

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
PAINTING AND HOME REPAIR
Tile work, popcorn ceiling removal, wall paper installation/removal. Just one call, we do it all!
FREE ESTIMATES
229-349-5475

ENHANCED REMODELING & DRYWALL
• Drywall Repair Services
• Popcorn Removal
• Level 5 Drywall Finish
• Water Damage Repair
• Texture Matching
• Tape & Float
• Moldy Drywall Repair
• Demolition
WE DO SMALL AND BIG JOBS!
229-364-2997
Hernandez
912-432-3016
Residential-Commercial-Renovations

Albany Legals
Construction/Service Bids

A-941
REQUEST FOR PROPOSALS
132-136 Pine Ave Redevelopment
PROPOSAL REF. #27-022
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 16, 2026. A Pre-Proposal Conference will be held September 23, 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 rlgladney@albanyga.gov. \byl Michael Eaton, Chief Financial Officer
September 26, 2026

A-852
ALBANY HOUSING AUTHORITY
REQUEST FOR PROPOSALS
1713 GADSDEN INTERIOR BUILDOUT
The Albany Housing Authority (AHA) is soliciting proposals from qualified and properly licensed contractors for the interior buildout and renovation of 1713 Gadsden, Albany, Georgia.
The project generally consists of the interior renovation of an approximately 1,050-square foot residential structure.
Work includes, but is not limited to:
□ Selective interior demolition
□ Metal stud framing
□ Plumbing modifications
□ Electrical modifications
□ HVAC modifications
□ Drywall installation and repair
□ Kitchen buildout
□ Bathroom renovations
□ Laundry area construction
□ Interior doors, trim, and hardware
□ Flooring
□ Interior painting
□ Fixtures, accessories, and final cleaning
The successful contractor shall provide all labor, materials, equipment, supervision, permits, inspections, disposal, and coordination necessary to complete the project.
Interested contractors may obtain the complete RFP package, plans, specifications, proposal requirements, and bid forms from: Albany Housing Authority
521 Pine Ave.
Albany, Georgia 31702
Electronic versions are available by request.
Contact: Doug Holdridge
Phone: 229-603-9458
Email: dholdridge@albanyha.com
A site visit will be held on:
Date: 9-9-2026
Time: 11:00 AM
Location: 1713 Gadsden, Albany, Georgia
Proposals must be received by the Albany Housing Authority no later than: 2:00 PM on 9-30-2026
Proposals received after the stated deadline may not be considered.
The Albany Housing Authority reserves the right to reject any or all proposals, waive informalities where permitted, and award a contract in the best interest of the Authority.
The Albany Housing Authority is an Equal Opportunity Employer and encourages participation by qualified minority-owned, women-owned, Section 3, and small business enterprises.
ALBANY HOUSING AUTHORITY
August 29, September 5, 12, 19, 26, 2026

Alcoholic Beverages
NOTICE OF APPLICATION FOR BEER & WINE LICENSE
UJ & DH Inc., trading as Radium Spring Food Mart at 2524 Radium Springs Rd., Albany, Georgia 31705,

Alcoholic Beverages
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-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-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 the estate are required to make immediate payment to the undersigned.
Administrator of the Estate of Jerrold Alvin Dollar.
This 1st day of September, 2026.
Stephanie Dollar Najjar, Executor of the Estate of Jerrold Alvin Dollar
3103 Cane Mill Drive
Albany, Georgia 31721
or
MOORE, CLARKE, DuVALL & RODGERS, P.C.
2829 Old Dawson Road
Post Office Drawer 71727
Albany, Georgia 31708-1727 (229) 888-3338
September 5, 12, 19, 26, 2026

A-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-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-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-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.
Shebrea 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, Georgia 31701
Telephone: (229) 329-3840
Email: ergibsonlaw@gmail.com

Debtors & Creditors
Estate No.: 2023-ES-420
Elizabeth R. Gibson
The Givens Gibson Firm
State Bar No. 934088
P. O. Box 50082
Albany, GA 31703
(229) 329-3840
ergibson law@gmail.com
September 19, 26, October 3, 10, 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-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.
This 16th day of September 2026.
DWAINE 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-949
GEORGIA, DOUGHERTY COUNTY
NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of Geraldine Phillips Gleanon, deceased, late of Dougherty County, Georgia 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 the 22nd day of September 2026.
Deborah Gleanon Stahl and James Curtis Gleanon, Jr., Co-Executors of the Estate of Geraldine Phillips Gleanon, deceased
c/o W. Edward Meeks, Jr.
Georgia Bar 500850
Meeks and Cannon, P.C.
P O Drawer 720
Leesburg, GA 31763
229-759-9111 phone
September 26, October 3, 10, 17, 2026

A-948
GEORGIA, DOUGHERTY COUNTY
NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of James Curtis Gleanon, deceased, late of Dougherty County, Georgia are hereby notified to render in their demands to the undersigned according to law and all persons indebted to the estate are required to make immediate payment to the undersigned.
This the 22nd day of September 2026.
Deborah Gleanon Stahl and James Curtis Gleanon, Jr., Co-Executors of the Estate of James Curtis Gleanon, deceased
c/o W. Edward Meeks, Jr.
Georgia Bar 500850
Meeks and Cannon, P.C.
P O Drawer 720
Leesburg, GA 31763
229-759-9111 phone
September 26, October 3, 10, 17, 2026

A-946
NOTICE TO DEBTORS & CREDITORS
All creditors of the Estate of David Lee George, 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 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-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-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 the undersigned.
This 18th day of September 2026.
Maria Lucia Perez
Administrator of the Estate of Carlos R. Perez aka Carlos Perez
1307 Baker Ave
Albany, GA 31707
September 26, October 3, 10, 17, 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

Debtors & Creditors
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-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-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-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-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-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-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-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 the undersigned.
This 18th day of September 2026.
Maria Lucia Perez
Administrator of the Estate of Carlos R. Perez aka Carlos Perez
1307 Baker Ave
Albany, GA 31707
September 26, October 3, 10, 17, 2026

A-925
DOUGHERTY COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: Joseph Stephens V.
Respondent: Alexis Stephens
Civil Action Case Number:

Divorces
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-953
DOUGHERTY COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: Sabreen Aladoui V.
Respondent: Ala Aladoui
Civil Action Case Number: 26CV298
NOTICE OF SUMMONS
To: Ala Aladoui, Respondent Named Above: This notice has been published to let you know that a Divorce case was filed against you in Superior Court on 3/30, 2026. The court issued an order for service of summons by publication on 4/20, 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 209 Moore Ave Albany, GA 31705. 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 20th day of April, 2026.
Samantha Sebastian Dep. Clerk
September 26, October 3, 10, 17, 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, within sixty (60) days of said 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, Jenifer Cummings.
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 to legitimate with the Dougherty County Juvenile Court.
Jenifer E. Cummings
Special Assistant Attorney General
Post Office Box 70191, Albany, Georgia 31708
Phone (337) 661-9975, Georgia Bar Number 326291
September 26, October 3, 10, 17, 2026

Juvenile Court
(2) notice of the filing of the Petition 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

A-942
PUBLICATION
DOUGHERTY COUNTY JUVENILE COURT
IN THE MATTER OF: C.L.O., Black/Male, DOB: 03/24/2016; K.L.O., Black/Male, DOB: 01/07/2022; and J.E.O., Black/Male, DOB: 09/03/2024.
To: Kourtney Roberts, putative father of the above referenced male child born to Tijuana Alexandrious Rakhia Ousley on 03/24/2016.
To: Trell Johnson, putative father of the above referenced male child born to Tijuana Alexandrious Rakhia Ousley on 03/24/2016.
To: Keyondre Jatavious Green, biological father of a male child born to Tijuana Alexandrious Rakhia Ousley on 01/07/2022.
To: Todd Hanning, putative father of a male child born to Tijuana Alexandrious Rakhia Ousley on 09/03/2024.
To: "Unknown John Doe" or any other individual who might be the biological father of a male child born to Tijuana Alexandrious Rakhia Ousley on 03/24/2016.
To: "Unknown John Doe" or any other individual who might be the biological father of a male child born to Tijuana Alexandrious Rakhia Ousley on 01/07/2022.
To: "Unknown John Doe" or any other individual who might be the biological father of a male child born to Tijuana Alexandrious Rakhia Ousley on 09/03/2024.
A Petition was filed in this Court by Social Services Case Manager Maria Hernandez, on August 22, 2026. The Petition alleges the above-referenced children 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, Albany, Georgia, 31701, phone 229-431-2162.
By authority of an Order for Service by Publication by the Judge of said Court on the 17th day of September, 2026, you are commanded to be an appear in the Juvenile Court of Dougherty County, Georgia, located at 225 Pine Avenue, Albany, Georgia, 31701, within sixty (60) days of said Order for Service by Publication and on the 26th day of January, 2027 at 9 o'clock am to then and there make defense to allegations of the Petition, and to show cause why the prayers of the Petition should not be granted, and why the said children 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, Jenifer Cummings.
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 to legitimate with the Dougherty County Juvenile Court.
Jenifer E. Cummings
Special Assistant Attorney General
Post Office Box 70191, Albany, Georgia 31708
Phone (337) 661-9975, Georgia Bar Number 326291
September 26, October 3, 10, 17, 2026

Name Changes
A-913
IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In re the name change of: Kristen Ilene Beaty
Civil Action File No. 26CV866-2
NOTICE OF PETITION TO CHANGE NAME
I, Kristen Ilene Beaty, filed a petition in the Superior Court of Dougherty County, Georgia on the 9th day of September, 2026, to change my name from Kristen Ilene Beaty to Kristen Ilene Elm. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Signed this 9th day of September, 2026.
Kristen Ilene Beaty, Petitioner
1316 7th Ave
Albany, GA 31707
229-894-9562
September 19, 26, October 3, 10, 2026

A-935
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: NANCY COLEMAN McLENDON
ESTATE FILE NO: 2026-ES-313
Whitney M. Dale has petitioned to be appointed administrator of the estate of NANCY COLEMAN McLENDON, 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 October 19, 2026.
All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
September 26, October 3, 10, and 17, 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,

Name Changes
objections within 30 days after the Petition was filed.
Signed this 9th day of September, 2026.
Trevor Lincoln Corey, Petitioner
1316 7th Ave
Albany, GA 31707
229-869-5851
September 19, 26, October 3, 10, 2026

A-937
IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In re the name change of: Jenna Hammond
Civil Action File No. 26CV893-1
NOTICE OF PETITION TO CHANGE NAME
I, Jenna Hammond, filed a petition in the Superior Court of Dougherty County, Georgia on the 17th day of September, 2026, to change my name from Jenna Gracey Hammond to Jenna Gracey-Luke. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Signed this 17th day of September, 2026.
Jenna Hammond, Petitioner
1820 W Lakeridge Drive
Albany, GA 31707
229-894-0977
September 26, October 3, 10, 17, 2026

A-884
IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In re the name change of: Khanie T. BOWENS
Civil Action File No. 26CV777-4
NOTICE OF PETITION TO CHANGE NAME
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

Probate Court Administration

A-933
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: JOHN JEFFREY CASTRO, SR.
ESTATE FILE NO: 2026-ES-306
John Jeffrey Castro, II, has petitioned to be appointed administrator of the estate of JOHN JEFFREY CASTRO, SR., 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 October 19, 2026.
All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
September 26, October 3, 10, and 17, 2026

A-935
GEORGIA, DOUGHERTY COUNTY
PROBATE COURT
IN RE: ESTATE OF: NANCY COLEMAN McLENDON
ESTATE FILE NO: 2026-ES-313
Whitney M. Dale has petitioned to be appointed administrator of the estate of NANCY COLEMAN McLENDON, 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 October 19, 2026.
All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
September 26, October 3, 10, 17, 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,

Probate Court Administration

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. 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 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-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. 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

Probate Court Discharge

A-928
NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2026-ES-089
PETITION OF JOYCE JOHNSTON SADLER & DELORES JOHNSTON ZEIGLER
FOR DISCHARGE AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF: SARAH JOHNSTON

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 October 6, 2026.

BE NOTIFIED FURTHER: All

Probate Court Discharge

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 26, 2026

A-939
NOTICE
(For Discharge from Office and all Liability)

PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2024-ES-414
PETITION OF CYNTHIA BREED FOR DISCHARGE AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF: JOYCE CASLEY

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 October 6, 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 26, 2026

A-938
NOTICE
(For Discharge from Office and all Liability)

PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2023-ES-006
PETITION OF GLENNETTE CYRUS & JUSTIN JOHNSON FOR DISCHARGE AS PERSONAL REPRESENTATIVES
OF THE ESTATE OF: HENRY LEE JOHNSON, 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 October 6, 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 26, 2026

Public Sales/ Auctions

A-842
Public Auction
Location:
Royal Storage
2801 Palmyra Road
Albany, GA 31707
229-446-2038
Date & Time:
Friday, October 16, 2026
Bids due by 12:00 PM Sharp
Auction by Sealed Bid Only
Viewing:
Thursday, October 15, 2026
9:00 am – 5:00 pm

Unit 510 Billy Sanders: Maintenance Supplies & misc.

Unit 721 Jimmie Clyde: Boxes, furniture, dryer & misc.

Unit 807 Jodie Bridges: Boxes, tote & misc.

Unit 814 Mary Boyd: Box, bags & tote

September 26, October 3, 10, 2026

Service by Publication

A-936
IN THE SUPERIOR COURT OF DOUGHERTY COUNTY
STATE OF GEORGIA
DENZEL WIMBERLY, SR., PLAINTIFF,
VS.
SARAI WATKINS, DEFENDANT.
CIVIL ACTION NO.:
SUCV2025000703
TO: Sarai Watkins
9176 Raptor Drive
Jacksonville, Florida 32218

NOTICE FOR PUBLICATION
By Order for Service by Publication dated the 14th day of September 2026, you are hereby notified that on the 17th day of July 2025, Denzel Wimberly, Sr., filed suit against you for Complaint for Change of Custody and Petition for Contempt. You are required to file with the Clerk of the Superior Court of Dougherty County, and serve upon the Law Office of Brittany B. Shiver, LLC an answer in writing within sixty (60) days of the date of the Order for Service by Publication.

WITNESS, the Honorable Denise Marshall, Judge of the Superior Court.
This the 16th day of September, 2026.
Candee M. Nix
Chief Deputy Clerk
Dougherty County Superior Court
Prepared by:
Law Office of Brittany B. Shiver, LLC
2 Swindle Street / P.O. Box 193
Camilla, Georgia 31730
P-(229) 261-8529
F-(229) 999-7687
shiverlawoffice@gmail.com

Service by Publication

September 26, October 3, 10, 17, 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 it is 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-694
NOTICE OF SALE UNDER POWER
GEORGIA, DOUGHERTY COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from CORRIINE E. APONTE-WALKER and ROHAN WALKER to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Colony Bank, its successors and assigns., dated April 26, 2024, recorded April 30, 2024, in Book 5185, Page 125, and re-recorded September 18, 2025, in Book 5336, Page 16, 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 Twenty-One Thousand Nine Hundred Six and 00/100 dollars (\$221,906.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Lakeview Loan Servicing, LLC, there will be sold at public outcry to the highest bidder for cash at the Dougherty County Courthouse, within the legal hours of sale on the first Tuesday in October, 2026, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 11 IN BLOCK "A", DESIGNATED AS A-11 IN THE SUBDIVISION PLAT OF SECTION NO. 1 OF RADIUM SPRINGS, INC., ACCORDING TO A PLAT OF SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 282, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

Said legal description being controlling, however the property is more commonly known as **121 REDBUD ROAD, ALBANY, GA 31705.**

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 CORRIINE E. APONTE-WALKER, ROHAN WALKER, 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: LoanCare, LLC, Loss Mitigation Dept., 3637 Sentara Way, Virginia Beach, VA 23452, Telephone Number: 800-909-9525. 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.

LAKEVIEW LOAN SERVICING, LLC
as Attorney in Fact for
CORRIINE E. APONTE-WALKER, ROHAN WALKER
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

Foreclosures

Telephone Number: (877) 813-0992
Case No. LNC-25-03715-9
rslaw.com/proprty-listing
July 25, 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 – Sebrica 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 Records. The above property 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

A-934
TAKE NOTICE THAT:

The right to redeem the following described property, to wit:
All that tract and parcel of land lying and being in the City of Albany, Dougherty County, Georgia, being all of Lot 5 in Block C of Pineview Subdivision according to a map or plat of said subdivision recorded in Plat Book 1, Slide A-39), in the map or plat of said subdivision recorded in Plat Book 1, Page 259 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. This property is currently known as **204 Adelyn Road, Albany, Dougherty County, Georgia**, Map and Parcel No. 00011-00009-007 will **expire and be forever foreclosed and barred on and after the 25th day of November, 2026.**

The tax deed to which this notice relates is dated August 5, 2025, and is recorded in the office of the Clerk of the Superior Court of Dougherty County, Georgia, in Deed Book 5339 at Page 296.
The property may be redeemed at any time before the 25th day of September, 2026, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
230 South Jackson Street, Suite 350, Albany, Georgia 31701
Please be governed accordingly.
Kuni Property Investments LLC identified in the recorded Sheriff's Tax Deed as "KUNI PROPERTY INVESTMENT"
230 South Jackson Street, Suite 350, Albany GA 31701

September 26, October 3, 10, 17, 2026

A-952
State of Georgia
County of Dougherty
Notice of Foreclosure of Equity of Redemption Pursuant to O.C.G.A §48-4-45 and O.C.G.A §48-4-46
TO: Greenleo Development LLC,
Thomas Marshall, and all heirs at law of Thomas Marshall, and all Persons both known and unknown having any right, title, or interest in or lien upon or occupying the following described property:
TAKE NOTICE THAT:

The right to redeem the following described property, to wit:
00146-00001-013
ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOT 94 1ST LAND DISTRICT, DOUGHERTY COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 13, 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.

will expire and will be forever foreclosed and barred on or after 4:00 pm on the 10th 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 63. The property may be redeemed at any time before the 10th day of November, by payment of redemption price as fixed and provided by law to the undersigned at the following address:
Willa Watts & Lorenzo Covin
Please be governed accordingly.
c/o Mallory Wall Jones
Attorney at Law
410 West Lamar Street Post Office Box 488
Americus, Georgia 31709
Wallas Walls
Mallory Wall Jones Georgia Bar No. 599788
Gena
Gatewood, Skipper, Rambo & Moore, P.C.
410 West Lamar Street
Post Office Box 488
Americus, Georgia 31709
Telephone: (229) 924-9316

September 26, October 3, 10, 17, 2026

A-951
State of Georgia
County of Dougherty
Notice of Foreclosure of Equity of Redemption Pursuant to O.C.G.A §48-4-45 and O.C.G.A §48-4-46
TO: Carlton Kavaski Jenkins, any and all heirs at law of Carlton Kavaski Jenkins, and all Persons both known and unknown having any right, title, or interest in or lien upon or occupying the following described property.
TAKE NOTICE THAT:

The right to redeem the following described property, to wit:
000TT-00019-020
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 7, BLOCK H, JACKSON HEIGHTS ADDITION, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SHOWN AND RECORDED AT PLAT BOOK 1, PAGE 229 (PLAT CABINET 1, SLIDE A-29) IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

will expire and will be forever foreclosed and barred on or after 4:00 pm on the 10th 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-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

CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 7, BLOCK H, JACKSON HEIGHTS ADDITION, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SHOWN AND RECORDED AT PLAT BOOK 1, PAGE 229 (PLAT CABINET 1, SLIDE A-29) IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

will expire and will be forever foreclosed and barred on or after 4:00 pm on the 10th 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 306. The property may be redeemed at any time before the 10th day of November, by payment of redemption price as fixed and provided by law to the undersigned at the following address:
Lorenzo Covin c/o Mallory Wall Jones Attorney at Law
410 West Lamar Street Post Office Box 488
Americus, Georgia 31709
Please be governed accordingly.
Malloy Wellforce
Mallory Wall Jones
Georgia Bar No. 599788
Gatewood, Skipper, Rambo & Moore, P.C.
410 West Lamar Street
Post Office Box 488
Americus, Georgia 31709
Telephone: (229) 924-9316
September 26, October 3, 10, 17, 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 map or plat of said subdivision recorded in the Office of the Clerk of Superior Court of Dougherty County. Said property being known as 917 Eleventh Avenue, according to the present system of numbering in the City of Albany.

This being the same property conveyed to George R. Teachey, as Trustee, of the George R. Teachey Trust U/A/D February 18, 2004, recorded in Deed Book 2808, Page 3, among the Deed Records of Dougherty County, Georgia. Parcel No. 0000N/00030/004 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, 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-873
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM</

Foreclosures

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-923
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Rico B Anderson to Mortgage Electronic Registration Systems, Inc. as grantee, as nominee for Mortgage Research Center, LLC dba Paddio, a Missouri Limited Liability Company dated November 30, 2021, and recorded in Deed Book 4912, Page 222-232, Dougherty County Records, said Security Deed having been last sold, assigned, transferred and conveyed to NewRez LLC dba Shellpoint Mortgage Servicing, securing a Note in the original principal amount of \$122,735.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, December 1, 2026, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:
All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being all of Lot 15, Block 2, of Palmyra Homes Subdivision according to a map or plat of said subdivision as the same is recorded in Plat Book 1, Page 210 (Plat Cabinet 1, Slide A-27), in the Office of the Clerk of the Superior Court of Dougherty County, Georgia.
Said property is known as **1308 6TH Avenue, Albany, GA 31707**, 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 **Rico B Anderson and Odella Smith Anderson, successor in interest or tenant(s), NewRez LLC as Attorney-in-Fact for Rico B Anderson**

File no. 26-084157
LOGS LEGAL GROUP LLP
Attorneys and Counselors at Law
1050 Crown Pointe Parkway, Suite 500
Atlanta, GA 30338
(770) 220-2535
https://www.logs.com/
"THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE."
September 26, October 3, 10, 17, 24, 31, November 7, 14, 21, 26, 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

Foreclosures

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-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-WMMC2, Mortgage Pass-Through Certificates, Series 2006-WMMC2, 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 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).
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-WMMC2, Mortgage Pass-Through Certificates, Series 2006-WMMC2 as agent and Attorney in Fact for Bryant L Shorter Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700,

Foreclosures

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-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

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, 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-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

Foreclosures

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).
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-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).
203 S Valencia Dr, Albany, GA 31707

Foreclosures

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. Ayinde 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-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 GA 31707
Map Parcel No: 0000/00012/016
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

Foreclosures

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-889
NOTICE OF SALE UNDER POWER
GEORGIA, DOUGHERTY COUNTY
Under and by virtue of the Power of Sale contained in that certain Security Deed given by TERRY ALLEN BISHOP AND VICKIE ANN BISHOP, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP to Mortgage Electronic Registration Systems, Inc., as Grantor, as nominee for New Day Financial, LLC, its successors and assigns, dated 7/31/2020, and recorded on 8/3/2020, in Instrument No.: D2020004580, Deed Book 4729, Page 312, Dougherty County, Georgia records, as last assigned to Freedom Mortgage Corporation by assignment recorded on 7/27/2026 in Instrument No.: D2026-004419 Deed Book 5391, Page 26, conveying the after-described property to secure a Note in the original principal amount of \$39,368.00, with interest thereon as provided for 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 10/6/2026, 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 AS ALL OF THE NORTH ONE-HALF (1/2) OF LOT 2 OF THE C.C. BRANCH SUBDIVISION AS PER PLAT OF SAME RECORDED IN PLAT BOOK 2, PAGE 290 (PLAT CABINET 1, SLIDE A-73) IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. Said property is commonly known as **440 BRANCH ROAD ALBANY, GA 31705-5301**.
The indebtedness 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 the sale, as provided in the Security Deed and by law, including attorneys' fees (notice of intent to collect attorneys' fees having been given).
The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation, Attention: Loss Mitigation Department, 11988 EXIT 5 PKWY BLDG 4 FISHERS IN 46037-7939, Telephone No.: (855) 690-5900. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require the secured creditor to negotiate, amend, or modify the terms of the security instrument.
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), 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 other matters of record superior to the Security Deed first set out above.
NOTICE TO BIDDERS: Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchaser should be prepared to provide beneficial ownership information as required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after March 1, 2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.federalregister.gov/docu ments/2024/08/29/2024-19198/anti-money-laundering-regulations-for-re sidential-real-estate-transfers and https://www.fincen.gov/rre-faqs#D_5. To the best knowledge and belief of the undersigned, the party(ies) in possession of the property is (are) TERRY ALLEN BISHOP AND VICKIE ANN BISHOP, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP or tenant(s) or other occupants.
The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) any right of redemption or other lien not extinguished by foreclosure.
The sale is conducted on behalf of the secured creditor under the power of sale granted in the aforementioned security instrument, specifically being Freedom Mortgage Corporation as Attorney in Fact for TERRY ALLEN BISHOP AND VICKIE ANN BISHOP, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.
Nestor Solutions, LLC 214 5th Street, Suite 205, Huntington Beach, California 92648, (888) 403-4115, TS #2026-26273-GA.
For sale information, visit: https://www.nestortrustee.com/sales -information.com or call (888) 902-3989.

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

Foreclosures

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 t/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

A-882
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA, COUNTY OF DOUGHERTY
By virtue of a Power of Sale contained in that certain Security Deed from Tahjanque Barthel, a married woman to Mortgage Electronic Registration Systems, Inc., as nominee for Southpoint Financial Services, Inc., dated March 10, 2023 and recorded on March 13, 2023 in Deed Book 5069, Page 192 Instrument Number D2023001487, in the Office of the Clerk of Superior Court of Dougherty County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of One Hundred Twenty-Two Thousand Seven Hundred Thirty-Five and 00/100 dollars (\$122,735.00) with interest thereon as provided therein, as last transferred to PennyMac Loan Services, LLC, its successors and assigns, recorded in Deed Book 5229, page 56, aforesaid records, 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 has or may be lawfully designated as an alternative location, 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 situated in the County of Dougherty, State of Georgia, to wit: All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being all of the Lot 183 of West Town Subdivision, Sect. II, as same is recorded in Plat Book 3, Page 36 (Plat Cabinet 1, Slide A-79), in the Office of the Clerk of Superior Court of Dougherty County, Georgia. This conveyance is made subject to visible easements and to easements and restrictions of record.
Said property may more commonly be known as **2003 Colquitt Avenue, Albany, GA 31707**.
The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt 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 (notice of intent to collect attorney's fees having been given).
The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is PennyMac Loan Services, LLC, 3043 Townsgate Rd., Westlake Village, CA 91361 818-224-7442.
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: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said

