

THE ALBANY HERALD

Classifieds

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

Albany Classifieds

SERVICE DIRECTORY

Home Repair/ Remodeling

ENHANCED REMODELING & DRYWALL

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

WE DO SMALL AND BIG JOBS!

229-364-2997
Hernandez
912-432-3016

Residential-Commercial-Renovations

PAINTING AND HOME REPAIR

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

FREE ESTIMATES
229-349-5475

MERCHANDISE

Firewood

Free Firewood: Big Red Oak tree. Tree is down. You cut up and move. Call 229-364-1892

JOBS

Full-Time

Employer: Phoebe Physician Group, Inc.
Position: Cardiologist
Location: Albany, Dougherty County, Georgia; Americus, Sumter County, Georgia
Duties: As a cardiologist, employee will diagnose, treat, and provide continuous care to hospitalized patients, which includes delivering and coordinating the care for heart and blood vessel conditions, prescribing medications, performing procedures, and ordering and interpreting the results of lab tests and radiographs.
Minimum Requirements: Doctor of Medicine degree or a Doctor of Osteopathic Medicine degree from an accredited U.S. medical school (or the foreign equivalent degree); completion of 3-year internal medicine residency and 3-year cardiovascular disease fellowship; must have an active or pending Georgia medical license; must have passed all parts of the U.S. Medical Licensing Examination (USMLE) OR the Comprehensive Osteopathic Medical Licensing Examination (COMLEX); must have certification by the Educational Commission for Foreign Medical Graduates; must be board eligible in internal medicine.
Resume to: jsledge@phoebehealth.com

Public Works Director
City of Edison

The City of Edison is seeking qualified applicants for the position of Public Works Director. This position is responsible for planning, organizing, directing, and managing all operations of the Public Works Department for City of Edison. This position oversees infrastructure maintenance and development, including roads, bridges, drainage systems, and fleet management. Applications with a complete job description may be obtained from the City of Edison Administrative Office located at 19437 Hartford St., Edison, Ga from 8:00 a.m. – 4:00 p.m. daily. Contact the office at (229)835-2279
Applications will be accepted until September 22, 2026.

Part-Time

What you'll do as a caregiver for my MOTHER

Foster relationships with HER through companion-ship and compassionate caregiving. Assist with light meal preparation & perform light housekeeping duties. Provide personal care services, including assistance with grooming, Transport-ation to appointments, Medication reminders and managing incontinence. The Job is 5 hours/day, 5 days a week & the pay is \$35 per hour. You can email me via lawrenceejob@gmail.com for more info.



Albany Legals

Construction/ Service Bids

A-917
REQUEST FOR QUALIFICATIONS
Stormwater Master Plan
PROPOSAL REF. #27-020

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 12, 2026. A Pre-Proposal Conference will be held in the Procurement division office and via Zoom, on September 18, 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 19, 2026

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

The Albany Housing Authority (AHA) is soliciting proposals from qualified and properly licensed contractors for the interior buildout and renovation of 1713 Gadsden, Albany, Georgia.

The project generally consists of the interior renovation of an approximately 1,050-square foot residential structure.

Work includes, but is not limited to:

- Selective interior demolition
- Metal stud framing
- Plumbing modifications
- Electrical modifications
- HVAC modifications
- Drywall installation and repair
- Kitchen buildout
- Bathroom renovations
- Laundry area construction
- Interior doors, trim, and hardware
- Flooring
- Interior painting
- Fixtures, accessories, and final cleaning

The successful contractor shall provide all labor, materials, equipment, supervision, permits, inspections, disposal, and coordination necessary to complete the project.

Interested contractors may obtain the complete RFP package, plans, specifications, proposal requirements, and bid forms from:

Albany Housing Authority
521 Pine Ave.
Albany, Georgia 31702
Electronic versions are available by request.

Contact: Doug Holdridge
Phone: 229-603-9458
Email: dholdridge@albanyha.com
A site visit will be held on:
Date: 9-9-2026
Time: 11:00 AM
Location: 1713 Gadsden, Albany, Georgia

Proposals must be received by the Albany Housing Authority no later than: **2:00 PM on 9-30-2026**

Proposals received after the stated deadline may not be considered.

The Albany Housing Authority reserves the right to reject any or all proposals, waive informalities where permitted, and award a contract in the best interest of the Authority.

The Albany Housing Authority is an Equal Opportunity Employer and encourages participation by qualified minority-owned, women-owned, Section 3, and small business enterprises.

ALBANY HOUSING AUTHORITY
August 29, September 5, 12, 19, 26, 2026

A-922
REQUEST FOR PROPOSALS
218 N. Washington
Redevelopment
PROPOSAL REF. #27-021

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 13, 2026. A Pre-Proposal Conference will be held September 21, at 10:00 AM, via Zoom. 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 rlgadney@albanyga.gov. \by\ Michael Eaton, Chief Financial Officer

September 19, 2026

A-926
INVITATION TO BID
Viper Automatic Switch Installation
Phase 2 – Substation #2,3,5,10 & 14
BID REF. #27-023

Sealed bids will be received by City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on October 14, 2026. A Pre-Bid Conference will be held at 10:00 AM on September 22, at the Procurement office. A 5% Bid Bond is required for bid submittal. Bid documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Joshua Williams, Procurement Manager at jswilliams@albanyga.gov. \by\ Michael Eaton, Chief Financial Officer

September 19, 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

Subscribers Like You Make the Difference

Debtors & Creditors

A-883
NOTICE TO DEBTORS AND CREDITORS

GEORGIA, DOUGHERTY COUNTY. IN RE: Estate of Dennis Orrin Gilletly

All creditors of the Estate of Dennis Orrin Gilletly, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to Robin Dunn, Executor, c/o Tyson Pinson, LLC, P.O. Box 107, Camilla, GA 31730.

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

September 5, 12, 19, 26, 2026

A-920
NOTICE
GEORGIA
DOUGHERTY COUNTY

Notice is hereby given to all creditors of the Estate of Evelyn Carroll Rogers, 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.

Nancy R. Webb
Executrix of the Estate of Evelyn Carroll Rogers
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
(229) 430-9989

September 19, 26, October 3, 10, 2026

A-921
NOTICE
GEORGIA
DOUGHERTY COUNTY

Notice is hereby given to all creditors of the Estate of Doris King Taylor James, 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.

Toni Russell and Maria Carter
Executors of the Estate of Doris King Taylor James
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
(229) 430-9989

September 19, 26, October 3, 10, 2026

A-915
NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF DOUGHERTY
IN RE: ESTATE OF KATIE J. EVANS, DECEASED

All creditors of the Estate of Katie J. Evans, 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 10th day of September, 2026.

Shobreka Jackson
Executor/Administrator of the Estate of Katie J. Evans, Deceased
c/o Elizabeth R. Gibson, Esq.
Georgia Bar No. 934088

The Givens Gibson Firm, PC
504 North Slappey Boulevard
P.O. Box 50082
Albany, GA 31701
Telephone: (229) 329-3840
Email: ergibsonlaw@gmail.com
Estate No.: 2023-ES-420

Elizabeth R. Gibson
The Givens Gibson Firm
State Bar No. 2026-ES-147
P. O. Box 50082
Albany, GA 31703
(229) 329-3840
ergibsonlaw@gmail.com

September 19, 26, October 3, 10, 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-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-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.

Debtors & Creditors

This 1st day of September, 2026.

Stephanie Dollar Najjar, Executor of the Estate of Jerrold Alvin Dollar
3103 Cane Mill Drive
Albany, Georgia 31721
or
MOORE, CLARKE, DuVALL & RODGERS, P.C.
2829 Old Dawson Road
Post Office Drawer 71727
Albany, Georgia 31708-1727 (229) 888-3338

September 5, 12, 19, 26, 2026

A-927
NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF DOUGHERTY

NOTICE is hereby given to all debtors and creditors of the Estate of Gary Thomas Starr 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 14th day of September 2026.

Linda Holloway Starr, Executor of the Estate of Gary Thomas Starr
c/o William D. Moorhead III
MOORHEAD LAW FIRM LLC
314 W. Residence Ave.
Albany, GA 31701

September 19, 26, October 3, 10, 2026

A-930
NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF DOUGHERTY
IN RE: ESTATE OF Charles Emanuel Black, DECEASED

All creditors of the Estate of Charles Emanuel Black, 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.

Esther Black
2710 Robinson Pointe
Albany, GA 31701
229-881-1803

Executor of Charles Emanuel Black, 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…"

September 19, 26, October 3, 10, 2026

A-919
NOTICE
GEORGIA
DOUGHERTY COUNTY

Notice is hereby given to all creditors of the Estate of Sonia Eubanks Brice, 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.

Louie Charles Baggett
Executor of the Estate of Sonia Eubanks Brice
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
(229) 430-9989

September 19, 26, October 3, 10, 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-932
NOTICE TO DEBTORS & CREDITORS

All creditors of the Estate of Debra D. Roney, 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 to the undersigned.

This 16th day of September 2026.

DWAIN RONEY
Administrator of the Estate of Debra D. Roney

DIVINE FINNEY DAVIS, PC
600 N. Jackson Street
Albany, GA 31701

September 19, 26, October 3, 10, 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 26th 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-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

Debtors & Creditors

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-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 26th day of August, 2026.

Yahya Sabree,
Administrator of the Estate of Oscar C. Fuller, Jr.
305 Piney Woods
Cibola, Texas 78108

September 5, 12, 19, 26, 2026

A-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-848
NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF DOUGHERTY
IN RE: ESTATE OF Marilyn Gredell Nobles, DECEASED

All creditors of the Estate of Marilyn Gredell Nobles, DECEASED late of Dougherty County, are hereby notified to render their demands to the undersigned according to law, and all person indebted to said estate are required to make immediate payment to me.

Gregory Nobles
307 W Holston Avenue
Johnson City, TN 37604

Executor of Marilyn Gredell Nobles, deceased

O.C.G.A § 53-7-41 states: "…Every personal representative shall, within 60 days from the date of qualification, publish a notice directed generally to all of the creditors of the estate to render an account of their demands. The notice shall be published once a week for four weeks in the official newspaper of the county in which the personal representative qualified…"

August 29, September 5, 12, 19, 2026

A-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-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-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-839
NOTICE TO DEBTORS AND CREDITORS

GEORGIA, DOUGHERTY COUNTY: All creditors of the Estate of SYDNEY NELSON CONNER, III, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to VICKI HARPER, at 1210 Baker Avenue, Albany, Georgia 31707, Personal Representative of said estate, in accordance with Georgia law, and all persons indebted to said estate are required to make immediate payment to said Personal Representative of said estate.

This 4th day of August, 2026.

ATTORNEYS FOR THE ESTATE OF SYDNEY NELSON CONNER, III, DECEASED

August 29, September 5, 12, 19, 2026

Debtors & Creditors

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

Divorces

A-925
DOUGHERTY COUNTY SUPERIOR COURT

STATE OF GEORGIA
Petitioner: Joseph Stephens V.
Respondent: Alexis Stephens
Civil Action Case Number: 26CV136-4

NOTICE OF SUMMONS

To: Alexis Stephens, Respondent Named Above: This notice has been published to let you know that a Divorce case was filed against you in Superior Court on 2/10, 2026. The court issued an order for service of summons by publication on 2/10, 2026. You must file an Answer to the Petition with the clerk of Superior Court and serve the Petitioner with a copy of the Answer. The Petitioner's address is 1903 Churchill Drive Albany, GA 31721. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything he asked for in the Petition for Divorce. This the 15th day of September, 2026.

Joseph W. Dent, Judge
September 19, 26, October 3, 10, 2026

A-855
IN THE FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE

RICARDO ANTHONY BROWN,

Plaintiff/Husband,

vs.

NYZHIA NICHANTIS CIERRA JORDAN,
Defendant/Wife.
DOCKET NO. 26D680

NOTICE OF SUMMONS—SERVICE BY PUBLICATION

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

September 5, 12, 19, 26, 2026

Juvenile Court

A-929
PUBLICATION
DOUGHERTY COUNTY JUVENILE COURT

IN THE MATTER OF: L.M., W/F, DOB: 12/26/2014
To: Charlene Mateo Vicente, Francisco Mateo or any other individual who might be the biological father of one female child born to Charlene Mateo Vicente on December 26, 2014

A petition was filed in this Court by Social Services Case Supervisor Treena White, on the 25th day of August, 2026. The Petition alleges the above-referenced child to be dependent according to Georgia law and seeks termination of your parental rights, if any. You may obtain a copy of the Petition, which sets forth the specific allegations in detail, from the Clerk of Juvenile Court of Dougherty County, 225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia, phone is 229-431-2162.

By authority of an Order for Service by Publication by the Judge of said Court on the 9th day of September, 2026, you are commanded to be an appear in the Juvenile Court of Dougherty County, Georgia, at the Dougherty County Courthouse located at 225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia, within sixty (60) days of said Order for Service by Publication and on the 17th day of November, 2026, at 9:00 a.m. to then and there make defense to allegations of the petition, and to show cause why the prayers of the petition should not be granted, and why the said child and all parties named herein should not be dealt with according to the provisions of the law. The hearing is for the purpose of terminating your parental rights.

You or any other interested party may file a written objection or answer on or before the date and time for the hearing stated above by filing the same at the office of the Clerk of Juvenile Court of Dougherty County, Georgia, and the Petitioner's Attorney, Gregory T. Williams.

Be advised that any biological father who is not the legal father of this child shall lose all rights to this child and shall not be entitled to object to the termination of his rights unless within thirty (30) days of receipt of this notice, he files (1) a petition to legitimate the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition

Juvenile Court

A-929
PUBLICATION
DOUGHERTY COUNTY JUVENILE COURT

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Juvenile Court

A-929
PUBLICATION
DOUGHERTY COUNTY JUVENILE COURT

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Juvenile Court

A-929
PUBLICATION
DOUGHERTY COUNTY JUVENILE COURT

IN THE MATTER OF: L.M., W/F, DOB: 12/26/2014
To: Charlene Mateo Vicente, Francisco Mateo or any other individual who might be the biological father of one female child born to Charlene Mateo Vicente on December 26, 2014

A petition was filed in this Court by Social Services Case Supervisor Treena White, on the 25th day of August, 2026. The Petition alleges the above-referenced child to be dependent according to Georgia law and seeks termination of your parental rights, if any. You may obtain a copy of the Petition, which sets forth the specific allegations in detail, from the Clerk of Juvenile Court of Dougherty County, 225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia, phone is 229-431-2162.

By authority of an Order for Service by Publication by the Judge of said Court on the 9th day of September, 2026, you are commanded to be an appear in the Juvenile Court of Dougherty County, Georgia, at the Dougherty County Courthouse located at 225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia, within sixty (60) days of said Order for Service by Publication and on the 17th day of November, 2026, at 9:00 a.m. to then and there make defense to allegations of the petition, and to show cause why the prayers of the petition should not be granted, and why the said child and all parties named herein should not be dealt with according to the provisions of the law. The hearing is for the purpose of terminating your parental rights.

You or any other interested party may file a written objection or answer on or before the date and time for the hearing stated above by filing the same at the office of the Clerk of Juvenile Court of Dougherty County, Georgia, and the Petitioner's Attorney, Gregory T. Williams.

Be advised that any biological father who is not the legal father of this child shall lose all rights to this child and shall not be entitled to object to the termination of his rights unless within thirty (30) days of receipt of this notice, he files (1) a petition to legitimate the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition

Juvenile Court

to legitimate with the Dougherty County Juvenile Court.

Witness the Honorable Valerie Brown-Williams, Judge of said Court this 9th day of September, 2026.

Tequila Woods
Clerk of Dougherty County Juvenile Court

Gregory T. Williams
Special Assistant Attorney General
Post Office Box 1113, Camilla, Georgia 31708
Phone (229) 330-0614, Georgia Bar Number 443607

September 19, 26, October 3, 10, 2026

Name Changes

A-884
IN THE SUPERIOR COURT OF DOUGHERTY COUNTY
STATE OF GEORGIA

In re the name change of: Khanie T. BOWENS

Civil Action File No. 26CV777-4

NOTICE OF PETITION TO CHANGE NAME

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

Khanie T. BOWENS, Petitioner
2710 W Oakridge Drive Lot 67
September 5, 12, 19, 26, 2026

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

In re the name change of: Karen Holt Ransom

Civil Action File No. 26-SUCV-724-3

NOTICE OF PETITION TO CHANGE NAME

filed a petition in the Superior Court I, Karen Holt Ransom, filed a petition in the Superior Court of Dougherty County, Georgia on the 26th day of August, 2026, to change my name from Karen Holt Ransom to Karen Holt. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Signed this 26th day of August, 2026.

Karen Holt Ransom, Petitioner
407 Williams St
Albany Ga 31705

August 29, September 5, 12, 19, 2026

A-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 HENRIETTA WOODEN WILLIAMS to HENRIETTA WOODEN WILLIAMS. Notice is

Probate Court Administration

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

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

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"). 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. Blount
Judge

September 12, 19, 2026

Probate Court 12 mth Support

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

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

A-860

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: CHRISTOPHER DAVID EDMUNDS

ESTATE FILE NO: 2026-ES-297

Probate Court 12 mth Support

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

September 5, 12, 19, 26, 2026

A-826

GEORGIA, DOUGHERTY COUNTY PROBATE COURT

IN RE: ESTATE OF: LARRY LEE LANE

ESTATE FILE NO: 2026-ES-128

NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

TO: Je'Nita Lane and All Other Interested Parties

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

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

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

August 29, September 5, 12, 19, 2026

Public Hearings

A-924

HISTORIC PRESERVATION COMMISSION

NOTICE OF PUBLIC MEETING

The **Albany-Dougherty Historic Preservation Commission** will conduct a public meeting on **Wednesday, October 7, 2026, at 10:00 A.M.** (In-Person) Historic Preservation Commission meetings are open to the public. Please note, there is also a virtual option. The meeting will take place at the following location:

240 Pine Avenue, Room 380
Albany, GA 31701

Join Zoom Meeting

<https://zoom.us/j/95219225113?pwd=VU94ZzNpbFdtS2dMN04yUzI1YWVx6UT09>

Meeting ID: 952 1922 5113

Passcode: 515128

One tap mobile

+16465588656,95219225113#,,,,*515128# US (New York)

26-064 HISTORIC – 504 1st Ave: COA request by Medad Properties, LLC for the construction of a 2-story triplex.

Exact description of the property is on file at the Planning & Development Services Department.

240 Pine Avenue, Room 300, and may be reviewed along with any other information regarding this request between 8:00 a.m. and 5:00 p.m., Monday through Friday.

Telephone number is (229) 438-3901

As set forth in the Americans with Disabilities Act of 1990, the City of Albany does not discriminate based on disability in the admission or access to or treatment or employment in its programs or activities.

The Human Resources Department has been designated to coordinate compliance with the no-discrimination requirements contained in section 35.107 of the Department of Justice Regulations.

Information concerning the provisions of the Americans with Disabilities Act, and the rights provided there, is available at the Office of Human Resources.

The City of Albany will assist citizens with special needs given proper notice (7 working days).

Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program, or activity of the City of Albany, Georgia should be directed to Paul Forgey, AICP, Director, Planning and Development Services, 240 Pine Avenue, Suite 300, Albany, Georgia, 31701, (229) 438-3901.

September 19, 2026

Public Sales/Auctions

A-898

NOTICE OF SALE

Family Heirloom Storage of Albany

431 S. Mock Rd
Albany GA 31705

Personal property consisting of sofas,

TV's, clothes, boxes, household goods

and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the date & time indicated below to satisfy Owners Lien for rent & fees due

in accordance with Georgia Statutes: Self-Storage Act, All items or spaces may not be available for sale. Credit cards

only for all purchases & tax resale certificates required, if applicable. OWNER RETAINS THE RIGHT TO BID

H009 R. Parker

N010 R. Parker

Public Sales/Auctions

I006 T. Franklin
J15 K. Fields
J001 B. Pitts
C011 R. Greene
H011 T. Greene
L011 M. Dowell

Auction will be held at www.bid13.com and will end on or after 11:00AM on 09/28/2026

September 12, 19, 2026

Service by Publication

A-840

IN THE STATE COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

AALIYAH SHARIF, Plaintiff,

v. MEGAN LEWIS-MOORE, Defendant.

CIVIL ACTION FILE NO. STSV2026000363

NOTICE OF SUMMONS – SERVICE BY PUBLICATION

TO: Megan Lewis-Moore

109 Constitution Court
Albany, Georgia 31721

You are hereby notified that the above-styled action seeking

Complaint for Damages and Demand for Jury Trial was filed against you in said court on May 13, 2026, and that

by reason of an order for service of summons by publication entered by the court on August 19, 2026, you are hereby commanded and required to

file with the clerk of said court and serve upon Valerie J. Pallos, Esq., Counsel for Plaintiff, whose address is 10745 Westside Way, Suite 165, Alpharetta, Georgia 30009, an

answer to the complaint within sixty (60) days of the date of the order for service by publication. If you fail to do so, judgment by default will be taken against you for the relief

demand in the complaint.

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

This the 19th day of August, 2026.

John M. Stephenson
Clerk of State Court, Dougherty County

August 29, September 5, 12, 19, 2026

Trade Names

A-914

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME. STATE OF GEORGIA. COUNTY OF DOUGHERTY.

The undersigned hereby certifies that they are conducting a business in the City of Albany, County of Dougherty, State of Georgia under the name of: Viva Senior Living at Albany, and that the nature of the business is Senior Living, and that said business is composed of the following: SSP Albany LLC, 101 Via Toluca , San Clemente, CA 92672.

This affidavit is made in compliance with Georgia Code Annotated Title-10 Chapter-1 Section-490.

September 19, 26, 2026

A-911

APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME. STATE OF GEORGIA. COUNTY OF DOUGHERTY.

The undersigned hereby certifies that they are conducting a business in the City of Albany, County of Dougherty, State of Georgia under the name of: Cooksey Steel and that the nature of the business is metals service center and that said business is composed of the following: (Corporation)Business address:

Cooksey Iron & Metal Company, a Georgia corporation

735 North 19th Avenue
Phoenix, AZ 85009

This affidavit is made in compliance with Georgia Code Annotated Title-10 Chapter-1 Section-490.

September 19, 26, 2026

Foreclosures

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, Georgia.

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-851

NOTICE OF SALE UNDER POWER OF STATE OF GEORGIA DOUGHERTY COUNTY

Under and by virtue of the power of 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,

Foreclosures

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 Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA AND BEING ALL OF LOT 371 OF LAKE PARK SUBDIVISION "C", SECTION 5 ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION RECORDED AND SHOWN IN PLAT BOOK 3 PAGE 198 AND 199 (NOT PLAT CABINET 1, SLIDE A-99) IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. The property is commonly known as **1804 Lulwate Rd, Albany, GA 31707** according to the present numbering system in Dougherty County, Georgia, together with all fixtures and personal property attached to and constituting a part of said property, if any. In the event of a conflict between the property address and the legal description, the legal description shall control. The indebtedness secured by said Security Deed has been declared due because of default under the terms of said Security Deed and Note. The indebtedness remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees, as provided for in the Security Deed and Note and by law (notice pursuant to O.C.G.A. § 13-1-11 having been given).

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 be subject to any superior Security Deeds of record; all zoning ordinances; any matters which might be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property (including those which are a lien, but not yet due and payable); special assessments; all outstanding bills for public utilities which constitute liens upon said property whether due and payable or not yet due and payable and which might not be of record; the right of redemption of any taxing authority; all restrictive covenants, liens, encumbrances, restrictions, covenants, easements, rights of-way, and any other matters of record superior to said Security Deed.

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. Pursuant to the provisions of O.C.G.A. § 9-13-172.1, which permits the rescission of judicial and nonjudicial sales in the State of Georgia in limited circumstances, the Deed Under Power and other foreclosure documents may not be provided until final confirmation as previously stated.

The individual or entity that has full authority to negotiate, amend, and modify all terms of the mortgage is: Robert Barnett, 8375 SW Beaverton-Hillsdale Hwy Ste 200, Portland, OR 97225, (503) 288-7187. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is believed to be The Estate of Judy Hicks Varnell (Angela Pauline Fiedler, Executor) or tenant.

Yellow Skies LLC, a Nevada limited liability company, as assignee of Pinnacle Bank, a Tennessee Bank, as successor by merger with Synovus Bank, as agent and Attorney-in-Fact for Judy Hicks Varnell

McMickle, Kurey & Branch, LLP
Attn: Default Department
217 Roswell Street, Suite 200
Alpharetta, GA 30009
(678) 824-7843

foreclosures@mkblawfirm.com
MKB File #3519-1771

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

September 12, 19, 26, October 3, 2026

A-918

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM

TO: GREENLEO RESIDENTIAL ESTATE LLC and persons claiming thereunder

Take notice that: **F4K REAL ESTATE LLC** (Authorized Agent – Sberica Moore)

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 more particularly described as all of lots 107 and 108 of North Slappey Heights Subdivision, according to a plat of said subdivision recorded in Plat Book 1, Page 258, in the land records of Dougherty County is at present improved with a Frame Dwelling known as 1205 Eleventh Avenue according to the present system of numbering in Albany, Georgia.

Map & Parcel: 0000G/00002/005

Location Address: 1205 Eleventh Avenue will expire and forever foreclose and barred on and after the 10TH 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 the Superior Court of Dougherty County, Georgia, in Deed Book 5339 Page 150.

The property may be redeemed at any time before the 10TH day of October 2026 by payment of the redemption price as fixed and provided by law to the undersigned at the following address

F4K REAL ESTATE LLC
SEBRICA MOORE – Authorized Agent

3724 Castle Pine Lane
Albany, GA 31750

September 19, 26, October 3, 10, 2026

Foreclosures

A-856

NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION

TO: GREENLEO RESIDENTIAL RENTAL, LLC

1301 Eleventh Avenue, Albany, Georgia 31701

and all persons who can claim any interest in and to said property: Take Notice that:

The right to redeem the following described property, to wit:

All that tract or parcel of land situate, lying and being in Dougherty County, Georgia, being all of Lot No. 113, North Slappey Heights Subdivision, according to a map or plat of record recorded in Plat Book 1, Page 258, in the Office of the Clerk of Superior Court of Dougherty County.

Also a strip of land lying immediately to the West of Lot No. 113 and immediately South of a 20 foot alley, being approximately, 13 feet wide, more or less, and extending the length of said Lot No. 113, 99.2 feet.

Also an additional strip of land 31 feet wide, more or less, and 295.7 feet long, more or less, lying immediately North of the property owned by Frances R. Wellman, there being excepted from this property an alleyway which lies North and East of Lot No. 8 Hillcrest Subdivision recorded in Plat Book 1, Page 257.

Together with any interest Grantor has or may have in and to a 10 foot alley lying immediately to the North of Lot No. 113, North Slappey Heights.

Parcel No. 0000G/00003/009 will expire and be forever foreclosed and barred on and after the 26th day of October 2026.

The Tax Deed to which this notice relates is dated the 5th day of August 2025, and is recorded in the Office of the Clerk of Superior Court of Dougherty County, Georgia, in Deed Book 5339, Pages 151-152.

The property may be redeemed at any time before the 26th day of October 2026, by payment of

Foreclosures

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. 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 Pite, 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-896
10904860
Notice of Sale Under Power.
State of Georgia, County of Dougherty. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Barry E Savage And Cherry W Savage to Mortgage Electronic Registration Systems, Inc., As Grantee, As Nominee For Cardinal Financial Company, Limited Partnership, Its Successors And Assigns., dated 02/08/2018, and Recorded on 02/20/2018 as Book No. 4485 and Page No. 195-213, Dougherty County, Georgia records, as last assigned to Pennymac Loan Services, LLC (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of \$156,136.00, with interest at the rate specified therein, there will be sold to the undersigned 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, the following described property: The Land Referred To Herein Below Is Situated In The County Of Dougherty, State Of Georgia. And Is Described As Follows: All That Tract Or Parcel Of Land Situate, Lying And Being All Of Lot 210 Of Sherwood Acres Subdivision, Section 2, According To A Map Or Plat Of Said Subdivision As Same Is Recorded In Plat Book 3 Page 137 (Plat Cabinet 1, Slide A-91) In The Office Of The Clerk Of Superior Court Of Dougherty County, Georgia And Known As 2207 Sharon Avenue According To The Present System Of Numbering In Albany, Dougherty County, Georgia. Parcel ID: 0005S/0002/006 Commonly Known As **2207 Sharon Drive, Albany, GA 31707** However, By Showing This Address No Additional Coverage Is Provided The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Pennymac Loan Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Pennymac Loan Services, LLC, acting on behalf of and, as necessary, in consultation with Pennymac Loan Services, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, Pennymac Loan Services, LLC may be contacted at: Pennymac Loan Services, LLC, 3043 Townsgate

Foreclosures

Road, Suite 200, Westlake Village, CA 91361, 866-549-3583. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2207 Sharon Drive, Albany, Georgia 31707 is/are: Barry E Savage And Cherry W Savage or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pennymac Loan Services, LLC as Attorney in Fact for Barry E Savage And Cherry W Savage. This Law Firm Is Acting As A Debt Collector Attempting To Collect A Debt. Any Information Obtained Will Be Used For That Purpose. 00000010904860 Barrett Daffin Frappier Turner & Engel, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.

September 12, 19, 26, October 3, 2026

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. Aylinde 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 Pite, 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-872
NOTICE OF SALE UNDER POWER
GEORGIA, DOUGHERTY COUNTY
By virtue of a Power of Sale contained in that certain Security

Foreclosures

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 sbm 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 rselaw.com/property-listing

September 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.
Under and by virtue of the Power of Sale contained in a Security Deed given by Amariyan Givens to Mortgage Electronic Registration Systems, Inc., as nominee for BankSouth Mortgage Company, LLC dated February 8, 2013 and recorded on February 13, 2013 in Deed Book 3987, Page 319, Dougherty County, Georgia Records, modified by Loan Modification recorded on February 20, 2025 in Deed Book 5272, Page 15, Dougherty County, Georgia Records, and later assigned to U.S. Bank National Association, not in its individual capacity but solely as Trustee for RMTPT Trust, Series 2021 BKM-TT by Assignment of Security Deed recorded on June 8, 2021 in Deed Book 4843, Page 201, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of Forty-Four Thousand One Hundred Fifty-Four And 00/100 Dollars (\$44,154.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, within the legal hours of sale on October 6, 2026 the following described property: All that tract of parcel of land lying and being in Land Lot 413 in the First Land District, City of Albany, Dougherty County, Georgia, and being more particularly described as follows: All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being all of Lot 150 of Avondale Subdivision "B" 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. Property Address: 107 Ingleside Drive aka 107 N Ingleside Dr, Albany

Foreclosures

GA 31707
Map Parcel No: 000Q/00012/016
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Your mortgage servicer, Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC, as servicer for U.S. Bank National Association, not in its individual capacity but solely as Trustee for RMTPT Trust, Series 2021 BKM-TT, can be contacted at 877-888-4606 or by writing to 8950 Cypress Waters Boulevard, Coppell, TX 75019, to discuss possible alternatives to avoid foreclosure. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the parties in possession of the property are Amariyan Givens or tenant(s); and said property is more commonly known as **107 Ingleside Drive, Albany, GA 31707**. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. 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-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: GREENLEAF RESIDENTIAL RENTAL, LLC;
CITY OF ALBANY;
ALL PARTIES KNOWN AND UNKNOWN HAVING OF RECORD IN DOUGHERTY COUNTY, ANY RIGHT, TITLE, INTEREST IN, OR LIEN UPON 404 FIFTH AVENUE, ALBANY, GEORGIA INCLUDING ANY TENANT/OWNER/OCCUPANT OF THE SUBJECT PROPERTY;
RE-FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED (REF. O.C.G.A. §48-4-45, 46)
Take notice that:

The right to redeem the following described property, to wit will expire and be forever foreclosed and barred as of four o'clock(4 p.m.) on and after October 15, 2026, or within 30 days after legal service of the Notice pursuant to OCGA 48-4-45 et seq., whichever date is later:

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being part of Lot No. 38 of Block 21 on the south side of Fifth Avenue, and being more particularly described as follows: From the southwest corner of the intersection of Fifth Avenue and Jefferson Street, run west along the south side of Fifth Avenue, 85 feet for a starting point; from this starting point run south 0 degrees 22 minutes east 100 feet; thence south 57 degrees 52 minutes west for a distance of 47 feet; thence run west 12.7 feet; thence run south 0 degrees 7 minutes east 39.5 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-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

Foreclosures

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 ½ 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-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

Foreclosures

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 19, 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 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 db/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).

Foreclosures

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 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 Kalmon-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

