabinet 1, Slide A-78), in the Office of the Superior Court, Dougherty County, Georgia. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **404 Vick Street, Albany, GA 31705** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Bryant L. Shorter or tenant or tenants.

Shellpoint Mortgage Servicing is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107

Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-WMC2, Mortgage Pass-Through Certificates, Series 2006-WMC2 as agent and Attorney in Fact for Bryant L. Shorter Aldridge Pite, LLP, Six Piedmont Court, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1263-5828A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1263-5828A

September 12, 19, 26, October 3, 2026

A-897
NOTICE OF SALE UNDER POWER
DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Valerie B. Dasher to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Decision One Mortgage Company, LLC, its successors and assigns dated 1/13/2006 and recorded in Deed Book 3097 Page 159 Dougherty County, Georgia records; as last transferred to or acquired by Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Certificate Trustee of Bosco Credit II Trust Series 20101, conveying the after-described property to secure a Note in the original principal amount of \$10,425.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on October 6, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of land, lying and being in the County of Dougherty State of Georgia, and being more particularly described a all of Lot 203, Brierwood Subdivision Section 2 according to the plat of the subdivision as recorded in Plat Book 3, Page 243 (Plat Cabinet 1, Slide B-4) in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. Subject to restrictions and easements of record. This sale is made subject to that Security Deed in the amount of \$55,600.00, recorded on 1/25/2006 in Deed Book 3097 Page 144-158, aforesaid records. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **406 Vintage Road, Albany, GA 31705** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Valerie B.

Foreclosures

Dasher or tenant or tenants. Franklin Credit Management Corporation is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Franklin Credit Management Corporation Loss Mitigation 101 Hudson Street, 24th Floor Jersey City, NJ 07302 800-650-7162 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Certificate Trustee of Bosco Credit II Trust Series 2010-1 as agent and Attorney in Fact for Valerie B. Dasher Aldridge Ptte, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 2142-067A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 2142-067A

September 12, 19, 26, October 3, 2026

A-886
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by VIVIAN STUBBS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS GRANTEE, AS NOMINEE FOR MORTGAGE LENDERS NETWORK USA, INC in the original principal amount of \$84,000.00 dated June 24, 2005, and recorded in Deed Book 3003, Page 196, Dougherty County records, said Security Deed being last transferred to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EMX3 in Deed Book 4067, Page 247, Dougherty County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on 10/6/2026, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF DOUGHERTY, STATE OF GEORGIA AND BEING ALL OF LOT 117 OF RADIUM SPRINGS SUBDIVISION, SECTION III ACCORDING TO A PLAT OF SAME RECORDED IN PLAT BOOK 2 PAGE 109 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF SAID COUNTY.

Said property being known as: **410 HOLLY DR, ALBANY, GA 31705**
To the best of the undersigned's knowledge, the party or parties in possession of said property is/are VIVIAN STUBBS or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows:

Onity Mortgage Corporation f/k/a PHH Mortgage Corporation
1661 Worthington Road, Suite 100
West Palm Beach, FL 33409
800-887-4420

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EMX3, as Attorney-in-Fact for VIVIAN STUBBS
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 26-445872
September 12, 19, 26, October 3, 2026

Foreclosures

A-895
NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Bernice Pretlow to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for PennyMac Loan Services, LLC, its successors and assigns dated 3/9/2023 and recorded in Deed Book 5069 Page 308 Dougherty County, Georgia records; as last transferred to or acquired by PENNYMAC LOAN SERVICES, LLC, conveying the after-described property to secure a Note in the original principal amount of \$61,750.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on October 6, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and more particularly described as All of Lot 88 of Avondale "B" Subdivision according to a Plat of the Subdivision as recorded in Plat Book 2, Page 123, in the Office of the Clerk of Superior Court of Dougherty County, Georgia. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **203 S Valencia Dr, Albany, GA 31707** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Bernice Pretlow and Kazarra Z. Aylynde or tenant or tenants. PennyMac Loan Services, LLC is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. PennyMac Loan Services, LLC Loss Mitigation 3043 Townsgate Road #200, Westlake Village, CA 91361 1-866-549-3583 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. PENNYMAC LOAN SERVICES, LLC as agent and Attorney in Fact for Bernice Pretlow Aldridge Ptte, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1120-7687A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1120-7687A

September 12, 19, 26, October 3, 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

Foreclosures

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-830
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
[REF.O.C.G.A. §48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 1008 SECOND AVENUE, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF.O.C.G.A. §48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4p.m.) on and after October 1, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:

All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia and being more particularly described as all of Lot 16, Block 2 of Cleveland Heights, according to a map or plat of same as recorded in Plat Book 1, Page 204 in the Office of the Clerk of Superior Court of Dougherty County, Georgia. Being commonly known as 1008 Second Avenue according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000D-00006-013 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property, and TOGETHER with all rights, members, privileges and appurtenant easements.

The tax deed to which this notice relates is dated August 5, 2026, and is recorded at Deed Book 5339, Page 123 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

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

Alphonso Johnson
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 22, 29, September 5, 12, 2026

A-821
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
[REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 2731 MOULTRIE ROAD, ALBANY, GEORGIA INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock (4 p.m.) on and after October 1, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:

All that tract or parcel of land situate, lying and being in Land Lot 94 of the First Land District of Dougherty County, Georgia and being more particularly described as all of Lot 11 according to a map or plat of survey entitled "Plat Property of Mrs. Frances Wellman" dated January 26, 1959 and recorded in Plat Book 3, Page 28 in the Dougherty County, Georgia Superior Court Clerk's Office. Being commonly known as 2731 Moultrie Road according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 00146-00001-011 per the maps and records of the Dougherty County tax assessor and tax commissioner.

The tax deed to which this notice relates is dated August 5, 2026, and is recorded at Deed Book 5339, Page 61 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

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

Assertive Acquisitions, Inc
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 22, 29, September 5, 12, 2026

Foreclosures

A-820
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
[REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:CANUGA PROPERTIES, LLC;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 520 W BROAD AVENUE, ALBANY, GEORGIA INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock (4 p.m.) on and after October 1, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being the easterly portion of City Lot 86, Block 10, on Broad Avenue, more particularly described as follows: From a point formed by the intersection of the west right of way line of Monroe Street and the South right of way line of Broad Avenue, go thence west along the south right of way line of Broad Avenue a distance of 410.0 feet to the northeast corner of the said Lot 86 and the point of beginning; go thence west along the south right of way line of Broad Avenue a distance of 111.7 feet to a point; go thence south along a chain link fence, a distance of 210.0 feet to a point located on the northerly right of way line of a 20 foot public alley; go thence east along the north right of way line of said alley, a distance of 118.2 feet to a point which is the southeast corner of said Lot 86; go thence north along the east line of the said Lot 86 a distance of 210 feet to the point of beginning. The property herein conveyed is all that portion of the said Lot 86 which lies east of a line denominated as "New Chain Link Fence" on that certain plat made pursuant to Boundary Line Agreement and recorded in Deed Book 331, Page 147 in the Office of the Clerk of Superior Court, Dougherty County, Georgia, reference to which is hereby made. Being commonly known as 520 W Broad Avenue according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 0000B 00002 018 Avenue per the maps and records of the Dougherty County tax assessor and tax commissioner.

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 118 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

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

Assertive Acquisitions, Inc
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 22, 29, September 5, 12, 2026

A-816
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION
STATE OF GEORGIA/COUNTY OF DOUGHERTY
TO: 1) Greenleo Residential Rental, LLC, 2) Unknown Successors, Managers and Assigns of Greenleo Residential Rental, LLC, 3) City of Albany, Georgia, 4) Dougherty County Tax Director or Commissioner, 5) all Tenants/Residents/Occupants, 6) All Persons Known or Unknown who may claim an interest in property known as **1113 Thirteenth Ave., Albany, Georgia 31707**
TAKE NOTICE THAT:
The right to redeem 1113 Thirteenth Ave., Albany, Georgia 31707 (Tax Parcel 0000N-00027-028), as follows, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, BEING ALL OF LOT 8 IN BROOKWOOD SUBDIVISION, ACCORDING TO MAP OR PLAT OF SAME RECORDED IN PLAT BOOK 2, PAGE 100, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. Will expire and be forever foreclosed and barred on and after the 23rd day of October, 2026, or 30 days from service of notice.

The tax deed to which this notice relates is dated the 5th day of August, 2025 and is recorded in the office of the Clerk of the Superior Court of Dougherty County, Georgia, in Deed Book 5339, Page 186.

The property may be redeemed at any time before the 23rd day of October, 2026, or 30 days from service of notice, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Basil Law Group, LLC, 301 Bradley Street, Suite B-7, Carrollton, Georgia, 30117.

Please be governed accordingly.
August 22, 29, September 5, 12, 2026

A-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

Foreclosures

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 feet 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 feet 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-828
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
[REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:GREENLEO RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 422 (WEST) SOCIETY AVENUE, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after October 1, 2026, or within 30 days after legal service of the Notice pursuant to OCGA48-4-45 et seq., whichever date is later:

All that tract or parcel of land lying and being in the City Of Albany, Dougherty County, Georgia, consisting of 0.47 Acres, more or less and being lot one as a resubdivision of Lot 44 & Part of Lot 42, Block 67, And Located At 422 Society Avenue, Albany, Georgia. Being bounded as follows: On the North by the southern right of way for West Society Avenue; On the West by Dougherty County Tax Parcel ID 000CC/00021/021 (now or formerly owned by Greenleo Residential Rental, LLC) ; On the South by an unnamed alley way; and bounded on the East by Dougherty County Tax Parcel ID 000CC/00021/018 (now or formerly owned by Booker T. Edmonds Jr). This is a portion of that property identified as "Tract 42" in that deed from Thomas James Marshall Jr to Greenleo Residential Rental LLC of record in Deed Book 4441, Page 44, Dougherty County, Georgia Public Records. Being commonly known as 422 Society Avenue (a/k/a West Society Avenue) according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 000CC/00021/019 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

The tax deed to which this notice relates is dated August 5, 2026, and is recorded at Deed Book 5339, Page 267 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

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

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-871
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

Foreclosures

RIGHT, TITLE, INTEREST IN, OR LIEN UPON 1108 THIRTEENTH AVENUE, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. §48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after October 15, 2026, or within 30 days after legal service of the Notice pursuant to OCGA48-4-45 et seq., whichever date is later:

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

The tax deed to which this notice relates is dated August 5, 2025, and is recorded at Deed Book 5339, Page 185 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:

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.
September 5, 12, 19, 26, 2026

A-829
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
[REF. O.C.G.A. Section 48-4-5 et seq.; 48-4-45 & 48-4-46]
TO:GREENLEO FARM, LLC;
SOUTHWEST GEORGIA FARM CREDIT ACA;
FLINT DIVERSIFIED FARMS INC.;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 2800 MOULTRIE ROAD, ALBANY, GEORGIA INCLUDING ANY TENANT / OWNER / OCCUPANT OF THE SUBJECT PROPERTY;
RE:FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. § 48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock (4 p.m.) on and after October 1, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:

All that tract or parcel of land lying and being in Land Lot 94, First Land District, Dougherty County, Georgia, consisting of 158.43 acres, more or less, and being that same tract or parcel of land described in Deed Book 4441, page 63-66, Dougherty County records, incorporated herein by reference; and being bounded as follows: On the North by Dougherty County Tax parcel 00146/00001/17C and by the Right of Way of Moultrie Road and by Dougherty County Tax Parcel ID Nos. 00146/00001/17A (now or formerly owned by Laqunta Walker) and by Dougherty County Tax Parcel ID 00146/00001/17B (now or formerly owned by Yolanda L. Watson); on the West by Dougherty County Tax Parcel ID 00146/00001/020 (now or formerly owned by Willson Land Holdings, LLC); On the South by the northern Right of Way of Gibson Road; and bounded on the East by Dougherty County Tax Parcel ID 00118/00002/022 (now or formerly owned by Eugene T. Janes); said tract also being bisected by a railroad right of way as depicted on the maps and records of the Dougherty County Tax Assessor.

The above-described property being known as 2800 Moultrie Road according to the present system of numbering properties in Dougherty County, and also being known as tax parcel number 00146/00001/017 per the maps and records of the Dougherty County tax assessor and tax commissioner. TOGETHER WITH all right, title, and interest running with the above-described property; and TOGETHER with all rights, members, privileges and appurtenant easements.

The tax deed to which this notice relates is dated August 5, 2026, and is recorded at Deed Book 5339, Page 64 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This notice also constitutes a demand for possession of the property described herein on and after the foreclosure date and time set out above in the event the property is not timely redeemed. That a party is named in this notice is not determinative that such party has a legal right to redeem.

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

Assertive Acquisitions, Inc
c/o John Coleman, Esq.
Coleman Law, LLC
Trinity Title Building
437 E. Ponce de Leon Ave
Decatur, GA 30030
404.974.4537
Please be governed accordingly.
August 22, 29, September 5, 12, 2026

A-851
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
DOUGHERTY COUNTY
Under and by virtue of the power of

Foreclosures

sale contained in that certain Security Deed from Judy Hicks Varnell to SB&T A Division of Synovus Bank, dated February 18, 2016, and recorded June 30, 2016, in Deed Book 4330, Page 259, Dougherty County, Georgia Records; having last been assigned and transferred to Yellow Skies LLC, a Nevada limited liability company, by that Assignment of Note, Security Instrument, and Other Loan Documents dated June 11, 2026, and recorded June 18, 2026, in Deed Book 5385, Page 778, Dougherty County, Georgia Records. Said Security Deed having been given to secure a Note dated February 18, 2016, in the principal sum of One hundred thirty-two thousand and 00/100 Dollars (\$132,000.00), with interest thereon as provided for therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia (or at such place as may be lawfully designated as an alternative), within the legal hours of sale on the first Tuesday in October, 2026, all property described in said Security

What to watch SUNDAY

September 13, 2026

All times Eastern. Start times can vary based on cable/satellite provider. Confirm times on your on-screen guide.

Tennis: US Open: Men’s Final

ABC, 2 p.m. Live

The remaining two men in the US Open bracket duel for the championship at the USTA Billie Jean King National Tennis Center in Queens, New York.

60 Minutes

CBS, 7:30 p.m. ■ Season Premiere

The newsmagazine series continues to evolve under Bari Weiss, editor-in-chief of CBS News, and incoming executive producer Nick Bilton as it returns for Season 59.

The Floor

FOX, 8 p.m. ■ Season Premiere

The fast-paced quiz and strategy game returns for Season 6 with a special “Champions” theme, as 100 contestants face off in knowledge duels and try to conquer the Floor for a big cash prize. This season introduces a brand-new weapon, the Power Shot, allowing the players to act as a human randomizer. Rob Lowe is back as host.



DAN SMITH, FOX

The Marlow Murder Club

PBS, 8 p.m.

In the new episode “The Queen of Poisons: Part Two,” Judith (Samantha Bond), Becks (Cara Horgan) and Suzie (Jo Martin) have a lot of suspects in the case of the murdered mayor, but they’re missing one important thing: a motive.

NFL Football:

Dallas at N.Y. Giants

NBC, 8:15 p.m. Live

The regular-season debut of *Sunday Night Football* features NFC East rivals as Dak Prescott and the Dallas Cowboys visit Jaxon Dart and the N.Y. Giants at MetLife Stadium in East Rutherford, New Jersey.

American Dad!

FOX, 9 p.m. ■ Season Finale

Season 22 of the animated comedy wraps up with two episodes. In the series’ 400th episode, “400?!,” Stan (voice of Seth MacFarlane) nearly dies on his 400th mission.

Then, in “Tales From the Outer Frontier,” the Smiths take on new roles in the harsh wilderness of space. *American Dad!* will return for Season 23 in 2027.

Marble Hall Murders

PBS, 9 p.m.

In this new episode, Pünd (Tim McMullan) begins his interrogations with the wealthy Chalfont family looking for suspects. Meanwhile, Susan (Lesley Manville) uncovers startling evidence suggesting that Miriam Crace (Patricia Hodge) may have been murdered.

The Walking Dead:

Dead City

AMC, 9 p.m. ■ Season Finale

Season 3 finally saw Negan (Jeffrey Dean Morgan) and Maggie (Lauren Cohan) form an alliance and work together. As of presstime there was no word on whether the series will get a fourth season, but Cohan has shared that the creative minds behind the show have “a lot of ideas that are outside the box for another season.”

Halloween Wars

Food Network, 9 p.m. ■ Season Premiere

A whole new *Halloween Wars* begins as all-star pumpkin carvers, cake artists and sugar masters return for terrifying head-to-head battles. But as the pressure rises, emotions boil over, and the losing teams face a brutal “Do or Die” showdown. Hosted by Jonathan Bennett and featuring judges Shinmin Li and Andrew Fuller.

High Value Target:

The Hunt for Saddam

TNT, 9 p.m. ■ New Series

Two episodes kick off this high-octane series tonight. The drama series is based on the real-life stories of John Nixon (played by Joel Kinnaman), the first CIA officer to interrogate Saddam Hussein (Waleed Zuaiter, *Baghdad Central*) following his capture in December 2003.

Best of VMAs: Iconic Vanguard Performances

CBS, 9:30 p.m.

CBS celebrates the MTV Video Music Awards with this primetime special paying tribute to the trailblazers who redefined the visual landscape of music for over four decades. The Video Vanguard honorees’ show-stopping performances stand as some of the most iconic, career-defining moments in MTV history, forever cementing their legacy as industry titans. Donnie Wahlberg hosts.

MOVIES YOU’LL LOVE



WARNER BROS.

Dirty Dancing (1987, Romance) Jennifer Grey, Patrick Swayze **CMT, 6:45 p.m.**

Forrest Gump (1994, Comedy-drama) Tom Hanks, Robin Wright **CW, 7 p.m.**

Ghost Rider: Spirit of Vengeance (2011, Action) Nicolas Cage, Idris Elba **SYFY, 7:30 p.m.**

Dunkirk (2017, War) Fionn Whitehead, Tom Glynn-Carney **SHO, 8 p.m.**

Family Through the Fire (2026, Drama) Alanna LeVierge, Matthew Stefuk **Lifetime, 8 p.m.**

The Pastor Who Preys (2026, Suspense) Amanda Nicholas, Daniel Stine **LMN, 8 p.m.**

Moana (2016, Children) Auli’i Cravalho, Dwayne Johnson **Freeform, 9 p.m.**

Look Who’s Talking (1989, Comedy) John Travolta, Kirstie Alley **CMT, 9:15 p.m.**

Argo (2012, Historical drama) Ben Affleck, Bryan Cranston **SHO, 10 p.m.**

Robin Roberts Presents: Angel in the Rubble: The Genelle Guzman Story (2026, Docudrama) Sherri Shepherd, Dondré Whitfield **Lifetime, 10 p.m.**

The Matrix Resurrections (2021, Science fiction) Keanu Reeves, Carrie-Anne Moss **TNT, 11 p.m.**

A Low Down Dirty Shame (1994, Action) Keenen Ivory Wayans, Charles S. Dutton **VH1, 11:30 p.m.**

From the editors of **weekly tv**
TV Weekly and tvinsider.com

CATCH A CLASSIC

50 Movie Nights, Part 1

TCM, beginning at 8 p.m.

TCM celebrates host Dave Karger’s new book, *50 Movie Nights: Contemporary Stars on Their Favorite Classic Films*, with an unexpected double feature. Paul Rudd’s selection, the cult comedy **Withnail and I** (1987), follows two unemployed actors whose country getaway goes spectacularly wrong. Anna Kendrick’s pick from the book is George Cukor’s **The Women** (pictured),



EVERETT COLLECTION

where the 1939 film brings together an all-female cast led by Norma Shearer, Joan Crawford and Rosalind Russell.

TV REIMAGINED What to Watch Now!

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What to watch MONDAY

September 14, 2026

All times Eastern. Start times can vary based on cable/satellite provider. Confirm times on your on-screen guide.

NFL Football:

Denver at Kansas City

ABC & ESPN, 8 p.m. Live

Monday Night Football’s Week 1 matchup has Bo Nix and the Denver Broncos visiting Travis Kelce and the Kansas City Chiefs for an AFC West clash.

78th Emmy Awards

NBC, 8 p.m. Live

Mariska Hargitay hosts the awards ceremony in Los Angeles honoring the best in primetime television from the past year. Top programs nominated in major categories are HBO Max’s *The Pitt and Hacks*; Apple TV’s *Widow’s Bay*, *Shrinking*, *Slow Horses* and *Pluribus*; ABC’s *Abbott Elementary*; and Netflix’s *The Diplomat*.



ROB PRYCE, FOOD NETWORK

All American

The CW, 8 p.m.

The search for Spencer (Daniel Ezra) continues as Coop (Bre-Z) and Amina (Alexis Chikaeze) fight to bring Preach (Kareem Grimes) home in the new episode “Find Your Way Back.”

Name That Tune

FOX, 8 p.m. ■ Season Finale

Randy Jackson says farewell as bandleader for the musical guessing game as the season wraps up with “Brains, Brawn & Battles” and “Teachers, Tech & Tunes.” Robin Thicke takes over for Jackson when the new season premieres next week. Jane Krakowski hosts.

Halloween Baking Championship

Food Network, 9 p.m. ■ Season Premiere

For the first Haunted Heat of the season, 10 bakers put their spooky memories to work in Best Halloween Ever Desserts using a chosen nut. The winner receives \$1,000 and the top three bakers are safe. The remaining face a “Bake for Your Life” challenge called “Hideous Mask Desserts” inspired by the disfigured mask collection in the Hall of Humanity.

Independent Lens

PBS, 10 p.m. ■ Season Premiere

The season premiere documentary “Ghost in the Machine” traces the origins of artificial intelligence and excavates the cultural, political and philosophical drivers behind a worldwide AI boom.

From the editors of **weekly tv**
TV Weekly and tvinsider.com

MOVIES YOU’LL LOVE



REINER BAJO

Harry Potter and the Half-Blood Prince (2009, Fantasy) Daniel Radcliffe, Rupert Grint **Paramount, 6 p.m.**

Road House (2024, Action) Jake Gyllenhaal, Daniela Melchior **TNT, 6:30 p.m.**

Shooter (2007, Action) Mark Wahlberg, Michael Peña **AMC, 7 p.m.**

My Nanny Stole My Life (2024, Suspense) Jonathan Stoddard, Katerina Eichenberger **LMN, 8 p.m.**

The Waterboy (1998, Comedy) Adam Sandler, Kathy Bates **E!, 8:30 p.m.**

300 (2007, Action) Gerard Butler, Lena Headey **SHO, 9 p.m.**

In the Grey (2026, Action) Jake Gyllenhaal, Henry Cavill **Starz, 9 p.m.**

White House Down (2013, Action) Channing Tatum, Jamie Foxx **BBC America, 9 p.m.**

Kingsman: The Secret Service (2015, Action) Colin Firth, Michael Caine **FX, 10 p.m.**

The Fugitive (1993, Action) Harrison Ford, Tommy Lee Jones **AMC, 10 p.m.**

30 Minutes or Less (2011, Action) Jesse Eisenberg, Danny McBride **VH1, 10:30 p.m.**

50 First Dates (2004, Romance-comedy) Adam Sandler, Drew Barrymore **E!, 10:30 p.m.**

Hustle & Flow (2005, Crime drama) Terrence Howard, Anthony Anderson **Starz, 10:40 p.m.**

CATCH A CLASSIC

Star of the Month: Ricardo Montalban

TCM, beginning at 8 p.m.

Ricardo Montalban’s Star of the Month celebration continues with roles that let him move beyond the limited parts Hollywood too often offered Latino actors. In the colorful 1953 MGM romance **Latin Lovers** (pictured), he charms Lana Turner as a wealthy Brazilian rancher. He reunites with Turner in the glossy melodrama **Madame X** (1966), followed by the romantic drama **Sayonara** (1957). These films, as well as the others featured tonight, offer a look at Montalban as a romantic leading man and dramatic actor long before later generations knew him best as Mr. Roarke on *Fantasy Island* or Khan in *Star Trek*.



MGM

TV REIMAGINED What to Watch Now!

StayTuned

What2Watch All Month Long!

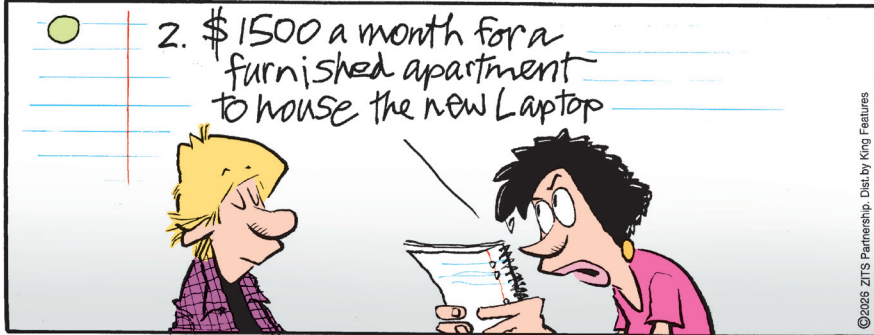
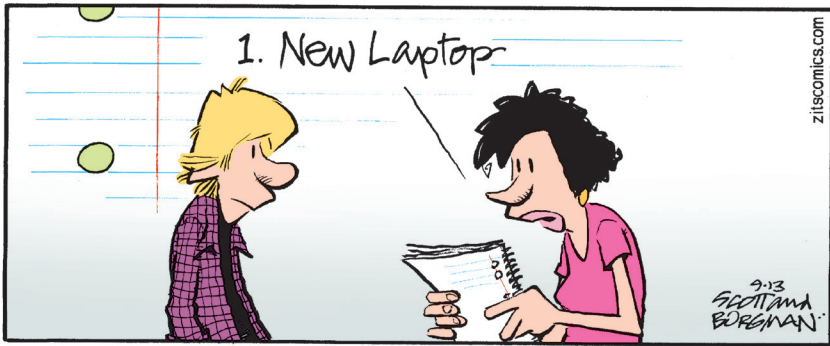
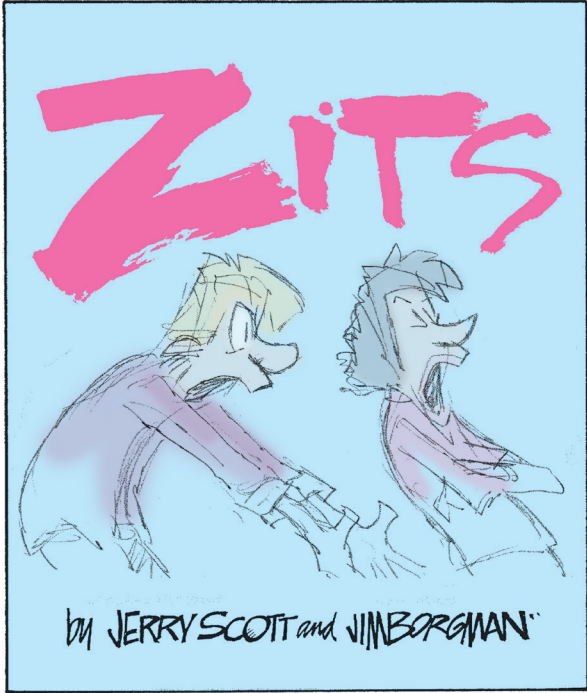
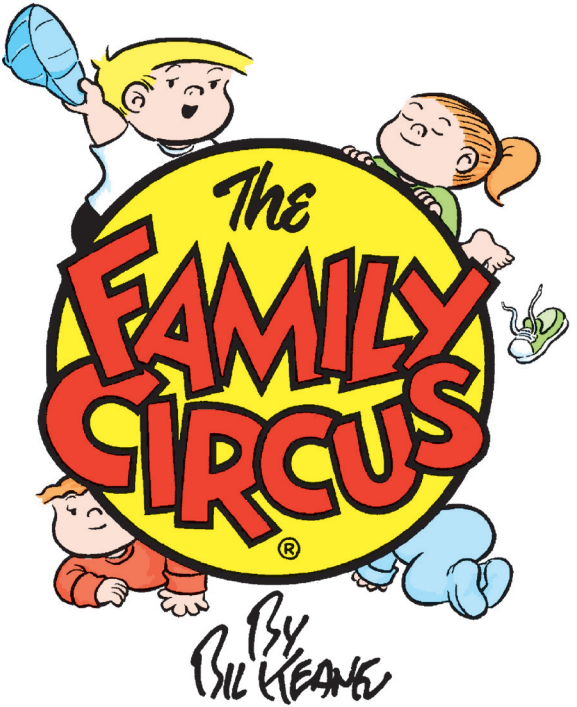
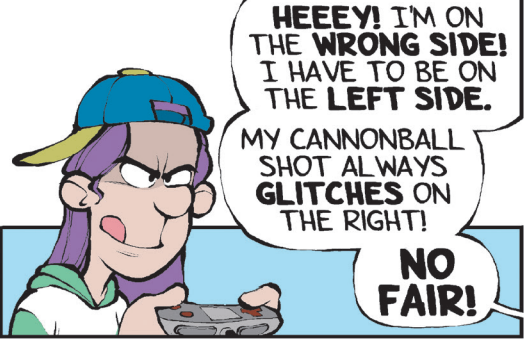
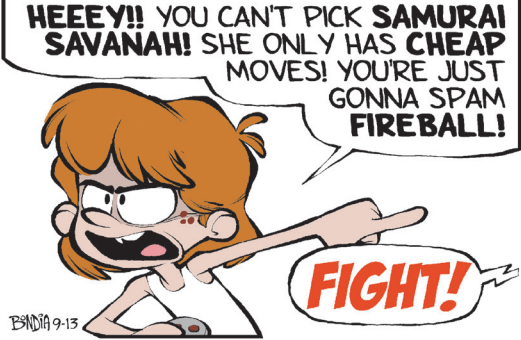
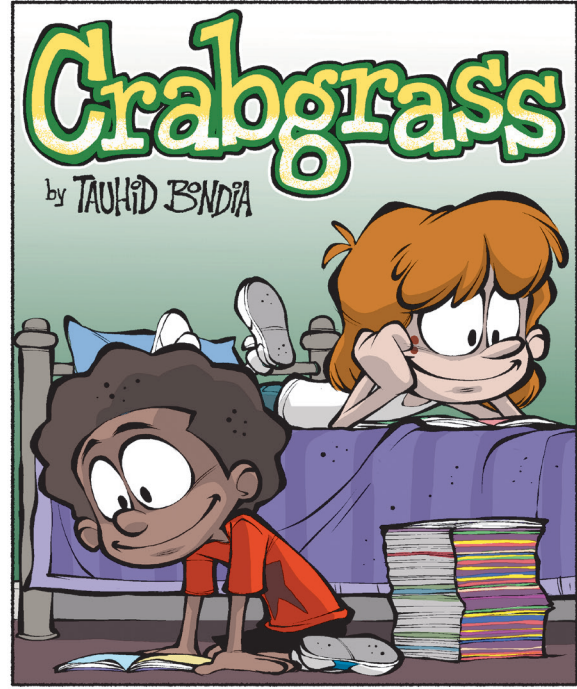
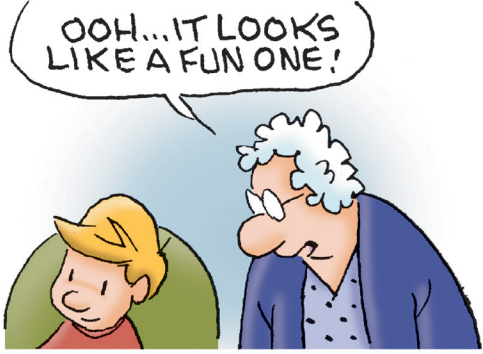
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TV - What to watch

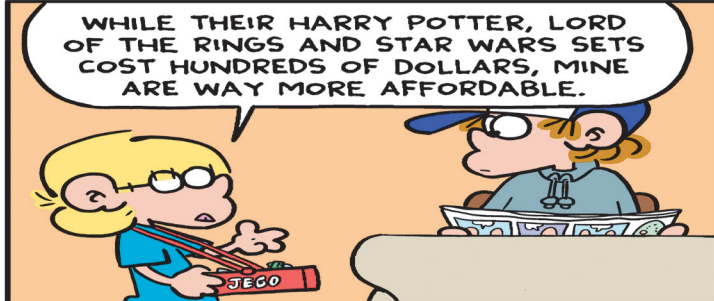
The Albany
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ALBANYHERALD.COM

SEPTEMBER 12-13, 2026



FoxTrot

by Bill Amend

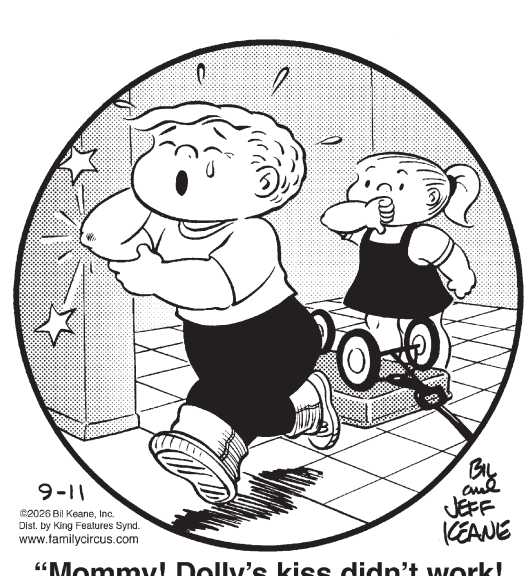


CLOSE TO HOME John McPherson



Had he not bombed as a game warden, Theodor Geisel might never have become the beloved Dr. Seuss.

THE FAMILY CIRCUS Bil Keane

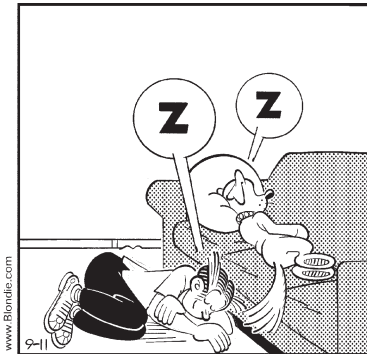
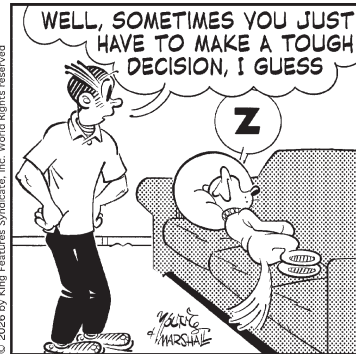
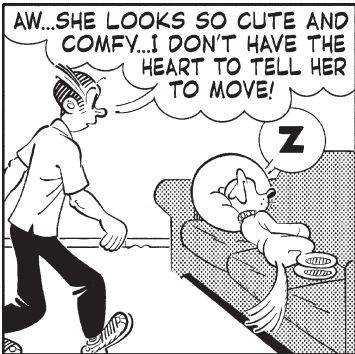


"Mommy! Dolly's kiss didn't work! This still hurts!"

BEETLE BAILEY Mort & Greg Walker



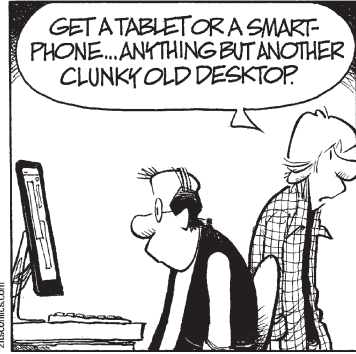
BLONDIE Dean Young & John Marshall



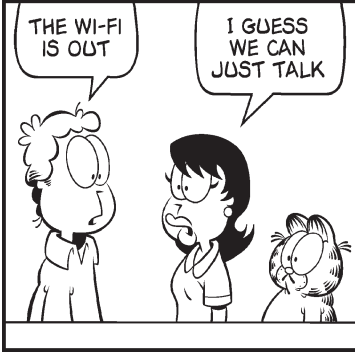
THE BORN LOSER Art & Chip Sansom



ZITS Jim Borgman & Jerry Scott



GARFIELD Jim Davis



PICKLES Brian Crane



Los Angeles Times Daily Crossword Puzzle

Edited by Patti Varol

- ACROSS**
- 1 Per person
 - 5 Hall of Fame pitcher Satchel who said, "If a man can beat you, walk him"
 - 10 Rope tow successor, at some ski resorts
 - 14 007 foe
 - 15 Sleep clinic study
 - 16 No more than 17 Copperhead?
 - 19 Large amount
 - 20 Official order
 - 21 "Rubbish!"
 - 23 Potato-peeling GIs
 - 24 Grab
 - 25 Timeout?
 - 27 Become peeved
 - 29 Like a wide grin
 - 30 Green Day drummer ___ Cool
 - 31 Tolkien forest creatures
 - 34 Spanish cat
 - 35 Immunologist?
 - 38 1952 Winter Olympics site
 - 40 Trade punches
 - 41 Coral isle
 - 44 Chip in, in a way
 - 46 Squalid digs
 - 49 Parkas?
 - 52 Like some transfers
 - 53 Be decisive
 - 54 Cap site
 - 55 Tally mark
 - 56 Glorify
 - 58 Xylophonist?
 - 61 Turkey bacon?
 - 62 Put in more chips, say
 - 63 Words before a start date
 - 64 Mine finds
 - 65 Job candidate's talking point
 - 66 Part of an Instagram feed
- DOWN**
- 1 Pitches
 - 2 One who hogs the mirror
 - 3 Looking for sparks, perhaps
 - 4 Puts forward
 - 5 Short hole on a golf course
 - 6 Android download
 - 7 Bungling
 - 8 Disney character who is blue most of the time?
 - 9 Vexes
 - 10 Protected IDs
 - 11 "Waiting for Godot" playwright
 - 12 Great Plains people
 - 13 Morning omen for sailors
 - 18 Danish footwear brand
 - 22 Video-on-demand service phased out in 2020
 - 24 Mil. rank
 - 26 Laugh good and hard
 - 28 Brings to a close
 - 32 Best
 - 33 Lasting effect
 - 35 Monthly util. bill
 - 36 "Is everything all right?"
 - 37 Purchase for which it's important to consider tracking?
 - 38 Paltry poker holding
 - 39 Prominence
 - 41 Short and sweet
 - 42 Song written by Queen
 - 43 Lili'uokalani
 - 44 Twin of Artemis
 - 45 Bakery-cafe chain with Salad Stuffers
 - 47 "Star Trek: TNG" counselor
 - 48 Chop shop wheels
 - 50 State that joined the union in 1845
 - 51 Rounds in tournaments
 - 57 Govt. prosecutors
 - 59 Consume
 - 60 Commanders' org.

TODAY'S SOLUTION:

T	E	E	H		L	E	S	S	V		S	E	R	O
F	O	S	V		E	S	I	V	E		V	R	I	T
N	V	I	O	I	S	N	X	E		D	N	V	T	
H	O	L	O	N		E	N	K		L	D	O		
N	O	O	B	I		S	L	V	O	O	V	E	d	
E	T	O	H	L	V		d	N	E	L	N	V		
A	V	O			H	V	d	S		O	T	S	O	
			H	O	L	O	O	E	A	E				
	O	L	V	O		S	L	N	E		E	R	L	
A	H	L	O	O	L		E	O	S	L	E	G		
K	V	E	H	B	V	E	L	H	O	L	V	N	S	
S	d	K		H	S	I	d		L	O	I	d	E	
D	V	O	S		L	N	E	d	P	E	S	V	E	S
E	H	E	M		V	E	N	P	V		O	N	R	V
R	B	A	R		T	E		P	A	I	G			

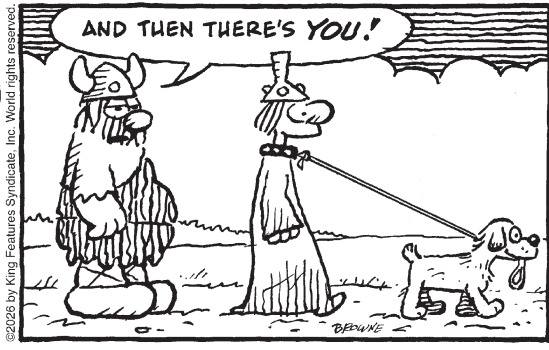
09/11/26

1	2	3	4	5	6	7	8	9	10	11	12	13
14				15					16			
17				18					19			
20					21			22		23		
24					25				26			
27					28		29					
30				31		32	33		34			
35								37				
38	39				40					41	42	43
44					45		46		47	48		
49					50	51		52				
53				54				55				
56			57		58		59					60
61					62					63		
64					65					66		

By Jeff Stillman
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09/11/26

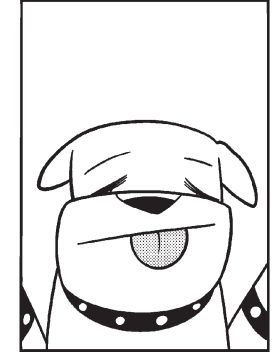
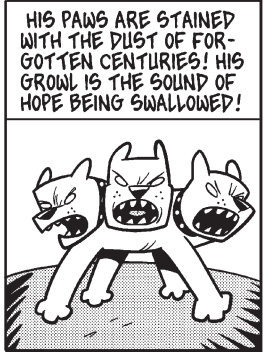
HAGAR THE HORRIBLE Chris Browne



PEANUTS Charles M. Schulz



POOCH CAFE Paul Gilligan



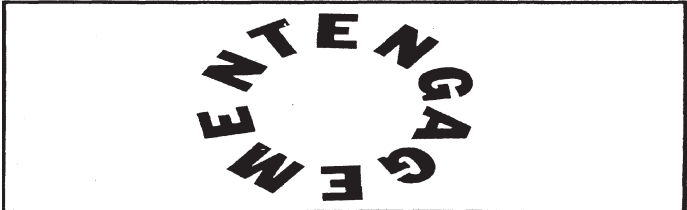
SUDOKU

DIFFICULTY RATING:☆☆☆☆☆

		7		6	8			9
	4		7			6		
			5		1			
		9	8	1			5	
			3	9	7			
	2			4	5	1		
			9		6			
		8			3		6	
9			2	8		5		

WHATZIT?

Find the familiar phrase, saying or name in this arrangement of letters.



SUDOKU INSTRUCTIONS:
Each row, column and set of 3-by-3 boxes must contain the numbers 1 through 9 without repetition.

TODAY'S WHATZIT SOLUTION:
Engagement ring

TODAY'S SUDOKU SOLUTION:

1	2	3	4	5	6	7	8	9
1	9	6	8	5	1	8	2	7
2	8	9	2	6	7	1	5	3
3	6	1	5	7	9	8	2	4
4	7	2	2	6	8	5	8	1
5	5	2	2	1	8	6	9	7
6	2	4	1	8	5	2	7	9
7	5	9	6	2	2	1	7	8
8	1	2	8	9	7	2	5	6

WONDERWORD

By DAVID OUELLET

HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the WONDERWORD.

SOME FAMOUS PATRIOTS

Solution: 7 letters

R	P	R	O	U	D	N	A	L	G	N	E	W	E	N
R	E	T	H	G	I	F	E	R	I	F	L	A	G	O
N	N	D	E	C	L	A	R	A	T	I	O	N	O	S
O	I	S	A	P	M	E	D	A	L	R	H	E	V	R
I	A	S	N	E	O	A	L	A	E	E	Y	L	E	E
T	P	E	A	L	L	L	W	H	T	M	T	L	R	F
A	S	R	T	I	Y	S	I	A	N	O	R	A	N	F
R	A	G	I	F	L	C	R	C	U	H	E	N	M	E
E	M	N	O	E	S	O	O	S	E	N	B	A	E	J
D	O	O	N	M	M	U	R	B	U	P	I	H	N	S
E	H	C	A	E	R	L	O	C	R	P	L	T	T	A
F	T	D	M	A	A	K	Y	M	R	A	P	E	Y	M
N	A	M	G	Y	R	O	T	S	I	H	V	O	H	O
O	O	E	O	N	O	I	T	U	L	O	V	E	R	H
C	O	L	O	N	I	E	S	E	T	U	B	I	R	T

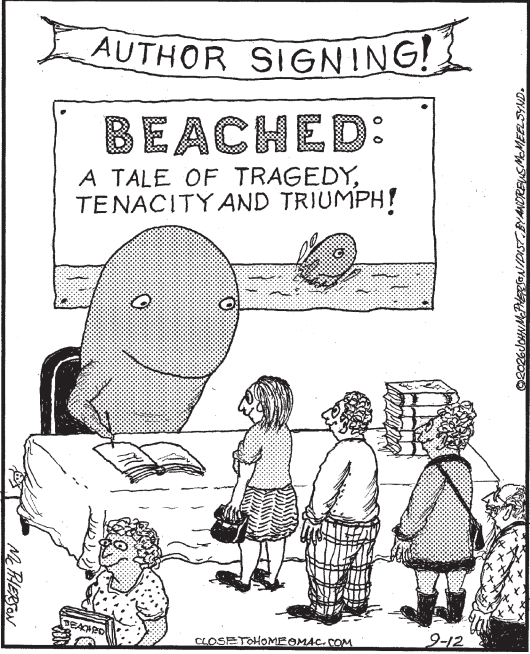
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9/11

Adams, Ally, Army, Brave, Colonies, Commemorate, Confederation, Congress, Courage, Declaration, Ethan Allen, Firefighter, Flag, Government, Help, Hero, History, Home, Laws, Leader, Liberty, Life, Loyal, Medal, Nation, New England, Police, Proud, Revolution, Sailor, Support, Thomas Jefferson, Thomas Paine, Tribute, Unity

TODAY'S ANSWER: Hancock

CLOSE TO HOME John McPherson



BEETLE BAILEY Mort & Greg Walker



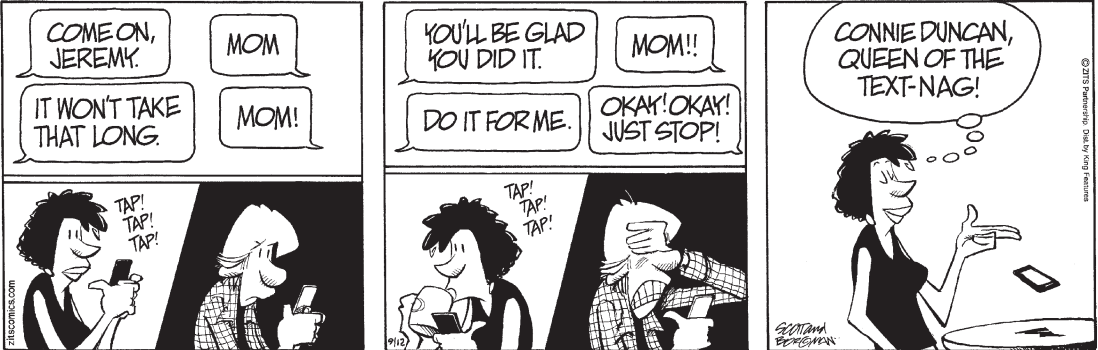
BLONDIE Dean Young & John Marshall



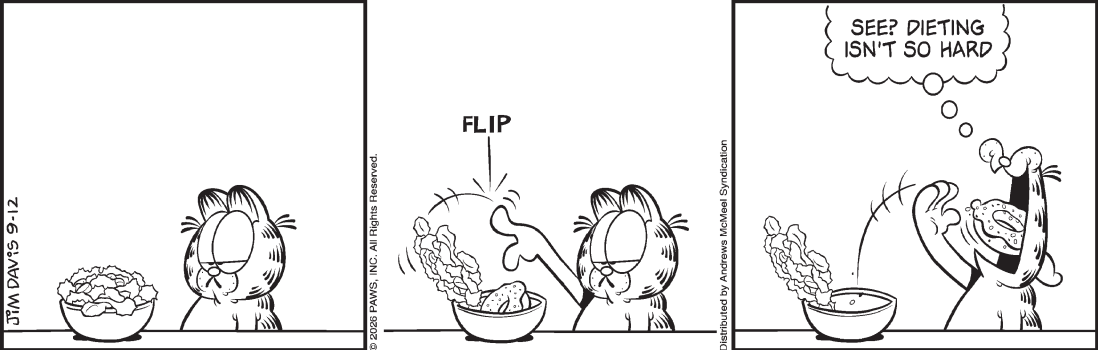
THE BORN LOSER Art & Chip Sansom



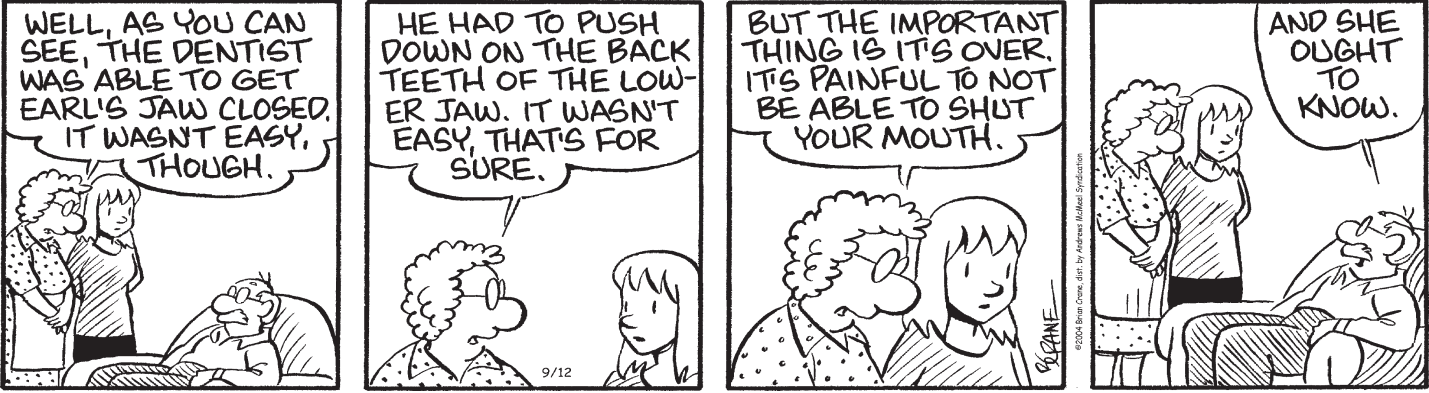
ZITS Jim Borgman & Jerry Scott



GARFIELD Jim Davis



PICKLES Brian Crane



SUDOKU

DIFFICULTY RATING: ★★★★★

7			2	3	4		5	
2					5	6		
			8				1	
	7		4					
5	6			9			2	4
					3		8	
	2				7			
		7	9					2
	5		3	4	2			6

WHATZIT?

Find the familiar phrase, saying or name in this arrangement of letters.

7:00

SUDOKU INSTRUCTIONS: Each row, column and set of 3-by-3 boxes must contain the numbers 1 through 9 without repetition.

TODAY'S WHATZIT SOLUTION: 5 o'clock shadow

CROSSWORD

ACROSS

1 Sailor
4 "Mind the —!"
7 "Woe is me!"
11 Lawyers' org.
12 Liver secretion
13 Burrowing mammal
14 Brillo competitor
15 Say with confidence
16 Religious image
17 Promise
19 Like Zorro
21 Landlord's due
23 CIA predecessor
24 Slowpoke
27 Sprint
29 Wire measure
32 Free, for short
33 Accept
34 Actress — Lupino

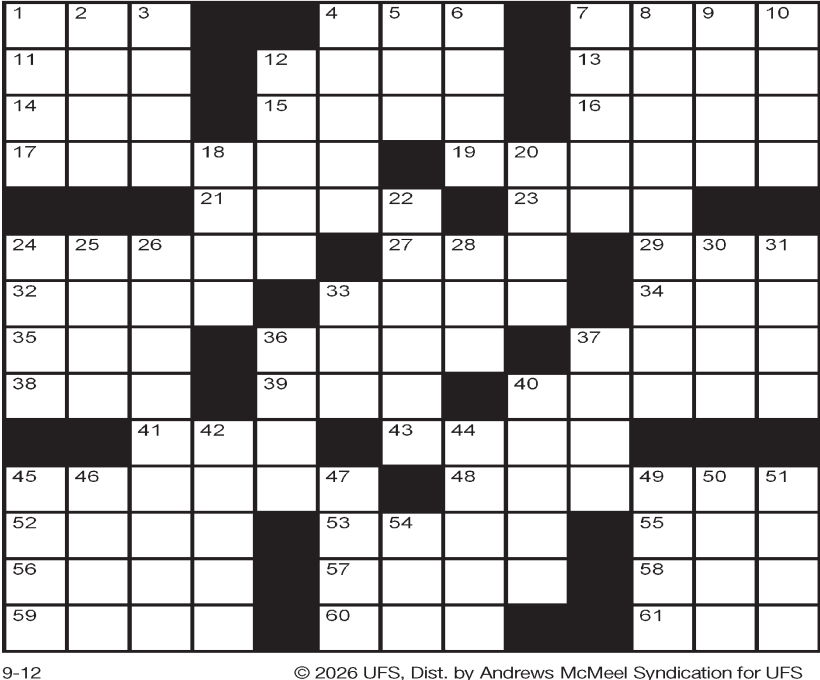
35 "— Maria"
36 Ocean motion
37 Thick soup
38 Soap mass
39 Frost
40 Massage targets
41 Wrath
43 Town north of Las Vegas
45 Destructive insect
48 Acrid
52 Precious gem
53 Greek god of love
55 "The Murders in the — Morgue"
56 Rational
57 Trig function
58 Museum contents
59 Fitted with horseshoes
60 Bauble
61 "The Simpsons" bartender

TODAY'S SOLUTION:

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

DOWN

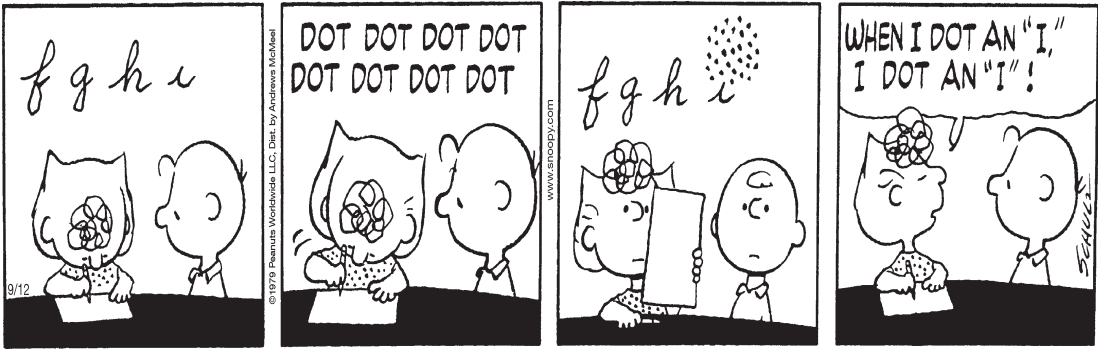
1 Sound of surprise
2 Greek coin
3 Ignoble
4 Donated
5 Cakes and —
6 Salon service, for short
7 Wrong
8 Home security expert
9 — vera
10 Dispatch
12 Roll with a hole
18 Fall in drops
20 Tops (Hyph.)
22 Merchant
24 Strikebreaker
25 — Scotia
26 Espresso with hot water
28 Stringed instrument — fixe
30 Statutes
33 Twitch
36 Fastens
37 Dundee native
40 Cordial flavoring
42 Held sway
44 Black wood
45 Deprivation
46 Moonfish
47 Try
49 Streetcar
50 Franc's replacement
51 Nerve network
54 — Grande



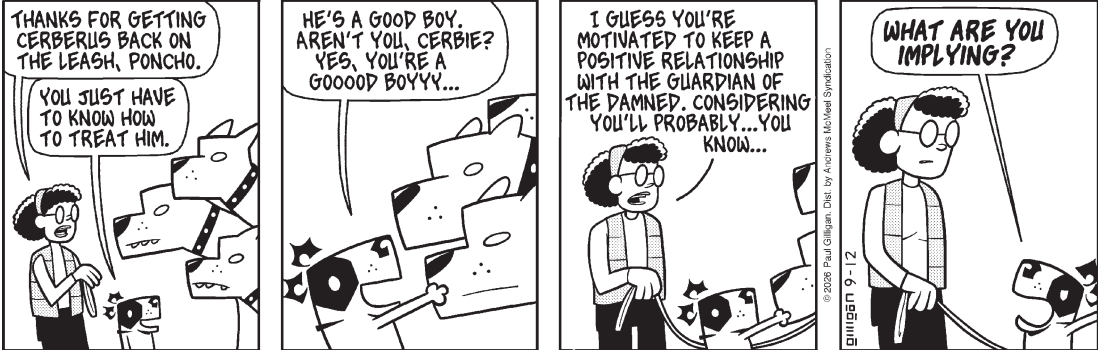
HAGAR THE HORRIBLE Chris Browne



PEANUTS Charles M. Schulz



POOCH CAFE Paul Gilligan



WONDERWORD

By DAVID OUELLET

HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the WONDERWORD.

TOMMY HUNTER (1937-2026) Solution: 9 letters

F A M I L Y R T N U O C L A P
F N R E T S E W A R A B R A B
E O E S E R U S A E R T E Y C
J C G O O H O E D O W N S R U
L I N I G N C S E C A E P A P
A P I R E E G A N M M V E S O
N E S A N T D S N A L O C R F
O R O T N E M I J A L L T E D
I F G N E S L W T U D P E V I
T O E O T L O Y L H D I D I S
I R R A E R L M A O U D A N G
D M G V L E P S O G N M S N R
A E A D R N L E G E N D B A A
R R E T S A C D A O R B O L C
T S I R A T I U G E N U I N E

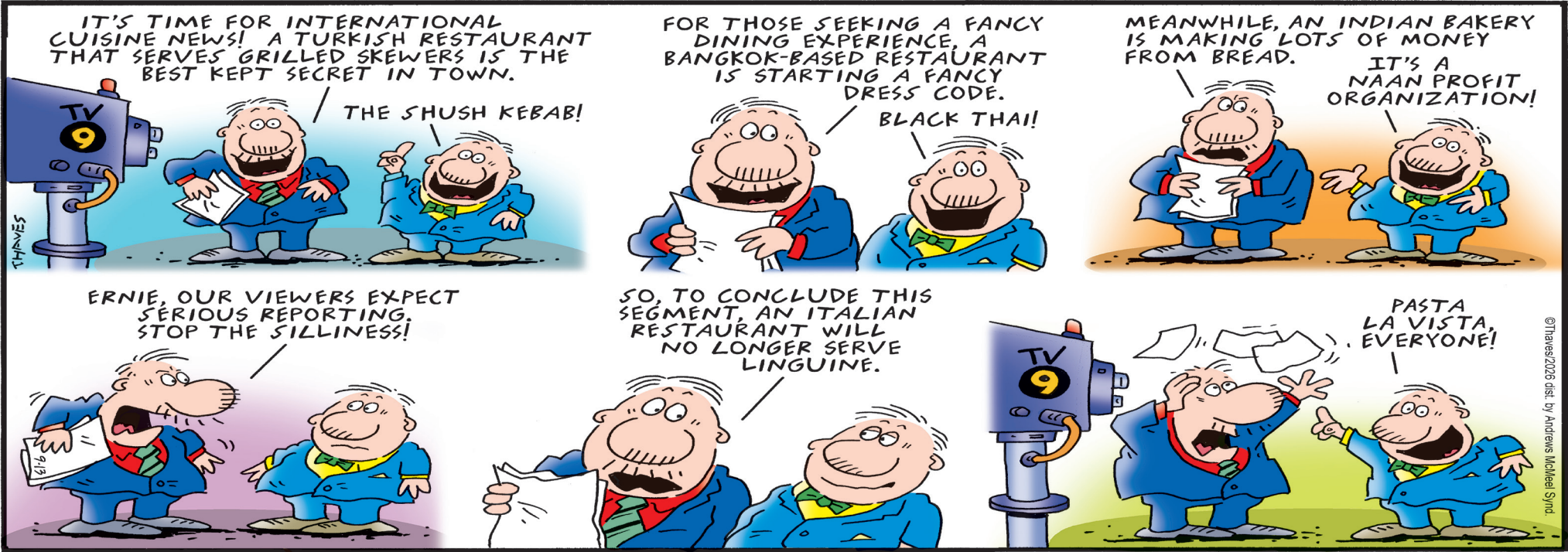
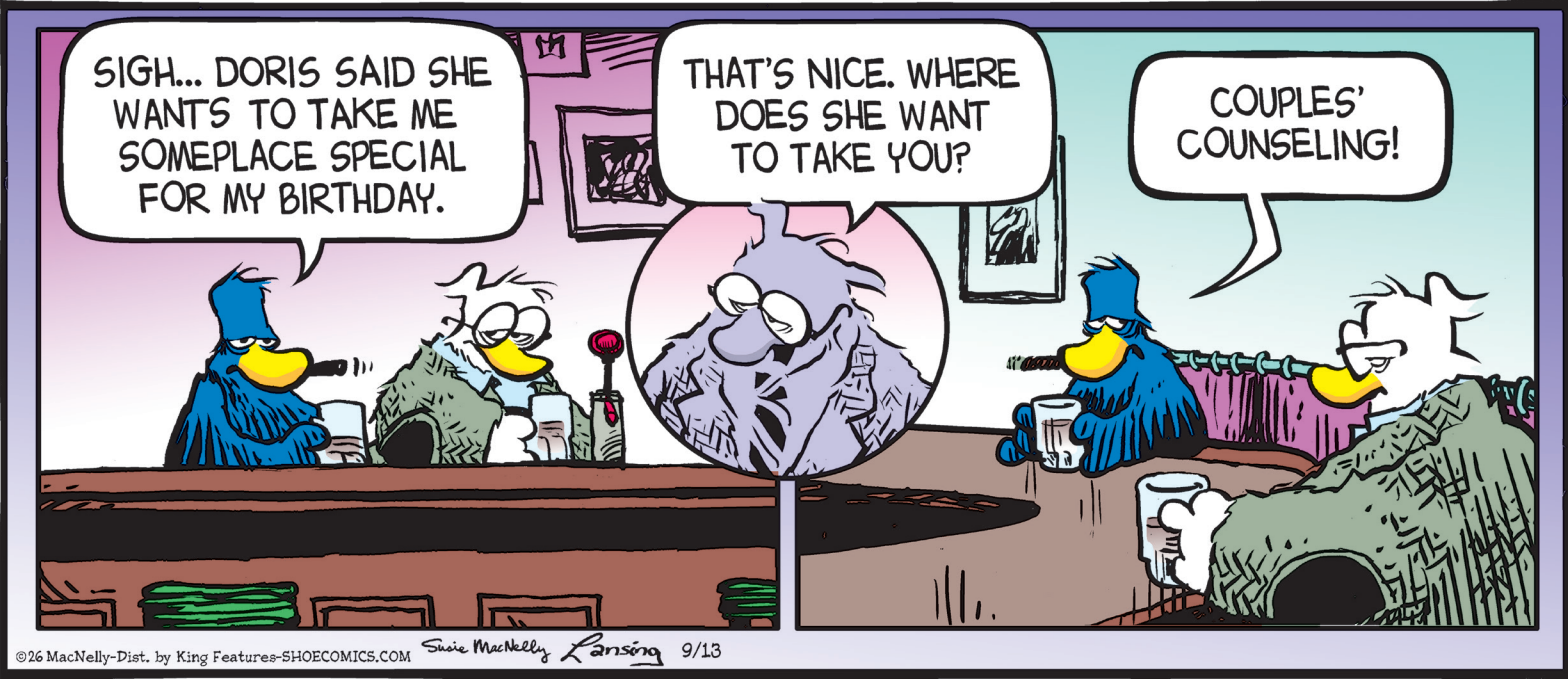
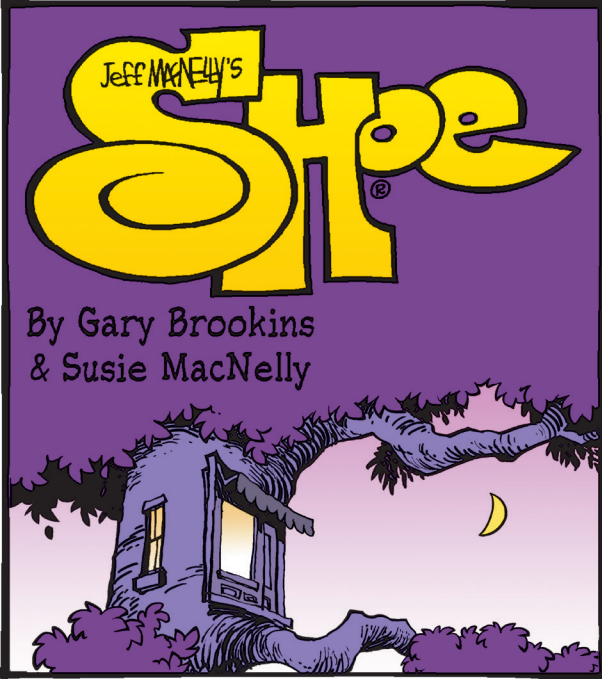
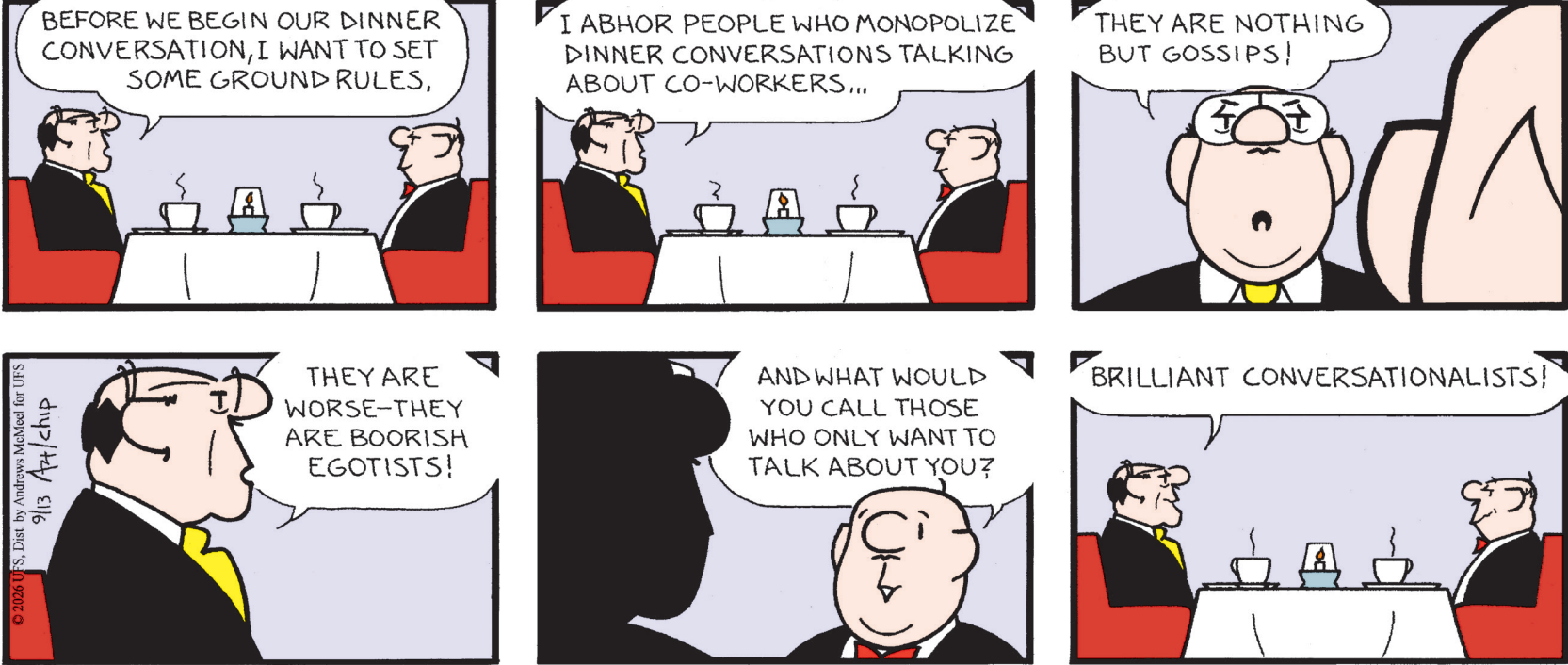
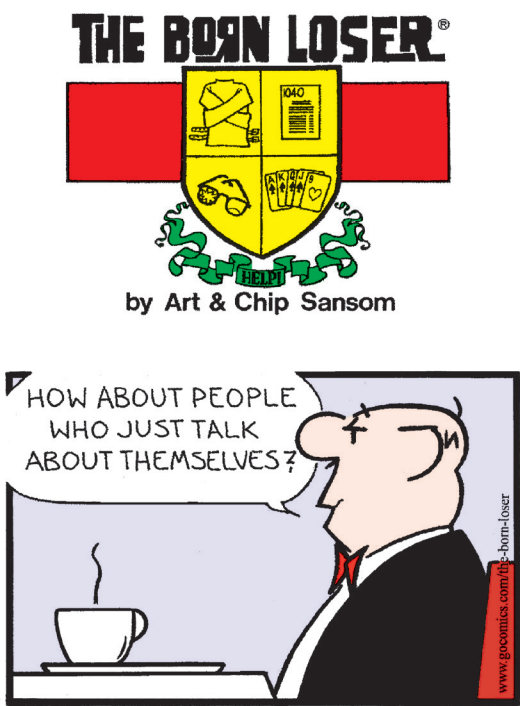
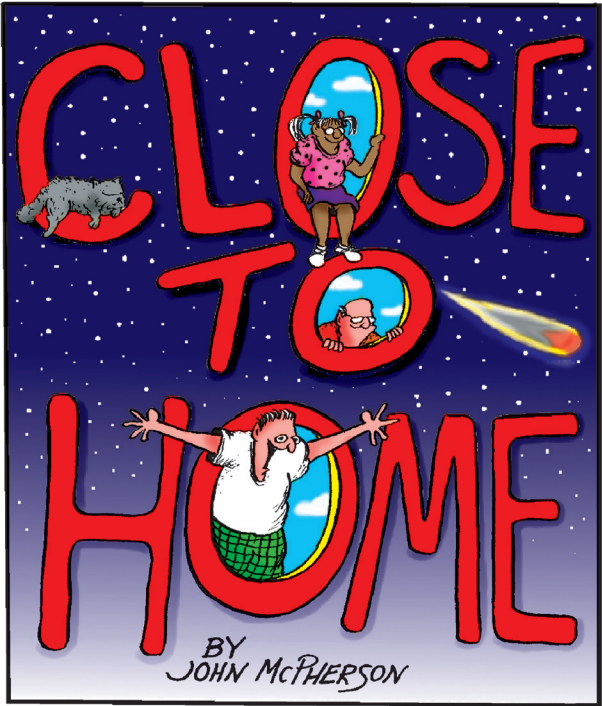
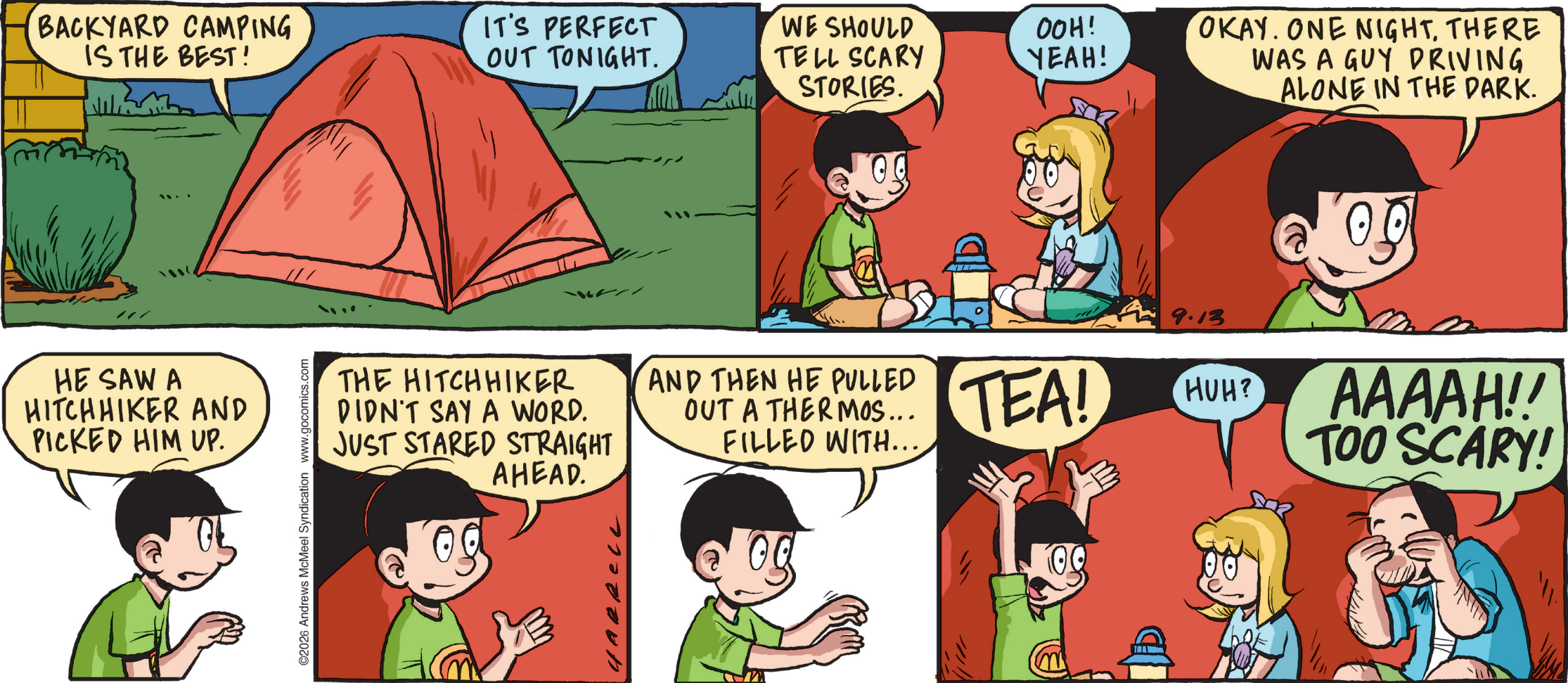
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Anniversary, Barbara, Broadcaster, Canadian, Clap, Country, Cup of Disgrace, Edith, Family, Genuine, Gospel, Greg, Guitarist, Hoedown, Humble, Icon, James, Jeff, Judds, Legend, London, Love, Mentor, Ontario, Peace, Performer, Plans, Respected, Singer, Songs, Stage, Traditional, Travellin' Man, Treasures, Tyler, Western, World

TODAY'S ANSWER: Gentleman

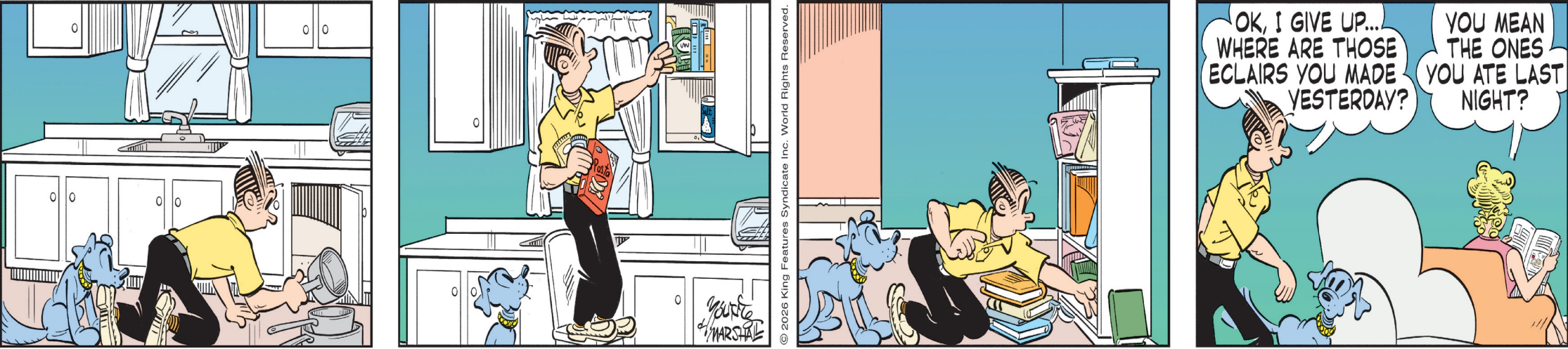
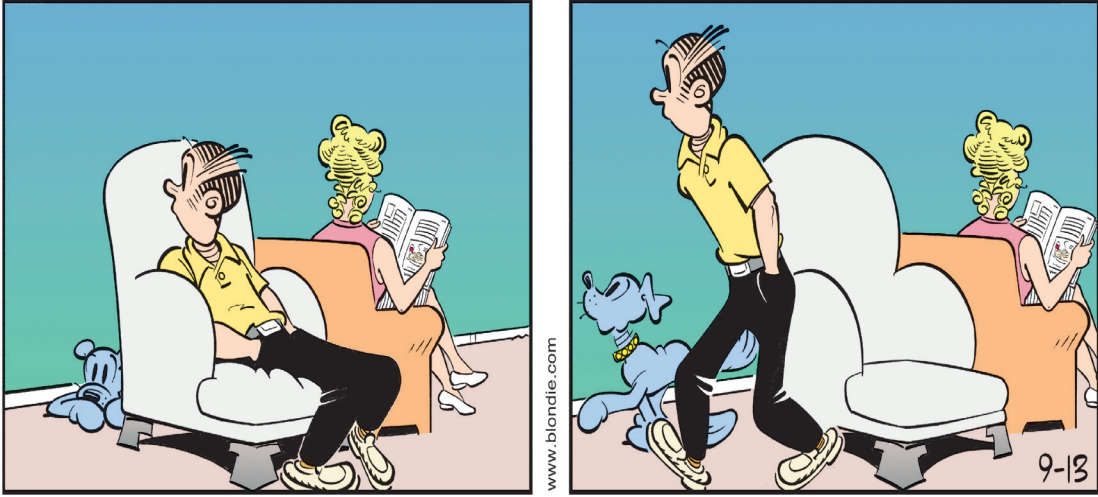
ADAM@HOME

BY ROB HARRELL



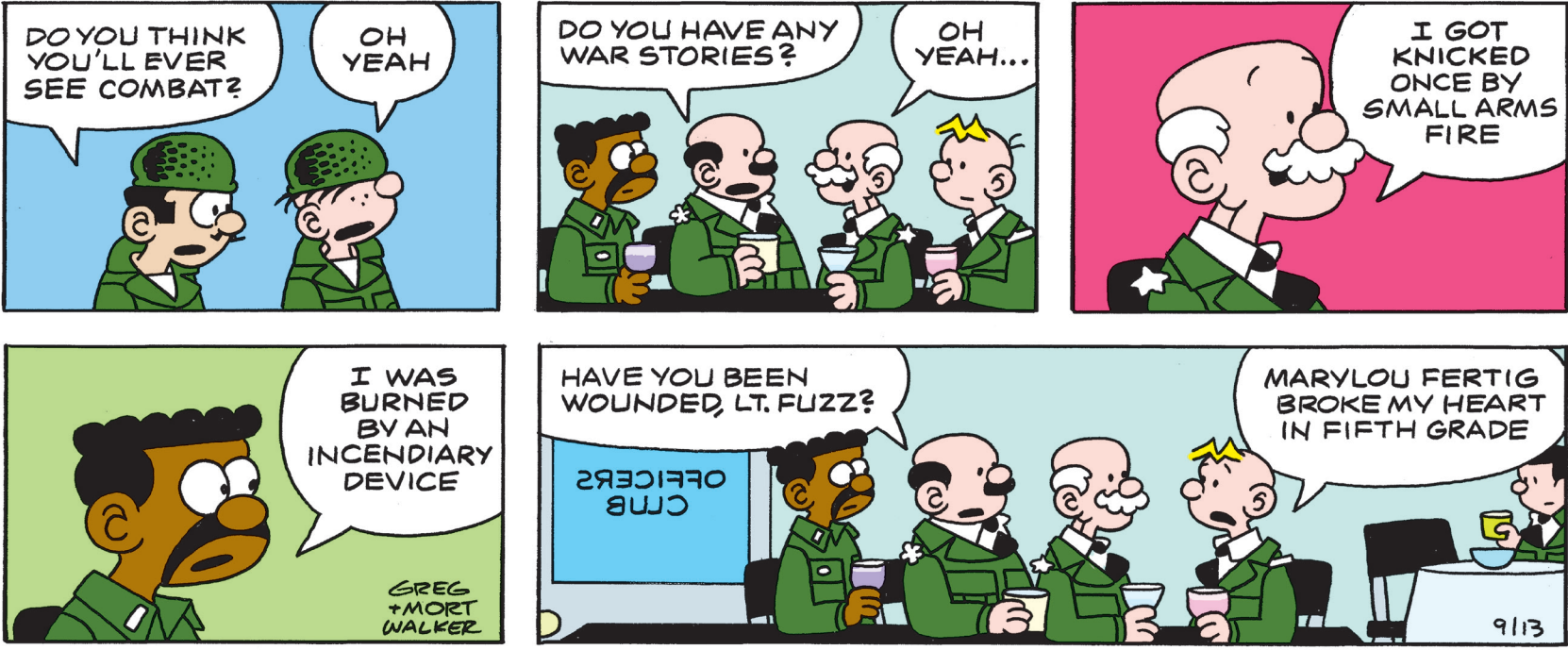
BLONDIE

BY DEAN KURTZ & JOHN MARSHALL



Mort Walker's

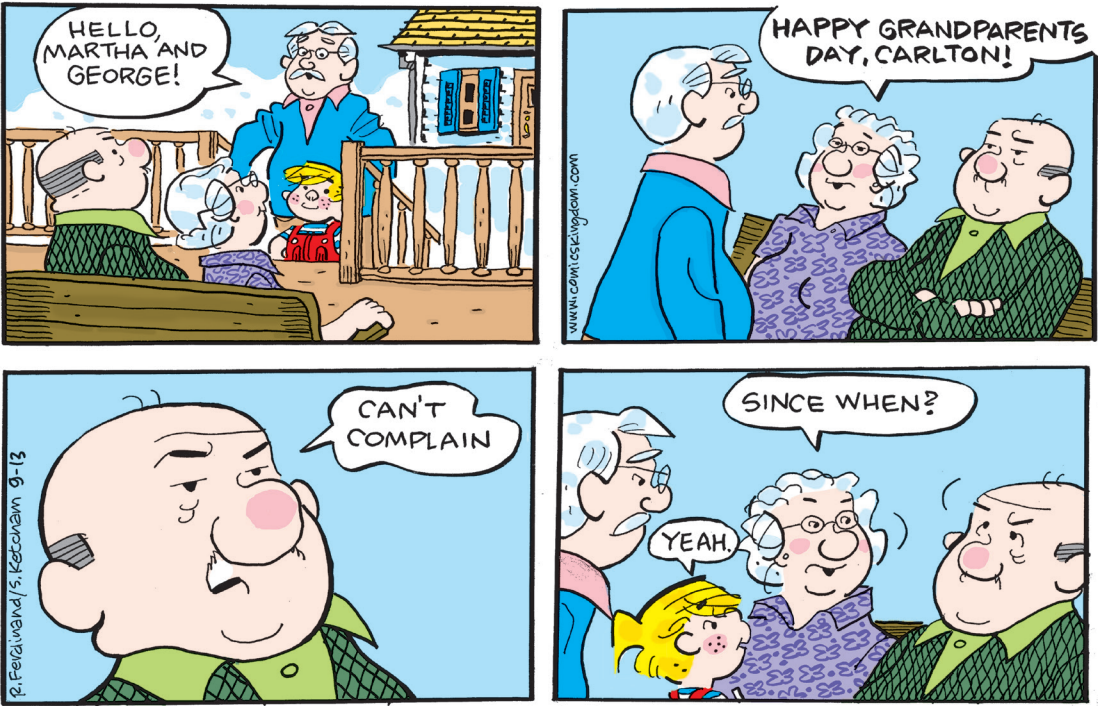
beetle bailey



Hank Ketchum's

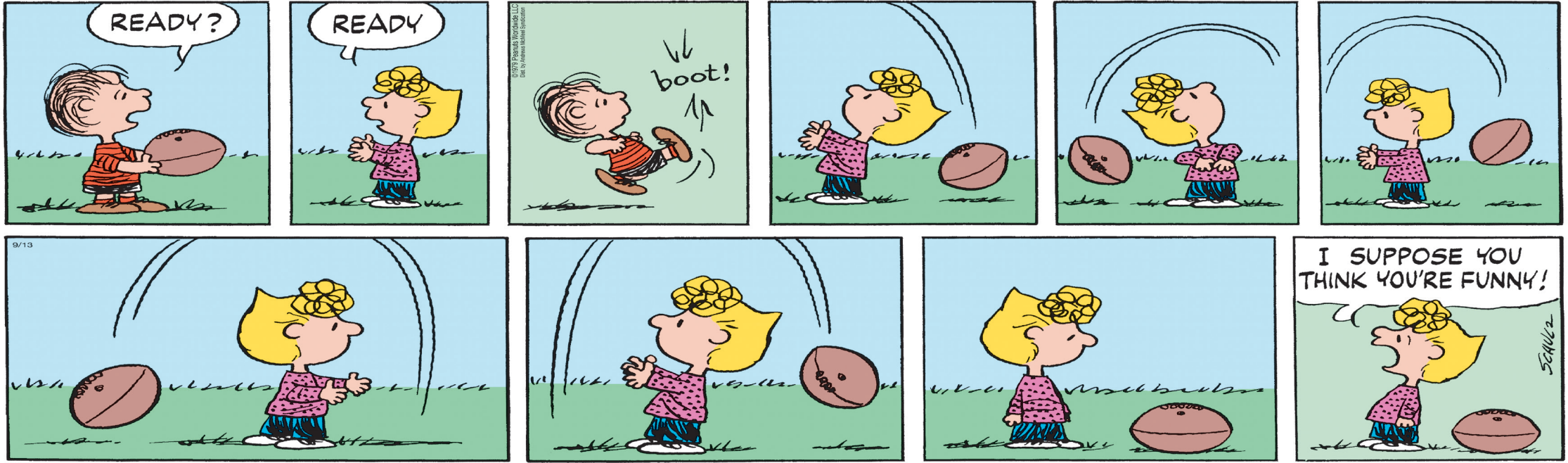
Bennis the Menace

REALITY CHECK, PLEASE!



CLASSIC PEANUTS

BY CHARLES SCHULZ



PEARLS BEFORE SWINE

BY STEPHAN PASTIS

