



OP-ED
Charles Ochie
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The Albany HERALD

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It's fair time!
Dates set for
annual event
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WEEKEND

SATURDAY, OCTOBER 3, 2026

Dougherty County taxes: Who's not paying?

By Kathryn Crockett
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ALBANY — Nearly 1 of every 5 dollars of property value in Dougherty County pays no property tax at all. Government buildings, hospital campuses, churches, charities and two of the county's largest factory sites sit outside the tax base. Together they hold \$497.8 million in assessed

value, about \$1.24 billion at market value, according to the 2025 state tax digest. That equates to 17.7% of all property on the county's rolls. The rest of the county pays for everything that property doesn't. With new assessment notices hitting hard after Dougherty's first full revaluation since 2007, and many residents facing sharply higher values,

the question of who carries the tax burden is no longer abstract. Here's how the bill is being split. **How the base breaks down** Property taxes start with what a property is worth. In Georgia. Only 40% of that value is used to calculate the tax bill. For a home worth \$100,000, that means taxes are calculated on \$40,000. That \$40,000

is called a property's assessed value. Add those assessed values together across Dougherty County, and the 2025 total was about \$2.31 billion, representing 40% of property worth roughly \$5.78 billion. That list of property and values is called the county's tax digest. Tax breaks, called exemptions, further reduce how much of that value can be taxed,

and local tax rates determine how much owners pay. Before tax breaks, homes and rental housing accounted for 45.6% of the county's assessed property value. Commercial property — including business buildings, equipment and inventory — accounted for 37%;

See **TAXES**, 2A

An insider's (semi-fictionalized) look at *Cruising* Albany's Slappey Boulevard

By Carlton Fletcher
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ALBANY — When Graylon Brunson picked up the Aug. 29 edition of The Albany Herald and saw the front-page story about "Cruisin' Slappey," he was pleasantly surprised and immediately transported. "Man, cruising Slappey, that's what we did," Brunson, the owner/proprietor/instructor of Brunson Martial Arts at 2610 Dawson Road in Albany, said. "When I saw that story I had to reach out." Brunson's connection with cruising on Slappey Boulevard on Friday and Saturday nights in the '80s goes well beyond just reminiscing. He actually wrote and published a pair of books about the experience: 2024's "Meet You on Slappey" and 2025's "Sentimental Street." The books are the first two of a trilogy Brunson is calling "The Best of Times."

He's currently working on Book 3 of the series, titled "Forever Young." "I love to tell stories," Brunson, who is a certified instructor of Ishin-Ryu, Shito-Ryu and Goju-Ryu martial arts, said. "I love to listen to other people's stories. When I hear them, I want to write them down so I can remember them. "I always wanted to write a screenplay, all the way back to high school, but I decided I'd write about a very significant time in my life. When I looked back at that time and my high school friends, I thought it would be cool to tell some of those stories.

The books are fiction, but as it says in the introduction to 'Meet You on Slappey,' they are 'loosely inspired by true events.'" And the stories are compelling. From the lead character's initial meeting with the person who would become his best friend ("He challenged me

See **CRUISING**, 2A



Staff Photo: Carlton Fletcher

After retiring from his career with Procter & Gamble in Albany, Graylon Brunson opened Brunson Martial Arts.



Staff Photo: Carlton Fletcher

Graylon Brunson of Albany has penned a pair of fictionalized reality books about growing up in Albany and cruising Slappey Boulevard.

Willson Farming Co. celebrates 100 years of pecans, family

By Alan Mauldin
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ALBANY — Something sweet is always cooking up on Willson Road, but before there was a kitchen, there were the trees, acres of pecan trees spreading their canopies in Dougherty County. The Willson family has tended and

harvested those trees for 100 years at the Willson Farming Co., and this year is celebrating that centennial anniversary and the four generations who have made that longevity possible. Throughout the 2026 season, the company will commemorate the occasion with historical storytelling with

the Willson family and special recognition on shipped products that honor the company's heritage. The Willsons' story could be said to have gotten its start with little bottles of tonic. "Grandfather (Will) Willson, my grandfather, he apparently did very

well selling patent medicine," company President Larry Willson, who repre-

See **WILLSON**, 2A



Staff Photo: Alan Mauldin

Willson Farming Co. employees work in the kitchen during the busy time of year, gearing up for the holidays. The company employs more than 150 people in cooking and shipping.

'We train leaders': Albany's Marl McCracken honored for 70 years of combined service

By Kathryn Crockett
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ALBANY — When his 12-hour shift at Albany's 911 center ended during the Flood of 1994, Marl McCracken still had another job to do. He went to the airport. There, the Air Force veteran served as a Civil Air Patrol incident commander, coordinating missions requested as agen-



Special Photo

Lt. Col. Marl McCracken, right, receives an award from the Georgia Civil Air Patrol Wing for his 70 years of service.

See **LEADERS'**, 11A

Periodical — Mail Label

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FREE

HEALTH FAIR

SATURDAY, OCTOBER 3, 2026

9 am – 12 pm

Albany Exchange Club Fairgrounds

Free to the public!

FAMILY FUN ACTIVITES,
SCREENINGS, RESOURCE
VENDORS and much more!!



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Daily Horoscopes

ARIES (March 21-April 19): Stars are climbing nicely for the next week and moves made during this time will have better odds of better outcomes. Pay close attention to relationship insights. Some pragmatism could be appropriate at home.

TAURUS (April 20-May 20): Even the most basic tasks can become easier and more effective if you're open to learning new techniques and methods. Slipstream your workflows over the next few days. There could be a new feeling for money.

GEMINI (May 21-June 20): Finding ways to bring creative joys into your daily process could make life sweeter — new ideas could beckon. Old habits or mind-sets could surface around money — if they're not helpful, release them.

CANCER (June 21-July 22): After an emotional day or so, today you could appear to be all business. Your home space could get an important reset in the next week, don't be afraid to embrace something new and better.

LEO (July 23-Aug. 22): Logic could be building, the same with wisdom. Your insights could be especially powerful in the next few days. Note them down and share them with others. Behind the scenes reactions could settle quickly.

VIRGO (Aug. 23-Sept. 22): Dial in your knowledge about money, both transactional and energetic. And, be open to deeper understanding. The next few days could be pivotal in your relationship with abundance.

LIBRA (Sept. 23-Oct. 22): Your thoughts about your relationship with the world, including career, could shift from more emotional to more practical quickly. Stay focused on your personal presentation and progress now.

SCORPIO (Oct. 23-Nov. 21): You might get a better reception teaching reality hacks instead of making emotional arguments. The next

four days could bring an understanding that could be life changing. Pay attention.

SAGITTARIUS (Nov. 22-Dec. 21): Get your mind clear and your emotions quieted before you try to discuss any kind of money situation — it's about more than recognition right now. A friend could offer advice that's on point.

CAPRICORN (Dec. 22-Jan. 19): If you're coming from two different places it can be hard to get on the same page. Give it a few hours at least. Career insights could be monumental for the next few days. Don't get distracted.

AQUARIUS (Jan. 20-Feb. 18): Lean into what you know works for getting things done, that's the likely road to better progress now. It's important to keep knowledge circulating, share what you know and what you learn.

PISCES (Feb. 19-March 20): While you may have a broader understanding, pesky details and uncooperative people could keep the situation chained to the ground for a while longer. Combine creativity with pragmatism.

IF TODAY IS YOUR BIRTHDAY: October could be a big month for you, beginning the process of turning 2026 around into a much better year. An insight or a series of them could reset your mind and give you new strength. Be sure something has both merit and transparency before you bring your belief. A nice increase in cash flow along with enhanced grace could land near month-end. In November, avoid a temptation toward foolishness that could have consequences. Later in the month, a small, happy surprise could be followed by a much bigger set of bonuses, including more money, and more of other needed resources such as ideas, time and energy, too. Then, December could bring needed healing, followed by the ability to demonstrate your true talents and be seen and recognized.



1789 - George Washington proclaims the 1st National Thanksgiving Day on November 26

1849 - American author Edgar Allan Poe is found delirious in a gutter in Baltimore and was the last time he was seen in public before his death

1863 - U.S. President Abraham Lincoln designates the last Thursday in November as Thanksgiving Day

1872 - Bloomingdale's department store opens in New York City

1932 - Iraq gains independence from the United Kingdom and joins the League of Nations

1952 - Britain successfully tests a nuclear weapon to become the world's third nuclear power

1995 - O.J. Simpson is found not guilty of the murders of Nicole Brown Simpson and Ronald Goldman in Los Angeles, CA

2008 - U.S. President George W. Bush signs the Emergency Economic Stabilization Act of 2008

CALENDAR OF OBSERVANCES

- Bed & Breakfast Inn Mascot Day
- Butterfly and Hummingbird Day
- Cephalopod Awareness Day
- Digital Scrapbooking Day
- Frugal Fun Day
- Germany Unity Day

- Global Smoothie Day
- Look at the Leaves Day!
- Mean Girls Appreciation Day
- Virus Appreciation Day
- Woodstock
- World Card Making Day
- World Temperance Day

QUOTE OF THE DAY

"I never guess. It is a capital mistake to theorize before one has data. Insensibly one begins to twist facts to suit theories, instead of theories to suit facts."

Sir Arthur Conan Doyle, writer (1859-1930)

CORRECTION

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

SQUAWKBOX

squawkbox@albanyherald.com

If I had a nickel for every time I saw a car driving without a license plate, a toddler in the front seat of a moving vehicle, a dangerously illegal window tint or lift, or some loser's customized green and purple Charger in a handicapped space at the grocery store in Albany, I would have thousands of dollars. Bravo, APD. You are really setting new lows these days.

Where is the Herald finding these editorial writers? Mad Magazine?

I try not to laugh, to feel sorry for the poor, muddled people who buy into the ultimate lie of Trump, that we have the "strongest economy ever." Dude, have you been shopping lately? Bought gas? Our economy is crumbling.

Walking my dog this morning on Quail Hollow. A Dougherty facilities pickup slowly rolls past with emergency lights flashing. I get down a couple of houses and two dogs run out to visit my dog. A lady says the owners are coming after them, I look around and the county pickup is stopped and a guy gets out and says they are his dogs. Only in Dougherty County would you find an employee, on county time, in a county vehicle, his salary and the truck and gasoline paid for by the taxpayers, running personal errands. It is the management and employees, stupid.

With all those wonderful stories about the local school system, we should be turning out wave after wave of Mensa members. If you've talked to DCSS students, you know that's not happening.

AI companies self-regulating themselves? This Hyden guy is a nut.

Honestly, is it really that difficult to regularly patrol Dawson, Slappey and Westover? Maybe the Bypass every once in a while? Perhaps a drive-through at the mall occasionally? The police chief is retiring next year, but a patrol car is rarely seen anywhere anymore. Yet we keep paying higher and higher taxes for public safety. Something just doesn't add up.

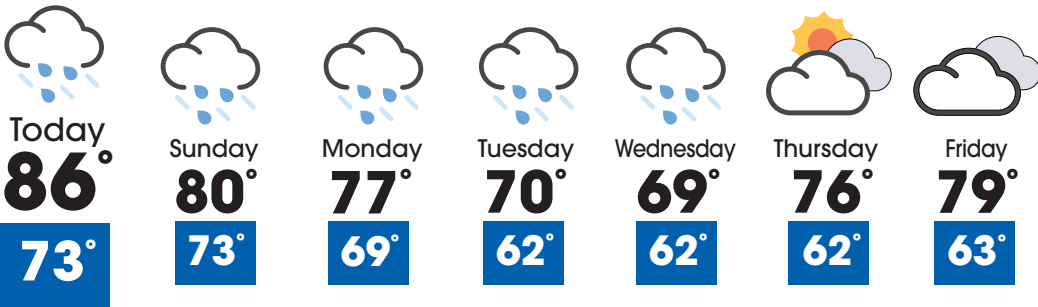
They skipped over it in their quest to keep taxpayers from learning what was really going on, but the gist of the Lee County Commission meeting last week is that you taxpayers are going to be paying \$30 million for a hospital you will not own.

Wales has officially passed legislation to hold politicians accountable for lying to the public. I believe it is time we enacted a similar law,

We don't mind paying a little more for gas, just as long as our beloved president maintains control of the situation. We trust him.

If Harris had won in 2024 we would have continued with open borders, building windmills and closing refineries. Instead of the strongest economy ever, we would be on the verge of collapse.

Weather Forecast



Daily Bridge Club

Simple Saturday

By Frank Stewart
Tribune Content Agency

Simple Saturday columns focus on improving basic technique and logical thinking.

"We have reason to believe the

NORTH			
♠ Q 6 3			
♥ A K J 6			
♦ K J 3			
♣ Q J 10			
WEST			
♠ A 7 2			
♥ 10 4 3			
♦ 10 9 8 6 2			
♣ K 6			
EAST			
♠ 5 4			
♥ 9 8 5 2			
♦ Q 7 5			
♣ A 7 5 2			
SOUTH			
♠ K J 10 9 8			
♥ Q 7			
♦ A 4			
♣ 9 8 4 3			
South Pass 3 ♠	West Pass	North 1 NT 4 ♠	East Pass All Pass
Opening lead — ♦ 10			
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victim was stabbed," a police report stated perceptively. "A sharp object was protruding from his chest."

Inferences from the bidding and play are available on most every deal, and defenders must act on them. In today's deal, North-South played at four spades after North opened 1NT in third position. West led the ten of diamonds: jack, queen, ace.

10 TRICKS

Declarer next led the king of trumps, and West took his ace and continued with the nine of diamonds. South won in dummy, drew trumps and ran the hearts for 10 tricks.

West missed an easy inference. South had not opened the bidding but had the ace of



Frank Stewart

diamonds, clearly the K-J of spades and maybe the queen of hearts. He was most unlikely to have the ace of clubs. If West shifts to the king and six of clubs, he can ruff the third club for down one.

North-South would have done better to play at 3NT.

DAILY QUESTION

You hold: S A 7 2 H 10 4 3 D 10 9 8 6 2 C K 6. The dealer, at your left, opens one spade. Your partner doubles, you respond two diamonds and he then bids two hearts. What do you say?

ANSWER: Since partner doubled before bidding a suit, he promises substantial extra strength. You have seven points when you might have had none, three-card heart support and a possible ruffing feature in clubs. If you trust your partner, bid four hearts.

South dealer
N-S vulnerable

Advice Columnist

Ailing person shamed for being too skinny

By Eric Thomas
Tribune Content Agency

Dear Eric: I struggle with a post-surgical medical condition that has required me to be on IV nutrition daily and I have lost a considerable amount of weight. I do enjoy food, but I cannot eat much.

I was happy to attend a cook-out and meet folks in my community, but I was overwhelmed by strangers telling me that I needed to eat.

I brought a dish and I loved tasting a bit of everything that was offered, and I welcomed the opportunity to meet my neighbors. I'm grateful I'm feeling well enough to socialize.

Several women who I had never met cornered me and said that I was too skinny and I needed to eat more.

I said I was enjoying the food and the company, but they wouldn't let it go. Two of them filled a plate, placed it in front of me and told me to eat. I said, "No thank you. I've enjoyed what I have eaten."

They kept pushing me, saying I was too skinny and I looked like a gangly young boy (I'm a 54-year-old woman), but I knew if I pushed myself to eat, I would be sick.

I continued to say, "No thank you,"

but they kept going on about how bad my body looked so I left before I started to cry.

Should I have told them about my medical history? I feel as though politely declining extra food should have been sufficient and I don't feel as though I need to disclose my condition to defend myself.

I would love to be more active in my community as I get stronger, but I don't have the constitution to handle body shaming.

I don't need to be told that

I am underweight. I am well aware of it and I struggle every day.

— *Skinny and Hungry*

Dear Skinny and Hungry: Those women may have thought they had good intentions, but they were bullying you and you didn't owe them anything more than the response you gave. Even if you didn't have a medical condition, they don't have any right to goad you into eating more. One plate at a cookout is not going to meaningfully impact your weight. And it's outrageous that strangers think they can offer unsolicited advice on another person's body.

Don't let their shocking lack of boundaries keep you away from social gatherings. Hopefully the other people in your community have better manners. If these strangers approach you again, you can be firm and clear, "your comments about my body aren't welcome and I won't tolerate any more."

Dear Eric: I really like entertaining. I'm obsessed with Ina Garten. I tell other people she's my celebrity mom. People always seem to have a good time when they come over to my house. But the problem is my "Jeffrey." Ina's Jeffrey is her husband, who is really supportive and basically loves everything his wife does. My Jeffrey is an introvert who doesn't understand why I spend so much on flowers that are just going to die or linen napkins when "paper is just fine."

I don't think my husband likes my parties. He always looks miserable when I say I'm inviting another couple over. This is a major part of who I



Eric Thomas

am, and it always has been. But he's never really gotten into it. I don't know what to do to make my Jeffrey more like Ina's Jeffrey. Help?

— *Kinda Garten*

Dear Kinda: Who doesn't love Ina? She's incredibly intelligent, creative, funny, and seemingly a blast to be around. She's one-of-a-kind. That last part is crucial. There's no other Ina. And there's no other Jeffrey. So, it's time to embrace the fact that you're your own person, with your own relationship, and your husband is not Jeffrey.

One of Ina Garten's most famous memes finds her suggesting a specific bespoke ingredient or meal component and then adding, "or if you don't have that, store-bought is fine." There's a lesson here. I'm not saying that your husband is "store-bought." I'm saying that it's important to accept what we have and enjoy it.

Part of that acceptance may involve recognizing that your husband may not be the right audience for all your gatherings. If you have a desire to have a big, extrovert-filled event, perhaps that's an opportunity for you two to make separate plans. To wit, Jeffrey doesn't co-host Ina's shows with her. Jeffrey (a noted economist) does whatever Jeffrey does with his days. It doesn't have to be an event for both of you.

Concomitantly, you may want to think about how you might tailor an event to his style of engaging, so that you get to host like you like to and he, and any other introverts in your life, can find a comfortable entry point.

Send questions to R. Eric Thomas at eric@askingeric.com or P.O. Box 22474, Philadelphia, PA 19110. Follow him on Instagram and sign up for his weekly newsletter at rericthomas.com.

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Albany Area Primary Health Care chief quality officer receives award

Staff Reports

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ALBANY – Joycelyn Yanis, the chief quality officer at Albany Area Primary Health Care, was presented the Georgia Primary Care Association’s 2026 Elsie Peavy Brown Community Service Award during the 2026 P.E.A.C.H. awards luncheon recently at the Jekyll Island Convention Center.

The Elsie Peavy Brown Community Service Award recognizes an individual who has demonstrated an outstanding commitment to community service and has gone above and beyond to improve the lives of others. The award honors the spirit of service exemplified by Elsie Peavy Brown and recognizes individuals whose dedication, compassion, and involvement have made a lasting difference in their communities.

“It’s an honor to receive this award and to be recognized by my colleagues,” Yanis said. “Community connections, compassionate care and continuous improvement are the cornerstones of all the work we do at AAPHC. I’ve been fortunate to work alongside AAPHC colleagues and community partners who share the same passion for providing access to quality health care and health education resources.

“Together, we are building stronger, healthier communities.”

For more than 21 years, Yanis has demonstrated an unwavering commitment to improving health care access, quality, safety, and outcomes for the communities served by AAPHC. As chief quality officer, she has been instrumental in building a culture of continuous improvement across AAPHC’s multisite health center system.

Her leadership has strengthened patient care, accreditation and quality improvement efforts, emergency preparedness, patient safety, infection prevention, risk management, and organizational readiness.

Yanis’ impact extends beyond the health center walls through her support of community outreach, preventive care, health education, and programs designed to improve awareness of and access to services throughout southwest Georgia.

As a servant leader, Yanis brings people together around a shared mission of improving health outcomes and inspires others to pursue excellence in serving patients and their communities.

Her dedication, leadership, and commitment have made a lasting impact on AAPHC and the communities it serves.



Joycelyn Yanis

Phoebe welcomes pair of trauma surgeons

Staff Reports

news@albanyherald.com

ALBANY -- Phoebe Putney Memorial Hospital, home to the region’s only Level II Trauma Center, continues to expand its expert trauma team. Phoebe recently welcomed two experienced and highly accomplished physicians: trauma surgeon Dr. Nehal Ninad and orthopaedic trauma surgeon Dr. Carissa Kirk.

Together, they enhance Phoebe’s commitment to providing exceptional care for critically injured patients across southwest Georgia, hospital officials said in a news release.

Ninad brings extensive experience in trauma surgery, general surgery, and surgical critical care. He earned a medical degree from Indiana University School of Medicine and completed his general surgery residency at Atrium Health Navicent/Mercer University School of Medicine in Macon, and then a Surgical Critical Care Fellowship at Wayne State University/Detroit Medical Center in Michigan.

Ninad has authored numerous peer-reviewed publications and presented at national and regional surgical meetings. In May 2025, he served as a lecturer and cadaver lab instructor at a damage control surgery symposium for Ukrainian frontline providers in Lviv, Ukraine. His honors include a first runner-up finish in the Georgia Chapter of the American College of Surgeons resident paper competition.

Kirk is a board-certified orthopaedic surgeon with fellowship training in orthopaedic trauma. She earned a



Dr. Nehal Ninad



Dr. Carissa Kirk

Doctor of Osteopathic Medicine degree and Master of Business Administration from the New York Institute of Technology. Kirk completed her orthopedic surgery residency through the Northshore Long Island Jewish Health System and a trauma fellowship at the Georgia Orthopedic Trauma Institute at the Medical Center of Central Georgia.

Kirk has served as clinical faculty at the University of Texas Rio Grande Valley and has provided acute orthopaedic and trauma coverage at hospitals in Texas, Wisconsin, Minnesota and California. She is a member of the American Osteopathic Association, the American Academy of Orthopaedic Surgeons, the American Osteopathic Academy of Orthopedics, and AO North America.

“When someone in our community suffers a serious injury, every min-

ute matters,” Dr. Leon Dent, Phoebe’s medical director for Trauma Services, said. “Adding additional surgeons of this caliber helps us ensure our patients get the expert trauma care they need right away.

“Dr. Kirk and Dr. Ninad bring exceptional skills and dedication to Phoebe’s trauma team. We are delighted to have them and are confident our patients will benefit greatly from their expertise.”

The Phoebe Emergency & Trauma Center cares for more than 1,000 trauma patients each year. Ninad and Kirk join the trauma team that – in addition to Dent – includes general trauma surgeons Dr. Colville Ferdinand, Dr. David Kashmer, Dr. Pat McGann and Dr. Tonny Orach; and orthopaedic trauma surgeons Drs. Ginger Bryant and Ed- die Powell.



File Photo

The annual Exchange Club Fair is coming to Albany Oct. 27-Nov. 1.

Fall stirs up excitement of Exchange Club Fair

Staff Reports

news@albanyherald.com

ALBANY – With a tinge of fall in the air, the fancy of many southwest Georgians turns, as it always does, to the Exchange Club Fair.

Always one of the highlights of the year for area fun-seekers, the 2026 edition of the fair is set for Oct. 27-Nov. 1 at the 810 South Westover Blvd. Exchange Club Fairgrounds.

With famous midway rides provided by James E. Strates Shows and the famous “fair food” prepared by local and area vendors, this year’s edition of the fair offers a little bit for everybody.

Along with the usual traditional features will be a dog show, a comedy/magician act, balloon rides, a petting zoo, a pizza-eating contest,

live bands and wrestling on Sunday.

Activities will get started Tuesday-Friday (Oct. 27-30) at 5 p.m., while Saturday (Oct. 31) fun starts at 11 a.m. and Sunday (Nov. 1) at 1 p.m. Children 2-and-under, those less than 48 inches tall, veterans and active military may enter each day at no charge, while seniors 55 and older will be allowed entry for \$5, children 3-10 \$10 and adults \$15.

Parking is free.

Homerun Foods is offering a special 99-cent “Splash and Dash” promotion that gives patrons an opportunity to win a fair mega-pass or a valuable prize pack with the purchase of a 99-cent drink. Chances to win free tickets to the fair will be available at AlbanyGAFair.com.

Dougherty 4-H offers sweet potatoes for fall fundraisers

Staff Reports

news@albanyherald.com

ALBANY -- The Dougherty County 4-H program is currently selling sweet potatoes from Bland Farms as its fall fundraiser. The sweet potatoes will be available for pick-up during the second or third week of November (just in time for Thanksgiving) at the Dougherty County Extension Office, 125 Pine Ave., Suite 100, in Albany.

Program officials will accept pre-orders through Oct. 23, with the following options:

\$15 for 10-pound bag or \$40 for 40-pound box.

Every purchase directly helps Dougherty County 4-H provide meaningful programming and opportunities for students ages 8-18. Funds raised help us provide camp scholarships, transportation, educational programming, conferences, and other experiences that can have a lasting impact on our 4-Hers.

The 4-H program will accept cash, checks or credit cards. Call (229) 436- 7216 for additional information.



Special Logo

Colquitt Regional welcomes 12 new physicians to medical staff

Staff Reports

news@albanyherald.com

MOULTRIE – Colquitt Regional Health System has announced the addition of 12 new physicians who have joined its medical staff over the past year, further expanding access to specialty and hospital-based care for patients throughout south Georgia and north Florida.

A special celebration recently was held to welcome these physicians and recognize the valuable expertise they bring to Colquitt Regional and the communities it serves.

“We are excited to welcome this outstanding group of physicians to Colquitt Regional and our community,” hospital President and CEO Jim Matney said. “Each physician brings unique expertise and a strong dedication to patient care. These additions to our medical staff strengthen our ability

to provide comprehensive, high-quality care for our patients, community and region.”

Colquitt Regional has welcomed several new hospitalists to its medical staff, including Drs. Michael Saiyasombat, Catherine Cravey, Shelby Flowers and Tre’Cherie Crumbs. Hospitalists play an important role in providing care to patients throughout their hospital stay, working closely with other members of the care team to ensure continuity and coordination of care.

The health system has also expanded its emergency medicine team with the addition of Drs. Israel Wootton and Garrett Cook. As part of the Emergency Department team, Wootton and Cook provide care for patients experiencing illnesses and injuries requiring immediate medical attention.

In anesthesiology and crit-

ical care, Colquitt Regional welcomed Dr. Marcus Walton. His expertise supports patients requiring anesthesia services as well as those needing critical care during their hospital stay.

The health system also welcomed Dr. Makena Shields to Sterling Center Women’s Health, where she provides obstetric and gynecologic care for women at every stage of life. Shields joins Colquitt Regional’s growing team of women’s health providers.

Sterling Group Psychiatry welcomed Dr. Anthony Cimmino, who will continue the health system’s efforts in expanding access to behavioral health services for patients in the community.

Colquitt Regional also expanded its services in pain management and physical medicine and rehabilitation with the addition of Dr. Royce Copeland at Sterling Group Pain Management.



Special Photo

Colquitt Regional Health System has welcomed 12 new physicians to its medical staff, including, top row, from left, Drs. Anthony Cimmino, Garrett Cook, Royce Copeland, Catherine Cravey, Tre’Cherie Crumbs and Christian Edwards. Also, bottom row, from left, Drs. Shelby Flowers, Michael Saiyasombat, Makena Shields, Stefan Scinschi, Marcus Walton and Israel Wootton.

He will be helping patients manage pain, improve mobility and restore physical function through non-surgical approaches.

In family medicine, Dr. Christian Edwards recently opened Sterling Group Adult & Pediatric Medicine, providing comprehensive care for patients from newborns and children through adult-

hood and older age. The practice offers preventive and chronic care alongside a variety of in-office services for patients and families.

The health system also welcomed Dr. Stefan Scinschi to its cardiology team. Scinschi provides cardiovascular care to patients at Colquitt Regional through the hospital’s partnership

with Cardiovascular Consultants of South Georgia LLC, further strengthening the hospital’s ability to care for patients with heart and vascular conditions.

The addition of these physicians reflects Colquitt Regional’s continued investment in expanding access to medical and specialty care.

SATURDAY SQUAWKBOX
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Principles of individual liberty, personal responsibility, respect for God, and limited, constitutional government are not merely convenient political concepts, but essentials that are fundamental to our liberty, prosperity and security.

We have the absolute most pi---poor group of elected officials in the history of this community. It will burn to the ground while these clowns fiddle (around with our money).

My commissioner is focused on “the basics and committed to results.” Is that why our property values jumped up?

I remember reading in The Albany Herald several years ago about how our rate of non-taxed property was highest in the state of Georgia. I’d be willing to bet it’s even greater now. How about looking into that?

Legitimate voters don’t forget: If your preacher starts telling you who to vote for from the pulpit, he or she is breaking the law. People who do this do not deserve the tax-exempt status they enjoy.

That Missouro senator trying to “get” Jack Smith with incorrect information (i.e. lies) certainly made a fool out of himself.

Mercy to the guilty is cruelty to the innocent. Stop the liberal catch-and-release of criminals.

OK, so a murderer is injected with supposed life-ending drugs, and she lives. Does that change the fact that she is a murderer?

Faith based scams are as old as time. Worship as you wish. But when your pastor starts demanding a donation, gets involved in your finances, or becomes your landlord, then you are 100% the victim of a scam. Reach out to the police immediately. It is so terribly sad to realize that many in Albany are falling for this in 2026.

Dylan Lee ... a name that will live in infamy among Atlanta Braves fans.

Have you ever dined in a Mexican restaurant? Did you pay attention to the servers and watch them buzzing around happily and paying attention to their customers? Then you go to a national chain where mostly American servers are present, and you are seated by the hostess. Four or five minutes later you will see your server. Perhaps they will speak and take your order and then disappear back to the corner and start typing on their iphone. The “American” workforce is horrible.

The single biggest change I’ve made in my life in the last 10 years is simply this: I no longer put up with crap from people who couldn’t care less about me. Wish I’d stopped years earlier. That Man Without a Family.

GUEST COLUMNIST ■ CHARLES OCHIE

Why American states may consider going non-aligned

For decades, foreign policy experts have studied the non-aligned movement — a bloc of nations that refused to tether itself strictly to the West or the East, to Washington, Beijing, or Moscow.

Instead, these sovereign nations engage with global powers based on a simple, pragmatic test: Does this arrangement serve our nation’s economic, social, and security interests?

Is it now time for American states — starting right here in Georgia — to consider adopting that mindset? Georgia serves as a clear example of this dynamic in action. Often labeled a “red” state, Georgia voters simultaneously elected two Democratic U.S. Senators in recent statewide races.

Look across the country, and you’ll see similar independence: Deep “blue” states like California, New York, New Jersey, Massachusetts and Maryland have all elected Republican governors when those candidates presented compelling platforms.

Right here at home, Dougherty County and several neighboring municipalities rely on nonpartisan local elections. Far from being a free-for-all, nonpartisan systems strip away party labels, so voters focus directly on local needs, practical qualifications, and concrete solutions.

Despite these real-world examples, national political media continues to force entire states into rigid ideological boxes: Red or blue, conservative or liberal. This strict partisan loyalty turns state politics into a game of team identity rather than practical utility.

National party managers assume “safe” states are locked down while treating “swing” states as temporary ideological battlegrounds. Declaring a state politically non-aligned flips this power dynamic entirely. In a non-aligned state, voters and local leaders use their collective ballots as leverage. Under this approach, an electorate might support a Republican platform this cycle if its infrastructure, tax, and economic growth policies offer the strongest path forward. In the next election, if Democrats present a superior package for public education, healthcare, and workforce development, voters comfortably pivot.

When voters evaluate candidates on individual proposals rather than national party platforms, campaigning fundamentally changes. Candidates can no longer hide behind partisan cheerleading or rely on tribal instinct. Furthermore, non-alignment incentivizes candidate honesty.

In traditional partisan systems, candidates frequently repeat grandiose, unrealistic promises scripted by national party leaders — promises they have little intention or ability to fulfill. When voters judge candidates strictly on specific, deliverable outcomes, politicians are forced to make commitments they can actually keep.

Adopting a non-aligned mindset does not mean abandoning personal principles or political values. It means recognizing that no single political party holds a monopoly on good governance. By refusing to let national labels define our state and local choices, we can maximize our economic leverage, demand candidate honesty, and ensure our elected leaders work for the people of Georgia, not national party headquarters.



OCHIE

Charles Ochie Sr. is a professor of Criminal Justice and dean of the Graduate School at Albany State University. Ochie has been actively involved in community service and an ardent observer of the political landscape in Georgia and the nation.

COLUMNIST ■ DAVID CARROLL

Just call me Mr. Can’t Fix-It

I’m at the age where people ask me what I will do after I retire. When I tell them I have no idea, they say, “Well, you’ll have more time to fix things around the house.” That’s when my wife begins laughing uncontrollably.

I’ve been called many things, but “handyman” is not one of them.

When I was growing up, a handyman existed only to help little old ladies who didn’t have a man around the house. Any home with a “real man” had no reason to employ someone to fix the plumbing, the roof, or the electricity. I forfeited my real man card long ago.

My dad could repair anything. When he got bored, he would take something apart so he could put it back together. Cars, televisions, clocks, you name it. While he was off fixing something, I was at the store, operating the cash register. To this day, I can give you the correct change without using a calculator. Oddly, there isn’t much demand for that today.

On the bright side, I believe that my lack of fix-it skills is why I still have all of my limbs and fingers. In my youth, I would occasionally climb up on a roof, or attempt to chop down a tree, or try to replace an electrical outlet. No more. If the repair can’t be done by watching a two-minute YouTube video, I’m calling Mr. Handyman.

The fact that my 1970s-era house still stands is a tribute to my legion of fix-it guys. In the midst of a storm in 2010, a tree fell on a portion of our roof. I immediately called my friend Gilbert, who heroically climbed up and attached a massive tarp to prevent further damage. Left to my own devices, that hole on the roof would now be old enough to get a driver’s license.

I have frequently asked plumbers to make my toilets flush like the ones I use at some public places. Those toilets send the bad stuff away with the force of an EF-1 porcelain tornado. Meanwhile, at home, I’m still a low-flow double-flusher. The plumbers tell me there’s nothing they can do.

“It’s the law,” they say. I reply, “I’ve lived here for 37 years, and the sheriff has never charged me with flushing fraud.” The plumber then hands me an invoice and goes off to some fast-food restaurant where the toilet flush could propel a jet engine into the next dimension.

As soon as I vow to never call the plumber again, I’m plagued by water leaks and clogged pipes. For a brief moment, I consider doing the work myself. But then I think back to that classic comedy where the Three Stooges are mistaken for plumbers at a fancy mansion. Curly gets trapped in a network of pipes, and when the rich folks turn on their new television set, a flood of water rushes through the screen. I know that’s physically impossible, but I don’t want to take any chances.

I definitely don’t want to mess with electricity. For the past several years, a small branch from a tree has found a home, perfectly balanced on the power line outside our back window. It has survived storm after storm. It rides the line, with the wind blowing it 30 feet away, until the next storm blows it right back toward the house. It’s an eyesore, but I’m sure it will outlast me. I refuse to ask anyone for help. The last thing I need is this headline: “TV news guy fries Good Samaritan.”

I’m even afraid of the small chores. About 10 years ago, my wife bought a modern “touchless” can opener that cleanly slices around the rim of a can, avoiding any sharp edges. I had used an old-timey can opener since I was a kid, but my wife got rid of it. I only use the new contraption about once a year, and I still have to watch a video to figure out how to open a can of chili.

I can’t predict how I will die, but you can bet on this. My obituary headline will not be “TV news guy falls off roof.”



CARROLL

David Carroll is a Chattanooga, Tenn., news anchor. His latest book is “I Won’t Be Your Escape Goat,” available from his website, ChattanoogaRadioTV.com. Contact him at RadioTV2020@yahoo.com.

COLUMNIST ■ SCOTT LUDWIG

With me ... there’s always going to be blood

At this stage of my life, I’m now able to do things around the house I used to hire someone else to do. Now that I’m retired, I have more free time to figure out how to do what I didn’t know how to do before. Thanks to YouTube, mostly.

So now I have time to do a lot of the things I used to pay someone else to do. Like trimming bushes and pulling weeds. And mounting shelves on the wall. And changing out light fixtures. (Just kidding; I’ve been deathly afraid of electricity ever since a friend of mine flew across the kitchen floor when he crossed wires trying to hook up an oven.)

Granted, I can’t do everything. But that doesn’t mean I won’t stop trying. However, there’s one thing I’m perfectly capable of doing no matter what. I bleed.

Somewhere along the line, I know there’s going to be blood. And since I’m on blood thinners, when I get cut my body turns into a garden hose. On full blast. I have proven time after time that the biggest threat to do myself harm is me. Anytime I put a tool in my hand — taking a hammer to a nail, cutting a board with a saw, using a pair of pliers to open a pickle jar — sooner or later I’ll end up looking like I stood too close to the stage when Carrie was crowned prom queen.

For these blood emergencies I have a spray can of ointment that, according to the label anyway, stops bleeding. I have cans of it in every room in the house, as well as the garage and the glovebox in my car. There are also spare cans in every closet.

I replace them often, with the possible exception of the one I keep under my sink in the master bath. That one is for when I cut myself shaving. Or slip and bump my head in the shower, which I’m proud to say hasn’t happened since I lacerated my hand slamming the bathroom door on it a week or so ago.

Yard tools also pose a threat. Rakes, shovels, and hedge-clippers are always vying to be public enemy No. 1. Currently that title belongs to the shovel. It took a nice little chunk out of my left shin recently when I dropped a 2 X 4 on it, which caused it to bounce in my direction. (That reminds me: I need a can of QuickStop in the garden tool shed.)

In addition to the danger posed by every tool under the sun, anything at ground level exceeding one inch in height is a potential tripping hazard. That’s because I can’t lift my right leg as high as I could at one time. So something as simple as stepping up on a curb can be dangerous. With the left foot, all is well. It’s the other foot I have to worry about. I may be the only person on earth who’s eve had road rash from a sidewalk.

And now that my muscles aren’t what they used to be, something as simple as a trip to the store requires feats of strength I’m not always capable of. And unless you’re one of those gray-haired showoffs who can still pick up a 16-pound bowling ball with one hand, people my age know what I’m talking about.

For example, lifting a 40-pound bag of bird seed is what lifting a 100-pound bag of cement used to feel like in a former life. Cement blocks for the garden, however, aren’t nearly as heavy. But when it comes to lifting several dozen of them at one time, things can get ugly in a hurry.

You can tell things have gotten bad when men, and sometimes women, ask if I need any help. What makes it worse is when they’re older than me, which is often the case. Unfortunately.

Believe it or not, even shopping carts present a challenge. I’ve been known to suffer a cut or two trying to pull them apart. I’ve found that the best way to handle that is to look pitiful trying to separate them, hoping that someone will step in and offer to do it for you. (Employees at the local Publix probably get a kick out of watching security footage.)

But being the optimist that I am, I still wake up every morning thinking this could very well be the day I don’t shed any blood. And, mark my words, one of these days I’m going to be right. But it won’t be today ... I already have a paper cut just from reading the newspaper.



LUDWIG

THE ALBANY HERALD

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Carlton Fletcher
EDITOR

—Georgia Trust for—
LOCAL NEWS

TODAY'S BIBLE VERSE

"Ye have not chosen me, but I have chosen you, and ordained you, that ye should go and bring forth fruit, and that your fruit should remain: that whatsoever ye shall ask of the Father in my name, he may give it you."
John 15:16

COLUMNIST ■ CARLTON FLETCHER

Imagine swatting a fly with a rolled-up TV

I read the news today, oh boy.
-- The Beatles

I love newspapers. Have since I was a kid, and I'd walk/run or bike the mile down the dirt road we lived on to get my daily (except Sunday) copy of The Tifton Gazette and my Sunday copy of The Albany Herald that the delivery person dropped off where our road intersected with busy Highway 319.

I had a Reese's Cup box filled with stories about Major League baseball that I'd cut out of the papers, and one of the highlights of my Sundays growing up was turning to the MLB stats in The Herald's Sports section to see what Atlanta Braves players were batting and where Braves pitchers were among the ERA and wins leaders.

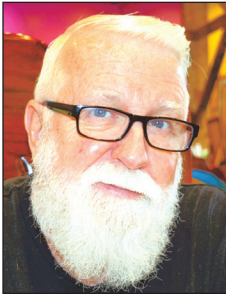
Working in the industry for some 45 years now, I still love newspapers with the same kind of passion I had when I was that 10-year-old kid eagerly checking out batting averages. Which is problematic when there are so many people who say newspapers are now irrelevant, that they get their "news" off the Internet.

And, yes, I'll agree that the influence of newspapers has waned dramatically with the growth of social media. But I'll fight you on the town square if you say this medium doesn't matter. Even today, when the public is "kinda OK" finding out the big story they've been sharing with all their friends was made up by a bored nerd "influencer" who wanted attention, newspapers -- and the real journalists who provide content -- are as important today, if not more so, than they were when I started in this business.

As a warning, let me pose this scenario: Imagine your community without its local newspaper. I'm sure a lot of area politicians would love that, but so long as these doors at 306 West Broad stay open, this newspaper will continue to do all it can to keep Albany and southwest Georgia informed.

I was pondering the impact of newspapers and came up with a few thoughts:

-- The people who write the stories for newspapers are honest-to-God journalists. TV? Radio?



FLETCHER

Online? Not so much.

-- Newspaper journalists actually listen to speakers at an event they cover and ask pertinent questions related to the event ... not "What did you guys just do?"

-- If you miss a big athletic competition, meeting or campaign speech, newspaper journalists tell you what you missed. Sound bites are simply not enough.

-- Crossword puzzles.

-- Most newspaper journalists live in or around -- and know -- the area and people they write about.

-- Newspapers are sometimes derisively called "fish wrappers." They're actually great for wrapping fish and/or other meat/produce.

-- No good yard/estate sale is complete without newspapers to wrap dishes and glassware. Plus, how do people find out about your yard/estate sale anyway?

-- When waitresses/chefs empty steamed or baked oysters or shrimp onto a table at a seafood restaurant, they cover the table first with newspapers.

-- If you're waiting at the doctor's or dentist's office for an appointment that was scheduled for 9 a.m. -- and it's already a quarter to 10 -- nothing passes the time better than scanning a newspaper.

-- Comics (i.e. the "funny papers").

-- Opinion columns ... the ones you agree with and the ones you don't, which give you something extra to bit-- about.

-- You can put down newspapers as pee pads for a pet you're house training.

-- A rolled-up newspaper is perfect for swatting a pet -- or small kids -- to get them in line.

-- A rolled-up newspaper is also a great flyswatter.

-- If a window gets knocked out, newspapers make great temporary fill-ins.

-- Some papers still have creative "personals" that unite lonely hearts and are a guilty pleasure to read.

Think of the impact papers like The Herald have had on your and your communities' lives. Then imagine those papers going away. Trust me: Your world would be a lot less interesting ... and a whole lot less informed.

Email Carlton Fletcher at carlton.fletcher@albanyherald.com.

GUEST COLUMNIST ■ WARREN GRANT

An old Yankee discovering a bit of Southern wisdom

The Southern Tribune, was on the shelf while I was checking out. I thought "what a rag and waste of trees." I kind of snickered to myself that being 84 years old and a damn Yankee -- I was born in central Illinois about 150 miles south of Chicago and 10 miles west of Champaign the home of the fighting Illini -- I was superior to the dumb in the South.

I'm not sure if any of you have the same revelation that I do but sometimes I get a wake-up call, and it's not about my health, which isn't in too good a condition. So it is with the wake-up call that I got after reading the May 28 copy that I realized that there were a great many Southern people who possessed a greater wealth of knowledge than I.

I won't name everyone on Page 4 that wrote an article, but I will recommend that you get a copy; borrow, beg, or steal a copy and read it. Everyone on Page 4 had a message and it was well worth reading. Get it and read it.

I want to tell you a little about myself so you will know better than to read my article again. I used to write several articles for The Albany Herald, but when I moved to Fort Gaines, I lost contact and I'm sure there are a lot of people in Dougherty County who are happy.

I was deeply touched by the article on the front



GRANT

page of the Southern Tribune. I knew not any of the people involved, but I was deeply moved about the school, teachers and family who stuck together and received a young girl's graduation diploma for the eighth grade.

The girl's life was apparently taken by a drunk driver. I cannot and will not convict the driver because I was not there, but it appears to be true and my heart goes out to the family. I remember as a kid and later as an adult doing some stupid things like driving under the influence. By the grace of God, I did not harm anyone.

Now at 84, I have finally got some sense. I know, I know, you're thinking that you have never seen a damn Yankee that had any sense. I didn't say I had a lot, but I do have some after graduating from the school of hard knocks.

On page 4 of the Tribune, there were several people who possessed a lot of intelligence and integrity, which really didn't surprise me. The Tribune is a wonderful paper, and may its success continue. Knowing the condition that our homes are in, and our country is in, that our schools are in, and the respect that the young have for others, I wrote a page that I would like to include at this time. It's titled "A Father." I sincerely believe part of today's problems are from the family itself.

SHARE YOUR THOUGHTS:

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Power to turn out voters in hands of 'ordinary people'

Every election in recent memory has been called the most important election of our lifetimes. The stakes get higher, the consequences grow more dire and the sense of control over the outcome weakens.

This creates fertile ground for authoritarians, who win by convincing citizens that the outcome is already decided. How? By making it harder to vote and diminishing what a vote can accomplish. Yet, we are at our finest -- and most powerful -- when we ignore the propaganda and actually show up. We protect our people by deciding who is in charge.

On Sept. 15, we recognized National Voter Registration Day, a time where civic groups across the nation joined forces to register eligible voters, help people understand what's on their ballot, and make a plan to vote. As voter suppression tactics ramp up, the antidote is to participate in numbers too large to ignore and too big for anyone to delegitimize.

Voter suppression has three parts: (1) Ensuring that every eligible voter can register and stay on the rolls, (2) Being able to cast a ballot, and (3) being assured that the ballots actually get counted. At each stage, we cannot rely on the system or government to be the defenders of our rights. We are the ones we must look to for mutual aid, individuals and community groups united in common cause.

Our tendency, especially in the South, is to think about elections in demographic terms, categorizing people by their age, race, education, income or some other factor. What we consider less often are the impacts of our social ties. Voters -- those who do and those who should -- rely on others as a proof of concept. Like the neighbor who volunteers at the polling place or the deacon who reminds you of Souls to the Polls, we look to our friends and neighbors to remind us that voting is a joint project. When we help remove barriers by offering rides or candidate guides, we increase the likelihood that those suspicious of the process might try anyway.

The power to turn out voters is not measured by the number of commercials or mail pieces. The power is in the hands of ordinary people, trusted by their communities, willing to help. The superpower grows if you're someone who works with a nonprofit or community group, regardless of its mission. In 2022, Nonprofit VOTE's field program showed that when a nonprofit engages with would-be voters, their turnout is 10 percentage points higher than comparable voters from the same community.

The impact is even greater for organizations that provide voter registration or engagement at their point of service. One of the most profound sayings in politics is that the person closest to the pain should be closest to the

power. If you work for a food pantry, volunteer at a community center, or support anywhere that one of your neighbors comes for help, you have real influence. By simply helping someone register, check their voter registration, or make a plan to get to the polls, they're now much more likely to actually vote.

By leveraging the trust nonprofits and community groups earn by helping their neighbors, they can reach and increase turnout with young voters, low-income voters, and voters of color -- the very people traditional engagement efforts can overlook. These are also some of the very same voters most impacted by the destructive policies implemented by the Trump administration and their sycophants in state legislatures. Because now, more than ever, we must remind our fellow Americans that the threats to our way of life are not abstract. They are real, painful. And solvable.

Georgians in every community should understand what's at stake in this election, but it won't happen by osmosis. This isn't a matter of hoping the right messenger shows up with the right message that will suddenly activate our neighbors out of the despair that keeps them home. Instead, we must harness our connections to the community as a powerful tool for change in real time, in real ways.

This November, we will elect a state legislature and governor who will decide how our state continues to handle the fallout of impacts of Republican's billionaire tax cuts. These leaders will decide how our state addresses drastic reductions in FEMA dollars, likely to be top of mind by the end of the year. The same bill dramatically slashed SNAP benefits, and we will be hiring politicians to prevent a massive loss of food assistance and increase in hunger, particularly among children and the elderly.

Elections in November spotlight how cynical Republicans redraw district lines for everything from your school board to the county commission, jobs we've handed to the state legislature. The local leaders we elect are the ones who decide if more data centers are built in our communities or more Flock cameras are installed on our streets.

Talk with the community groups you're part of and figure out how to start off a season of encouraging voter registration and turnout. Authoritarians hope they've convinced us that our government is beyond repair. If they've been successful, we will simply stay home during this election cycle. Yet, we are Georgians, a birthplace of civil rights and voting rights, where community comes together to do right.

Our time is now to knit together a beloved community that enlists our neighbors to do as Dr. King exhorted: march on the ballot box and show ourselves the way forward.



Georgia Southwestern students showcase award-winning concept for Board of Regents

Staff Reports
news@albanyherald.com

AMERICUS — Three Georgia Southwestern State University students showcased their innovative business concept, FitFlow, on the statewide stage once again this August to the Board of Regents of the University System of Georgia in Atlanta.

The invitation follows a fourth-place finish earlier this year in the inaugural 2026 USG Innovation & Entrepreneurship Competition held at Kennesaw State University's Marietta Campus. Emely Jimenez of Americus, Macy Taylor of Thomasville and Milced Velasquez of Vienna were recognized as finalists in a competition among 25 teams and 51 students representing all 25 USG institutions.

FitFlow is an innovative cooling wheelchair seat cover designed to improve comfort for wheelchair users. The lightweight, rechargeable product uses continuous airflow to help reduce heat-related discomfort, a challenge Taylor observed through her younger sister's personal experience using a wheelchair. Taylor, a

marketing major anticipated to graduate in December, developed the FitFlow concept and partnered with Velasquez and Jimenez to take the idea to the statewide level.

"One of my favorite parts of the competition was getting to meet other young entrepreneurs and seeing the creativity, passion and purpose behind their ideas," Taylor said. "It's a reminder of how much of an impact students can make when they are given the opportunity."

The recent presentation gave the GSW students another opportunity to showcase FitFlow alongside other top student innovators from across Georgia, demonstrating the creativity, problem-solving and entrepreneurial skills that earned them statewide recognition.

"This opportunity is a tremendous recognition of what Macy, Milced and Emely accomplished," Becca Jones, senior lecturer of marketing in GSW's College of Business and Computing, who helped prepare the team for the competition, said. "Their invitation to present FitFlow to the Board of Regents al-

lowed them to take an idea developed at GSW and share it with leaders from across the University System. We are incredibly proud of the way they continue to represent GSW."

The students originally advanced to the statewide competition after FitFlow received the Best Innovation Award at GSW's first-ever Innovation and Entrepreneurship Competition in March. The award included \$1,000 in development funding and the opportunity to represent GSW at the USG competition.

"This accomplishment reflects the exceptional talent, determination and entrepreneurial mindset of our students," Gaynor Cheokas, dean of GSW's College of Business and Computing, said. "Opportunities like this allow our students to apply what they learn in the classroom, develop solutions to real-world challenges and demonstrate their abilities before leaders from across the state."

Velasquez, a recent graduate with a bachelor's in marketing, is currently pursuing her Master of Business Administration at GSW.



Special Photo: GSW

From left, Georgia Southwestern students Stephen Snyder; Emely Jimenez; Milced Velasquez and Macy Taylor are joined by faculty members Kerry Palmer; Becca Jones and Gaynor Cheokas after the students showcased their business concept before the Board of Regents.

"It was a rewarding opportunity to represent GSW alongside talented students across the state," Velasquez said. "The experience strengthened my confidence, reinforced my passion for marketing and reminded me of the value of teamwork, perseverance and believing in

an idea from start to finish."

Jimenez recently graduated cum laude with a bachelor's degree in business management.

"Working on this project expanded my perspective and increased my awareness of the challenges many individuals with disabilities

face every day," Jimenez said.

"Competing alongside talented students from universities across Georgia and presenting before a large audience challenged me to grow in confidence and communication. I am grateful for the opportunity to represent GSW on a statewide stage."

Data center debate heats up Georgia governor's race

By Alander Rocha
Georgia Recorder

ATLANTA -- As Georgia becomes a national leader in new data center construction, debate over how to regulate the booming industry has become a hot issue in the race for governor.

The two candidates have proposed contrasting visions for how to deal with the massive, power-hungry facilities that help power and advance artificial intelligence, but voters don't seem entirely sold on either's plan.

Democratic nominee Keisha Lance Bottoms, the former mayor of Atlanta, is pitching a statewide temporary "pause" on new data center construction to study the strain these facilities place on local communities, the environment and electricity bills, as well as potential benefits they may provide to some communities.

"Let us take a pause, assess fully, assess comprehensively, assess the impact that these data centers are having on our environment, on our utility bills, what it means to have them in communities," Bottoms said in a recent press conference in Cobb County.

Her Republican opponent, healthcare executive Rick Jackson, a billionaire who has invested in a data center in Texas that has faced local opposition, has argued that local elected officials should have the authority to welcome or reject these projects.

"Every community should decide," Jackson said at a September press conference in Cobb County.

But some advocates and residents living near proposed data centers across the state worry that local communities lack the leverage to negotiate with data center developers, wonder whether the promise of lower property taxes will ever come true and question whether a temporary pause might lead to policy that effectively regulates these mammoth facilities.

In Cobb County, where county commissioners extended a local data center moratorium until early 2027, Bottoms said temporarily pausing construction on data centers would be one of the first things she would pursue as governor.

"We're going to use every tool in the toolbox to make sure that that pause takes place statewide," she said.

Peter Hubbard, a Democrat who was elected to the



Special Photo: Alander Rocha/Georgia Recorder

DeKalb County residents gathered before a county commission meeting in 2025 to protest a data center proposal in Ellenwood.

Georgia Public Service Commission in 2025, joined Bottoms in Cobb County where he outlined four policy proposals aimed at regulating data centers. Hubbard said that data centers should be powered with clean energy sources and pay for that infrastructure, operate with full transparency without the use of nondisclosure agreements, enact safeguards that protect the local community and natural resources and mandate the use of union labor "wherever possible."

Bottoms kept her speech focused on a data center pause, but when asked if she supports Hubbard's proposal, she said that she was "in complete alignment with what Commissioner Hubbard has proposed."

Other states, including ones led by governors from both major parties, have temporarily halted data center development. New York's governor, a Democrat, became the first to order a statewide moratorium on large-scale data centers in July. Texas' governor, a Republican, ordered his own ban in August.

At a recent press conference, Jackson added that he wanted "to educate people on the benefit if they want (a data center)," saying that some counties are expecting they "will have zero property taxes after the data center goes in." Some counties, like Effingham County where OpenAI plans to build a \$20 billion data center, pledged to lower property taxes with revenue they bring in.

Jackson's stance aligns with Georgia's business community, with Chris Clark, president and CEO of the Georgia Chamber of Commerce, agreeing with the local control approach. Clark said Jackson's proposal allows communities to con-

tinue negotiating with developers while giving them the opportunity to diversify their tax base. The Georgia Chamber of Commerce has endorsed Jackson.

In suburban and rural Georgia communities, residents and advocates interviewed for this story say Jackson's stance maintains the status quo.

Bill Wright, who spent four years organizing against data center projects in northern Virginia before relocating to Chatham County near Savannah, dismissed Jackson's proposal and said that developers and tech companies hold much of the leverage during negotiations.

Wright, who's been advocating against the OpenAI development in Effingham County, which neighbors Chatham, said leaving regulatory decisions to individual counties ignores the footprint data centers have beyond the county's border and argued that statewide regulations are "absolutely essential."

Data centers in Georgia are largely unregulated statewide. Developers usually submit a "development of regional impact" review in the initial stages that outlines basic information, such as project size, revenue and estimated water usage. That review, however, is designed to be a communication mechanism for local officials — and not a state regulatory tool.

Lawmakers from both parties during the 2026 legislative session introduced about 20 bills aimed at regulating the massive facilities, but those bills never made it to the governor's desk for a signature.

South of Atlanta in Fayette County, retired resident Diana Dietz has watched the QTS data center campus expand

beyond its original plan. She was also skeptical that local governments had the ability to shield residents from data centers when there is local pushback.

"The elected officials do what they want, which is they approve these things for the most part," Dietz said. "They approve them. You might get one or two who vote no, but they're not the majority."

"They want to go in and be a good partner, and if a community doesn't want them, there's plenty of communities that do, and so I think I kind of push back a little bit on that assumption that they're rolling over local elected officials," Georgia Chamber CEO Chris Clark said. "I think that's an easy narrative but kind of hard to roll over when they control zoning, water and are either recruiting them or not recruiting them to town."

The Georgia Chamber of Commerce launched the Georgia Digital Infrastructure Alliance over the summer aimed at swaying critics. Clark said that part of that initiative was creating a "data center-ready community designation" checklist that helps communities advance data center proposals "responsibly and transparently," but Dietz had little confidence in the idea of relying on voluntary standards proposed by the industry.

"[They're] going to serve the same Kool-Aid as the industry does," Dietz said.

Bottoms' call for a temporary moratorium was met with less enthusiasm from the business community. Clark with the Georgia Chamber of Commerce, warned that a statewide pause, as proposed by Bottoms, would disrupt economic development and hurt communities that are in discussions with potential data centers developers.

"We've become a digital economy. Every single business in Georgia — everything you do, I do, this conversation we're having right now — all flows through one to two to three, maybe even five data centers every day," Chark said in an interview. "If we're going to build them, the communities that want them should get that economic benefit. So that's where we are as a business community."



Special Photo: Ty Tagami/Capitol Beat

Republican Rick Jackson outlines his plans for agriculture during a campaign stop at Cagle's Farm in Canton.

In Georgia's race for governor, focus shifts to farms

By Ty Tagami
Capitol Beat News Service

ATLANTA — Pledging to fight for farmers, Republican Rick Jackson unveiled his plan to support Georgia's agricultural industry as the sector gets squeezed by rising prices for diesel, fertilizer and other essentials.

"I want our farmers to know that as governor I will be in the fight to help them in any way I can," the healthcare executive said at a small gathering of supporters and media at Cagle's Farm in Canton, a tourist destination.

Democrat Keisha Lance Bottoms fired back, with her campaign saying that she had already met with farmers and unveiled her own plan. The former Atlanta mayor also pointed to Jackson's alliance with President Trump, noting that the rising prices for diesel and fertilizer that were hurting farmers had occurred during Trump's watch.

"Slick Rick Jackson has proven he is too afraid to stand up to Trump and fight for Georgia's farmers," TaNisha Cameron, the Bottoms campaign spokesperson, said in a statement.

Jackson's plan would preserve an agricultural tax exemption and suspend the state tax on diesel fuel during price spikes. It also would connect family farms with "cost-effective capital," recruit fertilizer makers, oppose cheap imports from countries with weak regulatory requirements, and establish an emergency water reserve of 250 million gallons a day.

Jackson said he also would foster co-op meat and produce processing centers to bring down costs.

Bottoms and Jackson align on that idea. Her plan encourages cooperatives allowing farmers to pool resources

while sharing equipment and processing capacity.

Like Jackson, Bottoms also would target taxes, in her case by supporting property tax relief for heirs. She also would push for more agricultural education — in schools and through free pathways to technical college. And she would help farmers fill out paperwork for federal programs.

Bottoms' campaign said she would oppose Trump's tariffs, yet she slammed Trump for announcing temporary relief from certain beef tariffs.

State Agriculture Commissioner Tyler Harper, a Republican, pushed back on that Trump policy last month, warning on social media that it could harm cattle producers.

"Increasing our reliance on imported food is not a long-term solution to Americans' affordability concerns," Harper posted. "We can lower costs for consumers while supporting the farmers and ranchers who produce our food here at home."

Neither Bottoms nor Jackson offered many details about how they would execute their plans.

On restricting agricultural imports from countries with lax regulations, for instance, Jackson basically said to trust him.

"I don't know all of the ways," he said, "but if there's any way to do it, I'll get it done."

Bottoms and Jackson will have a chance to attack the other's platform at 8 p.m. on Oct. 6, during a town hall-style debate.

So far, it is their only scheduled debate before early voting starts Oct. 13. Bottoms and nearly every other statewide candidate except Jackson have confirmed attendance at the Atlanta Press Club debates at Georgia Public Broadcasting on Oct. 12 and 13.

Pataula Charter posts 97.5% grad rate, among highest in southwest Georgia

Staff Reports
news@albanyherald.com

EDISON — Pataula Charter Academy is celebrating an outstanding achievement by its Class of 2026, which earned a 97.5% four-year graduation rate, according to data released by the Georgia Department of Education.

Of the 40 students in PCA's 2026 graduating cohort, 39 earned their high school diploma, placing Pataula among the highest-performing high schools in the southwest Georgia region.

PCA's graduation rate significantly exceeds Georgia's statewide rate of 88.5%, which reached a historic high in 2026. The state rate increased from 87.2% in 2025 and has risen more than 21 percentage points since Georgia began using the federally required adjusted cohort calculation in 2011.

The results also compare favorably with other area high schools. According to the 2026 data, Bainbridge High School recorded a 96.92% graduation

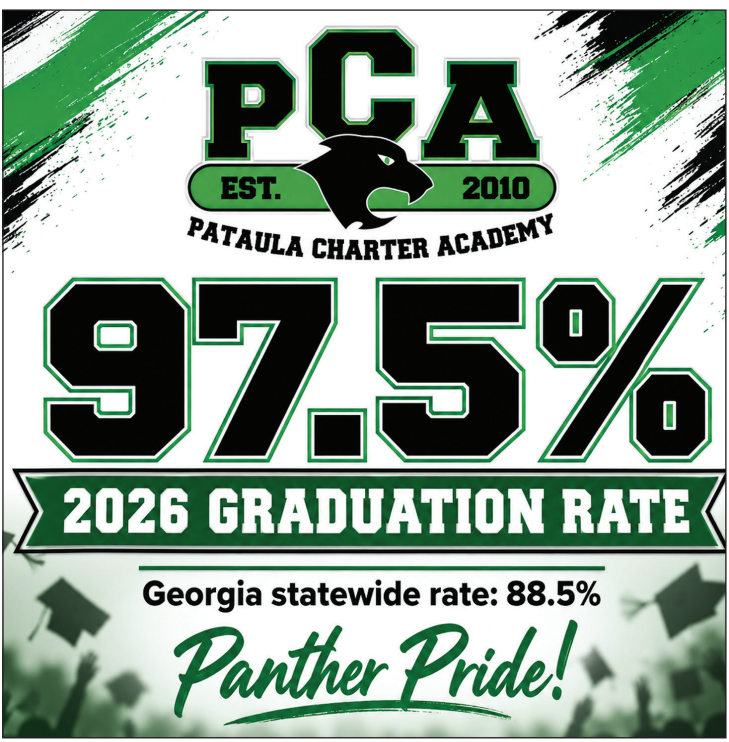
rate, Miller County High School 95.92%, Baker County High School 95.45%, Early County High School 92.75%, Cairo High School 91.84%, and Seminole County Middle/High School 89.8%.

Superintendent Kylie Holley said the achievement reflects years of work by students and the people who supported them throughout their time at PCA.

"We are incredibly proud of the Class of 2026 and the hard work that went into reaching this milestone," Holley said. "A graduation rate like this represents years of commitment from our students, teachers, staff and families. Our goal is not simply to see students earn a diploma, but to make sure they leave PCA prepared and confident about what comes next."

PCA's 97.5% graduation rate reflects the school's continued focus on helping students successfully complete high school while preparing them for college, careers and life beyond graduation.

Georgia calculates its four-



Special Illustration
Pataula Charter Academy's Class of 2026 earned a 97.5% four-year graduation rate.

year adjusted cohort graduation rate by tracking students beginning in ninth grade and adjusting the cohort as students transfer into or out of a school. The rate represents the percentage of students in

that adjusted cohort who earn a regular high school diploma or state-defined alternate diploma within four years.

For more information about Pataula Charter Academy, visit pataula.net.



Special Photo by Scott Olson/Getty Images via Georgia Recorder
The U.S. Department of Health and Human Services plans to collaborate on research with other federal agencies as the U.S. Environmental Protection Agency evaluates the human health risks of the widely used pesticide glyphosate, used in products like Roundup.

Federal agencies to 'strengthen' review of glyphosate

By Cami Koons
Georgia Recorder

WASHINGTON -- The U.S. Department of Health and Human Services plans to collaborate on research with other federal agencies as the U.S. Environmental Protection Agency evaluates the human health risks of the widely used pesticide, glyphosate.

The recently announced memorandum of understanding between the two departments comes as EPA is conducting a registration review for the pesticide component and as the U.S. Supreme Court recently sided with the manufacturer of Roundup, a glyphosate-based pesticide, in lawsuits alleging the product needed a cancer warning label.

U.S. Health and Human Services Secretary Robert F. Kennedy Jr. said in a news release that his department is bringing science to the table to "answer unresolved questions, strengthen the evidence, and give EPA the data it needs to conduct a rigorous review."

"Americans have a right to know what the best science tells us about the chemicals they encounter in their food, workplaces, and environment," Kennedy said. "We will ask the hard questions, demand sound science, and follow the evidence wherever it leads."

Kennedy, in his time as an environmental lawyer, fought pesticide companies in cancer lawsuits, including Monsanto, the manufacturer of Roundup, which is now owned by Bayer.

In recent months, however, Kennedy has supported initiatives from the White House to boost glyphosate production domestically. Environmental groups say Kennedy's Make America Healthy Again report took it easy on pesticides.

The news release from HHS said the memorandum of understanding does not "predetermine or direct the outcome of EPA's glyphosate registration review" which is slated to be completed in early 2027.

Experts from EPA and from HHS departments including the National Institute of Environmental Health Sciences, National Toxicology Program, National Cancer Institute, National Institute for Occupational Safety and Health, Centers

for Disease Control and Prevention and the Food and Drug Administration will form a technical working group to "identify priority scientific questions" and coordinate research along the EPA's review schedule.

EPA Administrator Lee Zeldin said the agency is tasked with evaluating pesticides "against the best available science" per the Federal Insecticide, Fungicide, and Rodenticide Act, or FIFRA.

"This agreement with HHS gives our scientists access to research capacity at HHS that addresses potential gaps in the record," Zeldin said. "EPA will weigh what that work produces the way we weigh any other scientific evidence. We will evaluate the relevant evidence, address important scientific questions, and show our work, providing insight into how the science informs our decisions, as we always do, to conduct the most transparent and thorough review possible."

EPA last reviewed glyphosate in 2017 and decided the ingredient did not pose "risks of concern to human health from current uses" and determined that it was "not likely to be carcinogenic to humans."

The EPA registration is significant because it largely dictates how the product is labeled. Lawsuits against Roundup have centered on failure to warn claims, essentially suing the company because it did not tell customers that the product could cause cancer.

Bayer, like EPA, holds that the product does not cause cancer and therefore no warning should be put on the label.

For the re-evaluation of the product, EPA reviews new scientific literature that was published since the last registration, to ensure the product continues to meet statutory standards as science evolves. The literature gathered by the agency for the forthcoming human health risk assessment is open for public comments through Nov. 23, according to the Federal Register docket.

Materials from the HHS and EPA working group will also be made available to the public through the same docket, according to the news release from HHS.

Most Georgia school districts graduated at least nine out of 10 students

By Ty Tagami
Capital Beat News Service

ATLANTA — The public high school on-time graduation rate continued its nearly nonstop rise last school year, reaching an 88.5% statewide rate, the Georgia Department of Education announced.

That is more than a percentage point higher than the statewide "four-year adjusted cohort graduation rate" for 2025, which was 87.2%.

Under that federal method of calculation, schools must count all students who enter into their class year during high school, either by enrolling in ninth grade or transferring in later. Officials can only subtract students who transfer out after confirming they re-enrolled at another school.

The grad rate has climbed nearly every year since that calculation was mandated in 2011, when 67.4% graduated on time. The one exception was the class of 2021, which



Richard Woods

experienced the spring semester of junior year and all of senior year during the disruptions of COVID-19. The rate for that class fell a tenth of a percentage point from the prior year to 83.7%.

Since then, Georgia has been inching toward a 90% statewide rate.

But the vast majority of school districts have already met that bar. Of 180 city and county districts, 141 had a graduation rate at or above 90%.

Four districts, Ware and

Warren counties and Chickamauga and Trion cities, graduated every student. In that group, only Ware, with a graduation class size of 318, had more than 100 seniors though.

Among metro Atlanta districts, where class sizes are larger, the city systems for Atlanta, Decatur and Marietta and the county systems for Cobb and Fulton all exceeded 90%, with Decatur leading them at 96.7%.

Fulton, the largest in that bunch, graduated 93.4% of the

7,718 students in the graduating class. Mike Looney, the superintendent, attributed it to hard work.

Richard Woods, the state school superintendent, also attributed the rising rate to students who see value in a diploma. Over the years, the state has increased diploma options, with school-to-work "pathways" such as the accelerated career diploma.

"Today's news is a testament to our shared efforts to ensure Georgia students see the relevance of their education and are connected to opportunity in the future," Woods said in a statement.

Even so, several state specialty schools gave diplomas to fewer than a third of their graduating class, and one county school district, Jenkins County, had a 65% rate.

Three dozen other city and county districts had rates in the 80s, including some with thousands of seniors, such as Clayton, DeKalb and Gwinnett counties in metro Atlanta.

Congress Votes

By Targeted News Service

WASHINGTON -- Here's a look at how Georgia's members of Congress voted over the previous week.

The Senate, in addition to its roll call votes this week, also passed these measures: The Critical Infrastructure Manufacturing Feasibility Act (H.R. 1721) to direct the Secretary of Commerce to conduct a study on the feasibility of manufacturing in the United States products for critical infrastructure sectors; the Romance Scam Prevention Act (H.R. 2481) to require online dating service providers to provide fraud ban notifications to online dating service members; the Satellite Cybersecurity Act (S. 3404) to require a report on federal support to the cybersecurity of commercial satellite systems.

There were no key votes in the House this week.

SENATE VOTES:

TEXAS JUDGE: The Sen-



Jon Ossoff

ate has confirmed the nomination of Angela Veronica Colmenero to be a judge on the U.S. District Court for the Southern District of Texas. Colmenero has been a legal and administrative aide to the Texas governor for the last eight years, other than three months as the state's interim attorney general in summer 2023. The vote, on Sept. 23, was 50 yeas to 47 nays.

NAYS: Ossoff D-GA, Warnock D-GA

REGULATING COLLEGE

SPORTS: The Senate has approved a substitute amendment sponsored by Sen. Ted Cruz, R-Texas, to the Protect College Sports Act (S. 4668) to establish various measures controlling name, image, or likeness (NIL) contracts in college sports. The vote, on Sept. 24, was 77 yeas to 23 nays.

YEAS: Ossoff D-GA
NAYS: Warnock D-GA

IRAN WAR: The Senate has rejected a bill (H. Con. Res. 89) sponsored by Rep. Pra-



Raphael Warnock

mila Jayapal, D-Wash., that would have required the cessation of U.S. military action against Iran other than for purposes of defense against imminent attack. A supporter, Senate Minority Leader Chuck Schumer, D-N.Y., said: "Every Republican who votes against ending the war this week is choosing to pander to the president instead of protecting our troops and our country." The vote, on Sept. 24, was 49 yeas to 50 nays.

YEAS: Ossoff D-GA, Warnock D-GA



Braves power past Phillies, advance to NLDS

Field Level Media

ATLANTA — Michael Harris II, Ozzie Albies and Matt Olson homered, and the Atlanta Braves ended nearly three decades of winner-take-all postseason frustration Thursday night.

Six Atlanta pitchers combined to shut down Philadelphia as the Braves defeated the Phillies 6-2 in the decisive third game of their National League wild-card series at Truist Park.

The victory sent Atlanta into a best-of-five NL Division Series against the Los Angeles Dodgers beginning Saturday in Los Angeles.

It was the Braves' first victory in a winner-take-all postseason game since Game 7 of the 1996 NL Championship Series against St. Louis. Atlanta had lost six consecutive elimination games dating to the 2018 NLDS against the Dodgers.

Harris made sure the Braves played

from ahead this time.

Ronald Acuña Jr. and Olson drew first-inning walks from Aaron Nola before Harris lined a 2-0 sinker just over the right-field wall for a three-run homer.

Albies stretched the lead to 5-0 in the fourth when he launched a 419-foot, two-run homer to right field off Zack Wheeler. Olson supplied Atlanta's final run with a solo homer in the seventh.

The Braves managed only six hits, but their three home runs accounted for all six runs.

Atlanta's pitching plan was much less conventional.

Ray Kerr started as an opener and delivered 3 1/3 scoreless innings in his postseason debut, allowing one hit. Grant Holmes followed and surrendered one run on two hits over two innings to earn the victory.

Robert Suarez, Didier Fuentes and Dylan Dodd carried the lead into the

eighth before Braves manager Walt Weiss turned to Game 1 starter Chris Sale.

Sale, who threw 6 1/3 innings Tuesday, struck out Bryce Harper to end the eighth and returned for a scoreless ninth. It was Sale's first traditional relief appearance since he recorded the final out of the 2018 World Series for Boston.

Philadelphia scored its first run on Alec Bohm's sixth-inning groundout after Kyle Schwarber singled and Harper doubled. Derek Hill tripled to open the eighth and scored on Trea Turner's sacrifice fly.

Both teams finished with six hits, but the Phillies went 0-for-6 with runners in scoring position. They also failed to score after putting two runners aboard with nobody out in the fifth.

The loss ended Philadelphia's run of four consecutive appearances in at least the NLDS.



Special Photo: Dale Zanine

Atlanta Braves center fielder Michael Harris II hit a three-run homer in the first inning Thursday, helping Atlanta eliminate Philadelphia with a 6-2 victory and advance to the NL Division Series



File Photo

Atlanta Falcons running back Bijan Robinson was named NFC Offensive Player of the Week after rushing for 194 yards and two touchdowns and finishing with 213 yards from scrimmage in Atlanta's win over Green Bay.

Robinson runs away with NFC honor

Staff Reports
news@albanyherald.com

FLOWERY BRANCH — Bijan Robinson's dominant performance against Green Bay earned the Atlanta Falcons running back NFC Offensive Player of the Week honors, the NFL announced Wednesday.

Robinson rushed for 194 yards and two touchdowns on 29 carries in Atlanta's victory over the Packers, finishing with 213 yards from scrimmage — the highest single-game total by an NFL player this season.

It is the third NFC Offensive Player of the Week award of Robinson's career. He most recently earned the honor in Week 17 of the 2025 season.

Robinson provided one of the game's biggest plays early, breaking loose for a 55-yard run in the first quarter. It was the third-longest run of his career and the third-longest rushing play in the NFL this season.

The run also marked Robinson's third career carry of at least 50 yards. Since he entered the NFL in 2023, only 10 other players have produced at least three runs of 50 yards or more.

His 213 yards from scrimmage were the third-highest single-game total of his career and continued Robinson's knack for producing some of his biggest performances under the lights.

Robinson has surpassed 200 yards from scrimmage three times in prime-time games, the most by any NFL player since the beginning of the 2023 season.

He has also topped 100 scrimmage yards in seven prime-time appearances. That is the most by a Falcons running back over that span and tied for fourth most among NFL running backs.

The latest performance added another honor to a growing résumé for Robinson, who has established himself as the centerpiece of Atlanta's offense since the Falcons selected him in the first round of the 2023 NFL Draft.



Staff Photo: Joe Whitfield

Albany State football players work with young Dougherty County Xtreme athletes during a special practice Monday on the ASU practice field. Golden Rams players and coaches spent nearly two hours teaching and encouraging the young athletes as part of a day that also included a visit from the Albany State Marching Rams Show Band.

A practice they'll remember

By Joe Whitfield
Sports Editor

ALBANY — Richard Brigham has conducted more football practices than he can count.

Monday was different.

At one point, the Dougherty County Xtreme Youth Athletics coach stood on the Albany State practice field and began to cry.

Around him were his young football players, but they weren't alone. Members of the Albany State football team had joined them for practice, spending nearly two hours working with the children. The Albany State Marching Rams Show Band had marched across campus to perform for them.

For Brigham, an Albany State alumnus, it became about much more than football.

"I have coached a lot of football practices, but Monday's practice may have been the best one I have ever experienced," Brigham said. "At one point, I stood on the field in tears. I could not hold them back."

The afternoon brought together two of Albany State's most visible programs with some of the community's youngest athletes.

Under the direction of Dr. William T. Brooks III, the Marching Rams made their way across campus to the practice field, where DCX players watched the band perform.

"The band's performance filled the field with sound and energy," Brigham said. "Our children watched, listened, and felt the excitement of having the Rams show up for them."

Then it was the football team's turn.

Albany State players and coaches spent approximately two hours with the DCX athletes, offering instruction, encouragement and something Brigham believes may prove more important — an example of where football and education could someday take them.

Brigham thanked Golden Rams head coach David Bowser and his program for making the experience possible.

"Their presence brought our athletes to another level," he said.

But Brigham wanted the Albany State players to understand that their impact Monday extended beyond helping youngsters throw, catch, block or tackle.

He spoke to them about purpose.

"It looks like showing up for a child who may be meeting a college athlete for the first time," Brigham said. "It looks like helping that child picture a future that once seemed far away."

That is part of the mission behind DCX.

Brigham said the organization uses football as a vehicle to provide children with a safe environment, build confidence and teach lessons that can carry into other areas of their lives.

College is part of that message.

For a young player, seeing an Albany State football player up close can make the idea of someday becoming a college student — and perhaps a college athlete — seem a little less distant.

"We also want them to see that college is a real possibility," Brigham said. "Meeting

students who look and talk like them helps make that future easier to imagine."

Monday gave the DCX players plenty to remember.

It also gave the Albany State players an opportunity to see the influence they can have simply by showing up.

"The players may not remember every child they met on Monday, but I believe some of those kids will stop them in public one day and remind them of that practice," Brigham said. "Our children will remember."

For Brigham, the afternoon carried another layer of meaning because it was his alma mater providing the experience.

He saw Albany State football players, coaches and band members giving their time to children from the community without asking for anything in return.

"As an Albany State alumnus, I was proud of what I saw from my alma mater: genuine love, character, and a willingness to serve," Brigham said.

Football practices eventually blur together. There are drills to run, mistakes to correct and another game to prepare for.

Brigham doesn't expect Monday's practice to become one of those.

Neither, he believes, will the children who looked across the field and saw the Golden Rams standing there with them.

"From the bottom of my heart, thank you, Albany State University," Brigham said. "You showed our children what it means to set the standard."

Top JUCO prospect flips commitment to Georgia

Media Reports

ATHENS — Georgia has landed the nation's top-ranked junior college football prospect, adding a major piece to its 2027 recruiting class.

Modesto College cornerback Alius Mayo has flipped his commitment from California to Georgia following an official visit to Athens over the weekend.

The 6-foot-4, 190-pound Mayo attended Georgia's game against Oklahoma during his first visit to

Athens. The Stockton, California, native had been committed to Cal since August after considering several major programs, including Alabama, where he took an official visit in June.

Mayo is rated as a four-star prospect and ranks as both the No. 1 overall junior college player and No. 1 JUCO cornerback in the 2027 class, according to 247Sports.

His commitment gives Georgia a significant addition at a position the Bulldogs have been working to replenish in the class.

Georgia previously received commitments from 2027 cornerbacks Donte Wright and Jerry Outhouse Jr., but both later reopened their recruitments. Mayo is currently the Bulldogs' lone cornerback commitment in the class.

Georgia does have two four-star safeties committed in Seth Williams and Adryan Cole and continues to pursue several high school cornerbacks, including Auburn commitment Nash Johnson. Johnson also visited Athens over the weekend.

Mayo brings production along with his lofty recruiting ranking.

As a freshman at Modesto, he recorded 30 tackles, including one tackle for loss, while intercepting five passes and breaking up five more in 11 games.

His size also stands out at the position. At 6-foot-4, Mayo gives Georgia a long, physical cornerback prospect who already has college experience before arriving in Athens.

Mayo's decision increases Georgia's 2027 class to 21 commitments.

The Bulldogs have a 247Sports team recruiting score of 246.85 and are ranked No. 9 nationally.

The addition does not necessarily signal the end of Georgia's pursuit of cornerbacks. The Bulldogs continue to recruit several high school prospects at the position as they build the class.

Mayo, however, gives Georgia an experienced starting point.

He will have three seasons of eligibility remaining when he signs with the Bulldogs.

Falcons agree to \$78M deal with Gervon Dexter Sr.

Field Level Media

The Atlanta Falcons have agreed to terms on a four-year extension with defensive tackle Gervon Dexter Sr.

The deal is worth \$78 million with \$46.5 million guaranteed, according to reports.

Atlanta obtained the fourth-year pro from the Chicago Bears in August for defensive back Clark Phillips III and a 2027 fifth-round draft pick.

“Gervon is a young, ascending talent whose power, disruption and impact along the defensive line are difficult to find,” Falcons first-year general manager Ian Cunningham said. “What’s been just as impressive is the growth he’s shown off the field as a man and a father.

“His passion for the game and commitment to his teammates are qualities we value highly, and we’re excited to keep him as an important part of our defense

moving forward.”

Dexter has seven tackles and 0.5 sacks through Atlanta’s first three games.

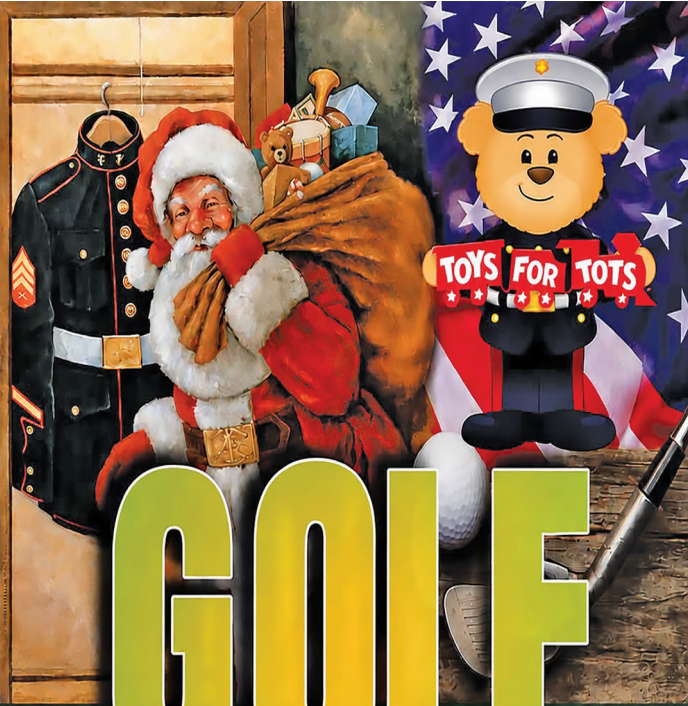
In his Chicago tenure, Dexter had 115 tackles, 13.5 sacks, 42 quarterback hits and four fumble recoveries in 49 games (33 starts).

Dexter, who turns 25 on Oct. 5, was a second-round pick (53 overall) in the 2023 draft. Cunningham was Chicago’s assistant general manager at the time.



Special Photo: Barry Reeger

Atlanta Falcons defensive tackle Gervon Dexter Sr., center, helps bring down a Pittsburgh ball carrier. The Falcons have agreed to a four-year, \$78 million contract extension with Dexter, including \$46.5 million guaranteed.



GOLF

TOURNAMENT 2026

Friday, October 9, 2026

River Pointe Golf Club
801 River Pointe Dr.
Albany, GA 31701

Special Graphic

Albany Toys for Tots announces 2026 golf tournament

Staff Reports
news@albanyherald.com

ALBANY, Ga. — The Albany-area Toys for Tots campaign is preparing to tee off for a cause that reaches far beyond the golf course.

The organization will host its 2026 Toys for Tots Golf Tournament on Friday, October 9, 2026, at River Pointe Golf Club, bringing golfers, community supporters and local businesses together to help provide Christmas gifts to children throughout the Albany area and surrounding communities.

The tournament will feature a four-person scramble, with registration beginning at 11 a.m. and lunch included. The shotgun start is scheduled for 1 p.m.

The entry fee is \$85 per player, and participants are encouraged to bring a new, unwrapped toy to support the Toys for Tots mission.

More Than a Golf Tournament

While the event promises a day of competition and fellowship, organizers say its ultimate purpose is to help ensure local children experience the joy of Christmas.

Toys for Tots works with community partners, businesses, volunteers and donors to collect and distribute new toys to children and families who may otherwise have limited resources during the holiday season.

The Albany campaign has developed into a major community effort, with volunteers and organizations across the area working together to make the holiday season brighter for local children. The campaign was also recognized as the 2025 National Campaign of

the Year, highlighting the impact of the Albany community’s support.

“Every toy, every volunteer hour and every donation makes a difference,” organizers emphasize. “This is a community coming together to make Christmas special for children.”

Community Support Makes the Difference

The golf tournament provides another opportunity for individuals, businesses and organizations to become directly involved in the campaign.

Participants can enjoy a day on the course while helping raise awareness and resources for Toys for Tots. Organizers are also encouraging businesses and community members who may not be golfers to support the campaign through toy donations, sponsorships and volunteer opportunities.

The tournament will be held at:

River Pointe Golf Club
801 River Pointe Drive
Albany, GA 31701
(229) 883-4885

Registration begins at 11 a.m., followed by lunch and the 1 p.m. shotgun start.

Those interested in participating or learning more about the Albany Toys for Tots campaign can visit Albany Toys for Tots.

One Round of Golf. Thousand Smiles.

For Toys for Tots organizers, the tournament represents more than a day of golf. It is another opportunity for Albany and surrounding communities to demonstrate what can happen when people come together around a common mission: helping make Christmas possible for children in need.

Field Level Media

Allisha Gray posted team highs of 22 points and four steals; Jordyn Canada had a stellar all-around performance, and the Atlanta Dream defeated the host Washington Mystics 93-75 to sweep their first-round playoff series on Wednesday.

Canada, who had 10 points and 10 assists in Atlanta’s Game 1 win, came through again with 19 points, 11 assists, seven rebounds, three steals and four 3-pointers to steer the Dream in Game 2.

The fourth-seeded Dream earned their first semifinal bid since 2018 and will take on the eighth-seed New York Liberty in a series that begins Sunday. The fifth-seeded Mystics saw an early end to their first playoff appearance since 2023.

Angel Reese and Rhyne Howard tallied 15 points apiece and Naz Hillmon added 10 for the Dream, who scored 23 points off 19 Washington turnovers in a continuation of the theme from Game 1.

The Dream also survived foul trouble in a game that featured 53 combined personal fouls. Howard fouled out and six other players across both teams finished with four. Atlanta went 20 of 22 on free throws to complement 13-for-32 shooting (40.6%) from 3-point range.

Sonia Citron led all scorers with 25 points and added

Dream complete sweep of Mystics



Special Photo: Rafael Suanes

Atlanta Dream guard Jordyn Canada drives against Washington during Game 2 of their first-round playoff series Wednesday. Canada finished with 19 points, 11 assists and seven rebounds as the Dream won 93-75 to complete the series sweep.

seven boards for the Mystics. Kiki Iriafen put up 15 points and 16 rebounds, Michaela Onyenwere scored 12 and Cassandre Prosper pitched in 10 points off the bench.

The Dream never trailed, but the Mystics whittled a 15-point gap down to three when Prosper hit a third-chance bucket with 9:14 to play.

Canada chucked a full-court pass to Reese for an immediate response. That prompted a 13-0 Atlanta run featuring consecutive buckets from Hillmon, a long 2-pointer from Howard and a triple by Can-

ada from the right elbow to make it 78-62. The Mystics went scoreless for more than three minutes and never got closer than 13 from then on.

The Dream led 24-17 after one period and notched their first double-digit lead 10 seconds into the second on Hillmon’s triple.

Canada assisted a pair of 3-pointers, including on a strong dribble-drive and kick to the corner for DeWanna Bonner, as Atlanta built a 36-23 lead with 4:01 to go in the half.

Shakira Austin’s hook shot and 3-pointer pulled the Mys-

tics within eight, only for the Dream to respond with another Hillmon trey and Reese’s open layup off Te-Hina Paopao’s steal.

Washington proceeded to end the half on a 7-0 run, and Citron’s midrange shot beat the buzzer to cut the gap to 41-35.

Again, the Dream grew a double-digit lead, the largest coming at 63-48 on Howard’s three-point play at the 2:43 mark of the third. And again, the Mystics went on a quarter-closing run, scoring 10 of the final 12 points

Georgia Bulldogs: Good vs. perfect

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

I have a dear friend (our friend group calls him Miami Jones, among other things) who likes to quote an aphorism by Voltaire when encouraging others to, “Do not let the perfect be the enemy of the good.” It is sage advice. Most of us have heard that utterance or something close to it. In fact, Montesquieu, Shakespeare (King Lear), and even the Chinese have similar proverbs or exhortations that make the same point. The phrase suggests that, in the pursuit of excellence, reaching perfection may be impossible, but the pursuit of that perfection should not prevent us from recognizing good work. After our Georgia Bulldogs gave Oklahoma the work last week, it might do us some good to sit and chew on this.

Like many, this writer came into the season with high hopes, coupled with a sense of resignation to the foibles and fixtures of having Mike Bobo as the OUensive Coordinator, a physically limited Gunner Stockton at Quarterback, and the seemingly ubiquitous Stacy Searels in the Offensive Line group room. In short, the expectation was a championship-calibre team that will probably be limited in predictable ways due to past performance. As a fan that last part can be frustrating.

And that sentiment popped up this past week after Georgia “swept the leg” in Athens on Saturday. It seems pernicious and entitled for fans to complain

about winning a home game (41-13). It seems especially entitled when that team is the Oklahoma Sooners. Yet, there were many grumbles coming from Dawg Nation after the win due to the anorexic and drunken offensive performance in the 2nd half. Those grumbles weren’t without merit.

In fact, the oUense didn’t really play all that well most of the game. That unit hit 4 or 5 explosive plays that made up most of the production. The offense only garnered 177 passing yards, was 3-for-12 on third-down conversions, and had two turnovers.

The 2nd half was mostly atrocious. That unit had a 17% success rate in the 2nd half. This involved a short field turnover that resulted in a field goal, a long pass to Talyn Taylor that ended in a field goal, and that marvelous 54-yard TD run by Dwight “Peanut” Phillips. Without those two long plays in the 2nd half, the offense averaged 2.1 yards per play with an 11% success rate and had two turnovers. That’s not perfect. That’s not good. That’s just bad football.

In discussing this with my cousin this weekend (we call him Cousin Gregg), we agreed that the first thing you have to do is tip the cap to Oklahoma’s defense. They had a lot to do with those terrible 2nd half results. So, good for them. But we’re a championship-level team. Fans are right to say and know that it shouldn’t look like that. Ever.

If you have read this column enough, you know how

I feel about Coach Bobo. I’ll always love him for his playing days, but he is an incredibly inconsistent OUensive Coordinator who usually can’t recruit elite Quarterback talent and, even when he does (see: Stafford and Murray), there is little development. He will give you some great play calling at times, some good, some bad, and some outright losses. Just depends on the week, game, half, quarter, or series. It’s always been that way.

And you know what, “So What!”. One of the things that has been percolating lately is this feeling of not being able to enjoy the halcyon years of the Georgia Football program. The 1940s were a special time for this program. The late 70s and early 80s were an elite time. But neither of those epochs compares to what we are living right now. It is the greatest 10- year period in the history of Georgia Bulldog football that has ever been known.

As fans, do we want to focus on the garbage 3rd quarter results in a game that was a complete and utter demolition of a storied opponent? Should we dissect the discrepancies and ineUiciencies of an otherwise “chamber of commerce” type of day for our Dawgs in The Classic City? I say no!

I’m doing my best Stuart Smalley and looking into the proverbial mirror while typing this. I don’t want to let the imperfections of limitation rob me of joy as we watch Coach Kirby Smart and his Junkyard Dawgs



Michael Lawson

run roughshod through another SEC season. As Coach Smart said, “We will not be the hunted. We will do the hunting.” There’s joy in hearing our coach say those words and mean it.

The Commodores of Vanderbilt are the next scheduled offering “Between the Hedges” this Saturday. They bring with them the latest 5-star Quarterback recruit to spurn Coach Bobo on signing day and there will be a lot of attention paid to that aspect of this game.

But as fans, as we get into the teeth of the schedule...at Bama, Florida in ATL, at Ole Miss...let’s not lose sight of the fact that we are witnessing the greatest coach in Georgia Football history molly-whop SEC teams on a weekly basis. It’s a glorious thing.

Let’s not let the fact that the team isn’t perfect keep us from enjoying the resonant fact that they are the best we’ve ever seen over this last decade. And if the oUense ever does apologize for looking like a directional school, we’ll just tell them what our friend Sloff Dizzle says, “Don’t be sorry. Be better.”

As the Chinese proverb goes, “Better a diamond with a flaw than a pebble without one.” Vandy will find that out on Saturday.

EARTHWEEK

Diary of a Changing World

By Steve Newman

Dusted Earth

Earth appears to be getting less dusty, and the change is bringing both benefits and unexpected costs.

UCLA researchers estimate that the amount of mineral dust in the atmosphere fell by about 10% over two decades, potentially improving air quality for hundreds of millions of people exposed to dust storms and windblown particles.

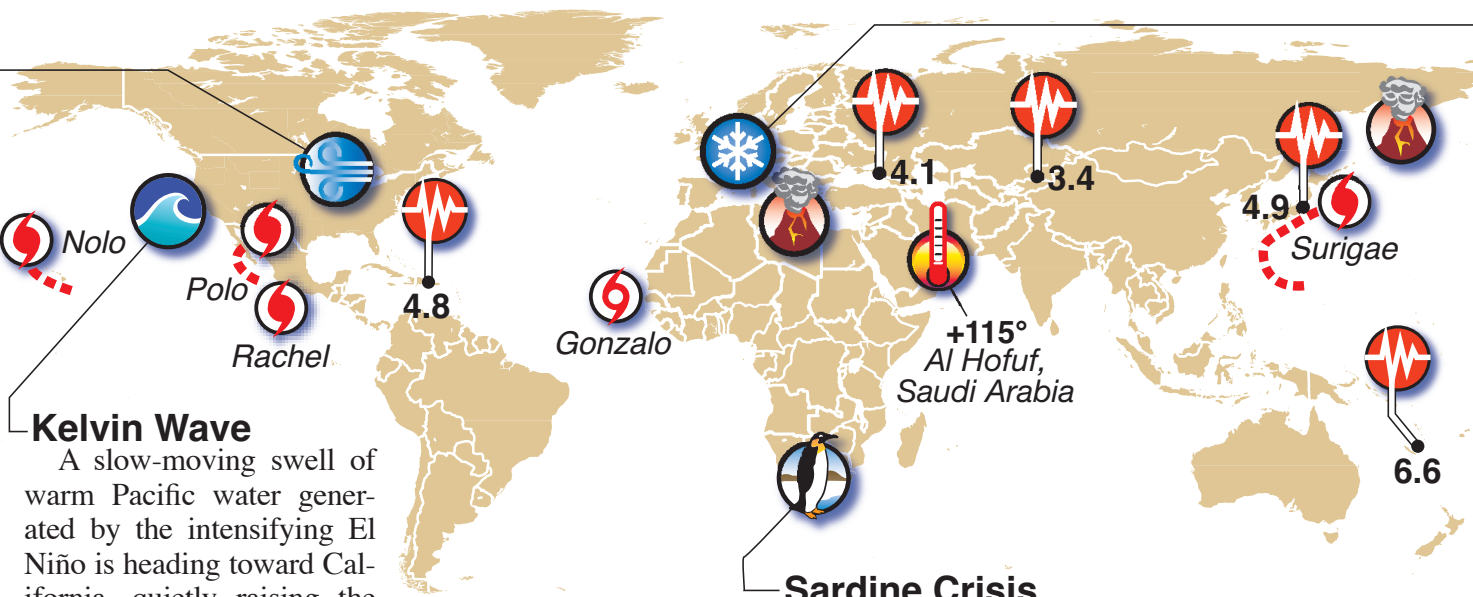
But dust also provides a small cooling effect by reflecting sunlight back into space, meaning its decline may be adding slightly to global warming.

Dust also carries vital nutrients such as iron and phosphorus across continents and oceans, helping sustain ecosystems far from major dust-producing regions.

Earthquakes

A late-night quake near Tokyo awakened many residents around the Japanese capital.

Other earth movements were felt in New Caledonia's Loyalty Islands, the Kazakhstan-Kyrgyzstan border area, the Russian Black Sea city of Sochi and the eastern Dominican Republic.



Kelvin Wave

A slow-moving swell of warm Pacific water generated by the intensifying El Niño is heading toward California, quietly raising the ocean level before the winter storm season arrives.

Known as a Kelvin wave, the immense pulse can lift coastal sea levels by several inches as it travels north along the American coast.

That higher sea level may become especially dangerous when combined with king tides, storm surges and the large waves often associated with a strong El Niño.

California officials are already preparing for flooding, erosion and landslides as forecasters warn that the developing El Niño could be among the strongest ever.

Long-term sea-level rise from global warming means these surges now hit from a higher baseline than before.

Tropical Cyclones

Hurricane Polo made landfall on the Baja California peninsula, knocking out power as it brought life-threatening rain and winds to northwestern Mexico. Its tropical moisture also triggered widespread flooding across the southwestern United States.

- Hurricane Rachel skirted Mexico's Pacific coast.
- Hawaii's Big Island was soaked by Hurricane Nolo.
- Typhoon Surigae became the second such storm to skirt Japan's Honshu Island in just over a week.
- Tropical Storm Gonzalo formed briefly near the Cape Verde Islands.

Sardine Crisis

A mysterious wave of sardine deaths along southern Africa has intensified fears for one of the continent's most endangered seabirds.

African penguins depend on sardines and anchovies, and conservationists worry that continued fishing could leave them with too little food after a virus-driven die-off spread along much of the coast.

South African authorities say pilchard herpesvirus is the leading explanation, but they still do not know how badly the sardine population has been reduced.

The mass deaths appear to have eased, but scientists say the true impact will not be known until a major sardine survey is completed later this year.



Northern Italy's Ventina glacier has almost disappeared since 2009 (left) due to global warming. Photo: R. Scotti/Lombardy Glaciology Service



-105°
Vostok Station,
Antarctica

Vanishing Ice

More than 5% of Switzerland's remaining glacier ice vanished during 2026 after a winter with little snow was followed by an exceptionally hot, dry summer.

The Rhône, Aletsch and Clariden glaciers suffered their greatest melt on record, while several smaller glaciers just disappeared.

Average glacier thickness fell by 8 to 13 feet, with some glacier tongues losing as much as 33 feet.

Swiss researchers say nearly 20% of the country's glacier volume has disappeared in just five years.

For a record 76 days, summer heat pushed the freezing level above 13,000 feet, leaving even the highest glaciers without their normal protective snow cover.

Eruptions

Mount Etna's ongoing bursts of ash repeatedly halted air traffic again at Sicily's Catania airport, including a three-day shutdown.

Shiveluch volcano on Russia's Kamchatka Peninsula blasted ash up to 5.3 miles into the atmosphere, prompting an aviation alert.

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earthweek.substack.com

Special Photo: MCC

According to UT MD Anderson, alcohol increases a person's risk for seven types of cancer, including breast cancer.

Did you know?

By Metro

According to UT MD Anderson, alcohol increases a person's risk for seven types of cancer, including breast cancer. An advisory report from the U.S. Surgeon General indicated that drinking alcohol increases breast cancer risk more than any other cancer in

women. In fact, more than 16 percent of the 270,000 breast cancer cases in women in 2019 were linked to alcohol consumption. Alcohol contains ethanol, which the body breaks down into a cancer-causing substance known as acetaldehyde. Acetaldehyde causes DNA damage, which also can occur due to oxidative stress caused by alcohol. Al-

cohol also can alter levels of estrogen and other hormones associated with breast cancer. While millions of women consume alcohol without ever developing breast cancer, those at elevated risk for the disease may want to avoid it. Even women considered at average risk for breast cancer should limit their consumption if they choose to drink.

From 1A LEADERS'

cies responded to the disaster. His military career had taught him how to organize air operations. Albany needed that experience.

"We doubled up on our dispatchers," McCracken recalled. After his shift, he said, he headed to the airport to help manage the response.

That willingness to keep working is part of a service record recently recognized with the Civil Air Patrol's 50 Year Achievement Award. Combined with his 20 years in the U.S. Air Force, Lt. Col. McCracken's record totals 70 years of military and volunteer service.

The recognition honors decades spent searching for missing aircraft, coordinating emergency missions, mentoring cadets and helping the community he first encountered as a young airman in 1955.

"I still have a love for Albany and Georgia," he said of the community where he and his wife, Anna, chose to settle after his military retirement.

At the squadron's award ceremony, Anna's own decades of service were recognized, too. She had never been a Civil Air Patrol member. But when calls came about missing airplanes, crashed aircraft or other missions, she was often the first point of contact.

"She's the one that always answered the telephone," McCracken said.

Anna McCracken received a special award recognizing 50 years of that support, he said, though she had been answering calls since his Air Force days.

McCracken's path to service began even before his military career. Growing up in western

New York, he spent two years in Civil Air Patrol before enlisting in the Air Force at 17 in September 1955. His uncle, Grant McCracken, a World War II B-17 gunner, helped inspire that decision.

By December, McCracken had arrived at Turner Air Force Base in Albany. Assignments later took him to places including Labrador, Thailand, Italy and Vietnam, but Albany became the place he and Anna chose to make their home.

In Vietnam, McCracken said, he worked as a command controller for AC-47 aircraft during the Tet Offensive. He recalled remaining at his post as the air base came under rocket attack. His service earned him a Bronze Star.

Command and control meant knowing where aircraft were needed and helping get them there. That experience later carried into civilian emergencies.

"I had a background in air operations, so there were many ways my skills were utilized," he said.

After retiring from the Air Force in 1975, McCracken returned to Albany and learned that the city had a Civil Air Patrol squadron. A member recruited him into the organization.

He went on to serve as squadron commander, group commander and in positions at the wing level. He spent about 30 years as a search-and-rescue pilot before ear problems forced him to retire from flying, he said.

His responsibilities also developed into those of a senior incident commander, qualified to manage missions across state lines. During the 1994 flood, those skills served the same community he was helping as a senior supervisor at the

911 center.

"I worked that for as long as it went on," he said.

"In the Flood of '94, we worked 12-hour shifts," McCracken said. "We doubled up on our dispatchers, so I was supervisor out there, and after my shift at the 911 center, I went out to the airport and was the senior incident commander, managing requests put in by the Air Force, the state and the federal government."

His work in Albany extended to Code Enforcement as the city's false alarm administrator. He also recalled helping establish a drug prevention and gang intervention effort involving several Albany middle schools, bringing Civil Air Patrol's emphasis on discipline and leadership into students' lives.

Of all those responsibilities, McCracken said working with young people remains one of the most meaningful to him.

When he was squadron commander, McCracken recalled, the unit had 19 adult members and 36 cadets. He watched young people learn, take on responsibility and move into careers of their own.

"That to me is one of the greatest things about working with young people, providing them the ability to be the future leaders of our country," he said.

Recently, a former cadet returned to a squadron meeting after entering the Air Force. The young man had become an electronics technician working on F-16s. The cadet, McCracken said, came back to thank him.

"He said that all that training he got in the Civil Air Patrol helped him when he went into the Air Force," McCracken recalled.

Then McCracken asked where the young airman was going

next. Aviano, Italy, he said.

"I was in Aviano in 1958," McCracken told him.

The assignment connected a new airman's future with a place in McCracken's own past — including one of his favorite memories. While serving there, he recalled, an operations officer who flew an F-100 offered him an orientation ride. McCracken, known as "Mac," accepted.

They flew over the Alps. Then came another offer.

"How would you like to break the sound barrier?" McCracken recalled the pilot asking.

He said yes.

The flight earned him a certificate commemorating the experience, he said, and a story he still enjoys telling.

His ambition to become a pilot took longer to fulfill. His eyesight had kept him from Air Force pilot training, but while stationed in Thailand in 1974 and 1975, a friend helped him join a flying club sponsored by the Royal Thai Air Force.

He learned in a Chipmunk airplane, earned a Thai pilot's license and later converted it to a U.S. license, he said.

"That was something that

I always wanted to do," McCracken said.

The desire has not left him.

"Every time I look up and see blue skies, I say, 'Geez, I want to be up there,'" he said.

Today, his contribution increasingly involves preparing others to do the work. McCracken said he trains members in emergency services and mission management, helping ensure they are qualified when a request for assistance arrives. He also participates in a national radio communications network, practicing the connections that can become essential when disasters disrupt ordinary communications.

McCracken is still finding new ways to serve. He plans to become an instructor, supporting CAP's science, technology, engineering and mathematics education programs.

"I'm fixing to sign up for that," he said.

There are opportunities for young people to begin their own involvement, too. CAP accepts new cadets ages 12-18 into a program focused on leadership, aerospace education, fitness and character. Cadets can take part in activities

including camping, hiking and aviation experiences. CAP's national program offers free orientation flights to cadets younger than 18.

The Albany Composite Squadron lists weekly meetings at 7 p.m. Tuesdays at Southwest Georgia Regional Airport, 3905 Newton Road. McCracken said the squadron meets in the old airport fire station; prospective visitors should coordinate with the unit because access is restricted.

For him, the point of those meetings reaches well beyond aviation: "That's one of my joys: seeing the young people evolve into leaders," he said. "We train leaders."

And after decades of answering calls to serve, he says he believes there is work for everyone in Albany to do — whether helping people experiencing homelessness, organizing food drives or joining a community organization.

"Well, I'm proud of Albany. There is so much good going on here," McCracken said. "And every one of us, we need to look at what we can do to make a difference in Albany. We can all serve."

We Plan to be Event Ready!

**Dougherty County
Hazard Mitigation Plan
5-Year Update
2025-2030
3rd Public Meeting:
October 9, 2026
8AM-5PM**

*** This will be a drop in meeting, please come and go as needed. Formal presentation to occur every 2 hours.

240 Pine Avenue, Suite 300
Albany, Georgia 31701

How to maximize a real estate investment

By Metro

Real estate has long been considered a good investment. Whether people are buying a home they intend to live in or purchasing investment properties they hope to flip or rent out, real estate tends to provide a strong return on investment.

Maximizing the investment value of a property is wise regardless of how buyers intend to use it. With that in mind, buyers can consider these strategies to make the most of a real estate investment.

- **Renovate with ROI in mind.** Though no room of a home in need of work should be ignored, various studies have identified the rooms buyers emphasize most when looking for a new home. Kitchens and primary suites tend to make the most lasting impressions on home buyers, and that can offer a strong return on investment (ROI). And the good news for homeowners hoping to sell a property they currently own is that minor kitchen remodels, which require a smaller financial investment than major overhauls, offer stronger returns. According to the Cost vs. Value Report 2025 from the Journal of Light Construction, a minor kitchen remodel offers an average return of 113 percent compared to a 36 percent average return for a major upscale remodel.
- **Prioritize location.** Real estate investors who aren't looking to sell but buy can maximize their investment by prioritizing location as they search for properties. Though the real estate market is ever-changing, the importance of location remains a constant. Investopedia notes that a "good" location for prospective buyers typically is near access to transportation (be it public transportation or highways that can help cut down on



Special Photo: MCC

Buyers can consider well-tested strategies to make the most of a real estate investment.

commute times), well-regarded schools, and community involvement. While the importance of location is a constant, Investopedia notes that a given neighborhood's reputation can go from "good" to "bad" or vice versa. Identifying an emerging "good" neighborhood can be a tall order, but prospective real estate investors are urged to consider a range of variables about each location in an effort to maximize their investments. Recent investment in local infrastructure and a growth in local employment opportunities are two variables that can help a given area quickly transform into a place people want to live.

- **Sell at the right time.** When selling a

home with the intent of maximizing a real estate investment, it's important that owners recognize certain times of year are better for sellers than others. A 2024 report from the real estate curator ATTOM indicated that listing a property in May, February or April can yield the best returns for sellers. May is a particularly good time to sell, as the ATTOM analysis of 59 million home sales between 2011 and 2023 found that homes sold in May sold for 13.1 percent above market value, which was the highest of any month.

Real estate has long been considered a great investment, and various strategies can help investors bolster their returns.



Special Photo: MCC

The complexity of a housing transaction inspires the vast majority of buyers and sellers to seek expert assistance.

How to find the right real estate professional

By Metro

Buying and selling a home are multifaceted processes that often are made much easier with the help of a qualified real estate professional. Indeed, the complexity of a housing transaction inspires the vast majority of buyers and sellers to seek expert assistance.

Data from the National Association of Realtors 2025 Profile of Home Buyers and Sellers indicates that 88 percent of buyers and 91 percent of sellers use a real estate agent to facilitate their transactions. However, one must first navigate the vast landscape of licensed professionals, and selection of the right professional is crucial. Here's how to do just that.

Seek personal referrals

One of the first places to start is with friends, neighbors or family members. Housingwire says about 40 percent of people find their agents through a referral. A personal referral typically offers insight about real estate pros that can inform if the person is communicative and reliable. Superior negotiation skills also might be best advertised by former clients than online profiles.

Prioritize experience

A professional's level of experience is important. The market often is saturated with part-time or inexperienced intermediaries because the industry typically has low barriers to entry and relies on fixed commission structures. Although there are some anomalies, veteran real estate pros who have been active for many years tend to close sales more successfully than novices. HomeLight data suggests top-performing professionals can sell homes for up to 10 percent more than average.

Look through online platforms

Rely on platforms like Zillow, Realtor.com and others to review sales history, specialties and client feedback. Also read online biographies to narrow down prospects who seem like they will be the right fit.

Prepare questions

It's wise to interview a couple of professionals before settling on one. The NAR urges individuals to prioritize experience, honesty and trustworthiness. When interviewing, ask about current client load, marketing strategies, experience, and how a professional handles challenges like bidding wars or low inventory. Pay attention to details to determine if a pro has a handle on local market knowledge, including current trends.

Trust your instincts

Sometimes buyers and sellers ultimately go with what their gut is telling them. If a professional gives off the right vibes and seems to gel with your style and goals, then that may be the person for you.

Buying and selling a home is made more manageable with the guidance of a real estate professional who will be there every step of the way.

SURVEY FINDS STORM-READY AMERICANS ARE MISSING KEY STEP IN REPAIR PREP

(StatePoint) Most homeowners feel reasonably ready for storms this time of year. In a new national survey, the T-Rex Tape Storm Readiness Report, more than half (63%) confidently rate their home's preparedness for storms a 7 out of 10 or higher. While Americans are close to storm-ready, the research suggests the real test comes after severe weather strikes.

"We wanted to look past the checklist people already know and understand readiness once storm damage actually happens," Kerry Haugh, director of Product Marketing for T-Rex Brand, says. "Forty-eight percent have tested batteries for emergency devices and 45% trimmed trees around their home. Preparing and protecting homes is top of mind. What we found though is there's a gap between preparedness and readiness."

The Missing Repair Step

Eight in 10 Americans have experienced

unexpected home damage that required a repair, and nearly half (43%) say it's happening more often compared to five years ago, citing aging homes and severe weather as the top reasons. Yet only 30% say they have organized their repair tools as part of their storm preparation, and just 51% say emergency storm supplies would be easy to find.

The Fix-It-Fast Instinct

Most feel confident tackling storm-related repairs themselves: 58% are comfortable sealing a small leak to keep water out, and 46% are comfortable securing a broken window or door. There's also an instinct to respond quickly: More than half fix storm damage within 24 hours of noticing it. On the other hand, a third say damage has grown larger or more expensive at some point simply because they waited too long to address it.

When asked what delays a repair, cost and the need to hire a professional rank

highest, but 24% point to not having the right supplies and 20% cite not having the right tools.

Reaching for the Wrong Tool

Fifty-nine percent of Americans are aware that, unlike traditional duct tape, repair tape is designed for heavy-duty repairs, like patching, sealing and waterproofing. They also have specific standards for what it should do: 59% expect repair tape to keep water out, and 56% expect it to hold through the rain.

What's surprising is that while duct tape is stocked in 69% of emergency storm kits, waterproof repair tape, built for extreme weather conditions, is included in only 37%. When storm damage strikes, 75% of Americans have used duct tape because it was the only tool available and 63% reached for it during storm-related repairs, more than any other option they had handy.

A Tape Made for the Moment

This repair gap is the idea behind T-Rex Brand's evolution of tape: Unexpected repairs are on the rise, so the tape built to handle them had to change. T-Rex Ferociously Strong Waterproof and Repair Tape is a versatile, fix-all for any environment. Its Flex-to-Fit Technology and a solventless UV acrylic adhesive grip wet, rough surfaces, like concrete, metal and wood, seal out water, air and moisture, and even work under water. The tape has a strong hold in extreme temperatures until a permanent repair is possible.

For more information about T-Rex Tape, visit <https://www.trextape.com/why-t-rex>.

"Americans can be closer to storm-ready by making a few simple changes to how they prepare, like having the right supplies within reach," Haugh says. "Peak storm season is a good reminder that being ready is also about being resourceful when the unexpected happens."

Special Photo: StatePoint





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HUNTING
SEASON DATES

Bear Firearms: (southern) October 3, 8 - 10
Quail (Falconry): October 1- March 15
Rabbit (Falconry): October 1 - March 15
Canada Goose: October 10 - 25
Coot (Falconry): October 10 - 25
Duck: October 10 - 25
Snow Goose & White-Fronted Goose: October 10 - 25
Deer Primitive Weapons & Youth Only: October 10 - 16
Deer Firearms: October 17- Jan 10

STAY SAFE WHILE HUNTING:
Follow the ‘Ten Commandments’



Special Photo

“Ten Commandments of Hunter Safety” prevent accidents.

By Tom Seegmueller
news@albanyherald.com

ALBANY – One of the greatest challenges in writing about the outdoors for more than three decades is to write about new and exciting topics. Unfortunately, that’s hard to do when it comes to hunting accidents. At the risk of becoming repetitious, some stories need to be told and retold until they are no longer relevant.

The majority of hunting accidents do not occur because someone did something that they did not know was wrong. Instead, they occur because someone knew something was wrong yet proceeded to do it anyway. Data provided by the International Hunter Education Association indicate poor judgment is the contributing factor in 42.9% of reported hunting accidents.

Inexperience, fatigue or distraction, poor weather and visibility, as well as the lack of proper safety gear are other contributing factors.

By definition a hunting accident or incident is when someone sustains an injury, whether fatal or not, during hunting activities. In an effort to reduce hunting accidents, the state of New York enacted a law in 1949 requiring all first-time hunters under the age of 16 to complete a firearms safety course before obtaining a hunting license. At the time this precedent-breaking law also required new hunters to receive training related to state and federal game laws, wildlife conservation, and ethical hunting practices.

Following the success of the New York program, other states began to implement their own hunter safety programs. Today, 49 states and the District of Columbia have mandatory hunter safety courses. Requirements are not uniform, with age requirements and firearms training being variables.

The state of Montana is the only exception, allowing any person aged 18 or over to purchase a hunting license without completing a hunter education course. However, the state offers

safety programs to those that choose to participate.

The Georgia hunter education program was initiated in 1964 and has trained more than a half-million people to be safe and ethical hunters. In Georgia, hunters 11 years old and younger are not required to take a hunter education course. However, they cannot hunt unless they are under direct supervision, within sight or hearing of a licensed adult 18 years old or older.

It is also unlawful for an adult to permit their child or ward 11 years old or younger to hunt without adult supervision.

Hunter certification requirements in Georgia vary by age. Hunters between 12-15 must complete a hunter education course prior to hunting unless they are under the direct supervision of an adult. It is also unlawful for an adult to permit them from hunting without adult supervision unless they have a hunter education certificate with them while hunting.

Hunters ages 16-25 must present a hunter education certificate when purchasing a seasonal hunting license and must have their certificate with them while hunting.

Hunters 26 and older and born after Jan. 1, 1961 must meet hunter education course requirements but do not need to present their certificate when buying their seasonal hunting license or possess it while hunting.

Hunter education is not required to hunt on one’s own land or the land of a parent or guardian. Courses are offered in person across the state and are also available online. A variety of approved online courses can be found at georgiawildlife.com/hunting/hunter-education. Some of these courses have fees associated with them. However, free courses are available online and in-person.

Pennsylvania is also credited with creating the “Ten Commandments of Hunter Safety,” which today is considered to be the focal point of every hunter safety program in the country.

The Ten Commandments of Gun Safety are the foundation of each of these courses for a good reason. Following these simple mandates make it highly unlikely that you will be the cause of a firearm-related accident:

1. Treat every gun as if it were loaded.
2. Be sure the muzzle is pointed in a safe direction.
3. Unload all guns when they are not being used.
4. Be sure the barrel is free from obstructions.
5. Be sure of your target and what is behind it before you pull the trigger.
6. Never point a gun at anything you do not want to shoot.
7. Never climb a fence or tree or jump a ditch with a loaded gun.
8. Never shoot at a flat hard surface or water
9. Store guns and ammunition separately, beyond the reach of children.
10. Avoid alcohol or drugs before and while shooting or hunting.

It is also important for a hunter to know how a firearm operates, that he or she is using the appropriate ammunition, and the firearm is in safe operating condition. Hunter safety programs have resulted in a significant decrease in firearm-related accidents. The programs are credited with bringing accidental fatalities down by 42% over the last 20 years.

The National Safety Council reports the odds of dying from an accidental gun discharge in the U.S. are 1 in 7,998. When narrowed down to firearms deaths related to hunting, the odds are even lower. Hunting accidents in the U.S. now average 464 annually, with fewer than an average of 63 of these being fatal.

These statistics are amazing when considering more than 15.2 million hunters were licensed to hunt in the U.S. last year. However, these statistics are still too high, considering each of these accidents was preventable if someone had chosen to follow the Ten Commandments of Firearm Safety.

Special Photo
Most hunting accidents involve tree stands.



Special Photo
Hunter preparation should involve a safety plan.



Tree stand safety is vital to hunter safety

By Tom Seegmueller
news@albanyherald.com

When Pennsylvania first implemented its hunter safety program, firearm accidents were the leading cause of hunting-related accidents in the United States.

In the late 1960s and early 1970s, the advent of commercial ladder stands and crude climbing stands changed that. Deer hunters were suddenly taking their hunting experiences to new heights.

During this era, hunters discovered that if they built even the crudest ladder or platform stand elevating them eight or more feet above the ground, they were relatively “invisible” to passing whitetail deer. As the word of this phenomenon spread, a variety of commercial ladder and climbing stands became available.

As is the case with most new technology, some products are safer than others. The Baker Treestand Co. in northeast Georgia was one of the first enterprises to capitalize on the phenomenon. It was also probably one of the most dangerous commercial stands ever manufactured. With no climbing bar or safety straps, many hunters became unwilling riders on “Baker’s Slide.”

Poorly designed ladder stands weren’t much safer. Within a decade, tree stand accidents

were exceeding firearms accidents during the course of the average deer season in the United States. The whitetail deer that survived the first generation of elevated hunting soon learned to look up in search of overhead threats. This adaptation in deer behavior was a modern-day example of the theory of “survival of the fittest” outlined in Darwin’s Theory of Natural Selection.

In response, hunters adapted by seeking ever higher elevations to hang their stands. These actions also provided a literal example to the Euripidean philosophy: “The greater the height, the greater the fall.”

As stand heights increased, so did the level of trauma seen in emergency rooms from accidents associated with tree stand accidents. Eighteen of the 24 hunting incidents reported in Georgia last year were associated with tree stands, two resulting in fatalities.

Saddle hunting systems are the latest advance in tree stand technology, and the quest for new hunting heights. The system has several advantages over traditional hanging and ladder stands. The approach is minimalistic, reducing hardware down to a small foot platform, which is similar to the safety harness recommended for all elevated stands. Additional climbing aids and a tether rope com-

plete the basic set-up.

These components fit into a stash bag, allowing them to be carried quietly to the tree selected as a stand site. The hunter scales the chosen tree in a manner that resembles a lineman climbing a utility pole. With a saddle system, there is flexibility in not only the tree selected but the height as well. Stand heights approaching 20 feet or more are now possible. Higher or lower heights are easily achieved as the cover, shot, and comfort level dictate.

In response to the dangers associated with tree stands, most hunter safety courses now include tree stand safety in the curriculum. Tree stand safety tips include:

-- When using a non-climbing portable or ladder stand, hunters should securely fasten the stand to the tree and install ladders or steps according to the manufacturer’s directions.

-- Hunters should always wear a fall-arrest system/full-body harness during ascent and descent and follow manufacturer’s usage instructions. Be aware that single-strap belts and chest harnesses are no longer recommended and should not be used. Failure to use a fall-arrest system could result in serious injury or death.

-- Have in place a plan for rescue, including the use of cellphones or signal devices that may

be easily reached and used while suspended. If rescue personnel cannot be notified, hunters must have an alternate plan for recovery or escape. Anyone who has to hang suspended for a period of time before help arrives should exercise their legs by pushing against the tree or doing any other form of continuous motion or use a suspension relief device.

-- Consider personal physical condition before going out. Those who do not have the ability to recover or escape from a fall-arrest system should hunt only from the ground.

-- Hunters should always use a haul line to pull their gear and unloaded firearm or bow into their tree stand. Never climb with weapons in hand or on the back. Prior to descending, lower equipment to the ground on the opposite side of the tree.

-- Staying awake and alert is important. Hunters should avoid taking medications that cause drowsiness prior to hunting. Also, never use alcohol or drugs before or while hunting.

-- Hunters should always inform someone where they are hunting and what time they expect to return.

For more information on tree stands or hunting-related safety, call (706) 557-3355 or visit GeorgiaWildlife.com/hunting/hunter-education.

THE ALBANY HERALD

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Construction/Service Bids

A-988
INVITATION TO BID
Polymer Flocculants
BID REF. #27-026

Sealed bids will be received by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM, on October 28, 2026. Bid documents can be obtained from the Procurement Division, the Georgia Procurement Registry, and at www.albanyga.gov. For additional information, contact Joshua Williams, Procurement Manager, at jswilliams@albanyga.gov.
by\ Michael Eaton, Chief Financial Officer
October 3, 2026

A-957
INVITATION TO BID
Water System Valve Exercising
BID REF. #27-025

Sealed bids will be received by City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on October 27, 2026. A Pre-Bid Conference will be held at 10:00 AM on October 1, at the Procurement office. A 5% Bid Bond is required for bid submittal. Bid documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Ricky Gladney, Buyer I at rgladney@albanyga.gov.
by\ Michael Eaton, Chief Financial Officer
October 3, 2026

Debtors & Creditors

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-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.**

Debtors & Creditors

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.
Shebreka 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
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
ergibsonlaw@gmail.com
September 19, 26, October 3, 10, 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-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-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.
This 22nd day of September 2026.
KAREN K. WALLER
Executor of the Estate of David Lee George
DIVINE FINNEY DAVIS, PC
600 N. Jackson Street
Albany, GA 31701
September 26, October 3, 10, 17, 2026

A-940
NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA,
COUNTY OF DOUGHERTY
All creditors of the Estate of Carlos R. Perez, aka Carlos Perez 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.
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-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-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-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

Debtors & Creditors

P.O. Box 352
Albany, GA 31702
(229) 430-9989
September 19, 26, October 3, 10, 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 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 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-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-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-906
NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF DOUGHERTY
IN RE: ESTATE OF MARTHA JO BROWN, DECEASED
ESTATE NO. 2025-ES-407
All creditors of the Estate of Martha Jo Brown, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to the undersigned.
This 8th day of September, 2026.
Joyce Ann Means Executor of the Estate of **Martha Jo Brown**
c/o **Jeanie K. Tupper, Attorney at Law**
Law Offices of Jeanie K. Tupper, P.C.
P.O. Box 71371
Albany, Georgia 31708
Telephone: (229) 886-5555
Georgia Bar No. 718660
September 12, 19, 26, October 3, 2026

Divorces

A-925
DOUGHERTY COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: Joseph Stephens V.
Respondent: Alexis Stephens
Civil Action Case Number: 26CV136-4
NOTICE OF SUMMONS
To: Alexis Stephens, Respondent
Named Above: This notice has been published to let you know that a Divorce case was filed against you in Superior Court on 2/10, 2026. The court issued an order for service of summons by publication on 2/10, 2026. You must file an Answer to the Petition with the clerk of Superior Court and serve the Petitioner with a copy of the Answer. The Petitioner's address is 1903 Churchill Drive Albany, GA 31721. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything he asked for in the Petition for Divorce.
This the 15th day of September, 2026.
Joseph W. Dent, Judge
September 19, 26, October 3, 10, 2026

A-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

Divorces

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

Juvenile Court

A-929
PUBLICATION
DOUGHERTY COUNTY JUVENILE COURT
IN THE MATTER OF: L.M., W/F, DOB: 12/26/2014
To: Charlene Mateo Vicente, Francisco Mateo or any other individual who might be the biological father of one female child born to Charlene Mateo Vicente on December 26, 2014
A petition was filed in this Court by Social Services Case Supervisor Treena White, on the 25th day of August, 2026. The Petition alleges the above-referenced child to be dependent according to Georgia law and seeks **termination of your parental rights, if any.** You may obtain a copy of the Petition, which sets forth the specific allegations in detail, from the Clerk of Juvenile Court of Dougherty County, **225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia**, phone is 229-431-2162.
By authority of an Order for Service by Publication by the Judge of said Court on the 9th day of September, 2026, you are commanded to be an appear in the Juvenile Court of Dougherty County, Georgia, at the Dougherty County Courthouse located at 225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia, within sixty (60) days of said Order for Service by Publication and on the 17th day of November, 2026, at 9:00 a.m. to then and there make defense to allegations of the petition, and to show cause why the prayers of the petition should not be granted, and why the said child and all parties named herein should not be dealt with according to the provisions of the law. **The hearing is for the purpose of terminating your parental rights.**
You or any other interested party may file a written objection or answer on or before the date and time for the hearing stated above by filing the same at the office of the Clerk of Juvenile Court of Dougherty County, Georgia, and the Petitioner's Attorney, Gregory T. Williams.
Be advised that any biological father who is not the legal father of this child shall lose all rights to this child and shall not be entitled to object to the termination of his rights unless within thirty (30) days of receipt of this notice, he files (1) a petition to legitimize the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimize 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

A-973
PUBLICATION
DOUGHERTY COUNTY JUVENILE COURT
IN THE MATTER OF: K.A., B/M, DOB: 09/08/2021; K.A., B/M, DOB: 09/08/2021; K.A., B/M, DOB: 12/16/2022
To: Roderica Ashberry, Justin Crapp and any other individual who might be the biological father of one male child born to Roderica Ashberry on December 16, 2022 and two male children born to Roderica Ashberry on September 8, 2021.
A petition was filed in this Court by Social Services Case Supervisor Treena White, on the 26th day of June 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, Basement, Juvenile Court, Albany, Georgia**, phone is 229-431-2162.
By authority of an Order for Service by Publication by the Judge of said Court on the 13th day of July, 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 1st day of December 2026, at 1:00 p.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 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, Gregory T. Williams.
Be advised that any biological father who is not the legal father of these children shall lose all rights to these children and shall not be entitled to object to the termination of his rights unless within thirty (30)

A-973
PUBLICATION
DOUGHERTY COUNTY JUVENILE COURT
IN THE MATTER OF: K.A., B/M, DOB: 09/08/2021; K.A., B/M, DOB: 09/08/2021; K.A., B/M, DOB: 12/16/2022
To: Roderica Ashberry, Justin Crapp and any other individual who might be the biological father of one male child born to Roderica Ashberry on December 16, 2022 and two male children born to Roderica Ashberry on September 8, 2021.
A petition was filed in this Court by Social Services Case Supervisor Treena White, on the 26th day of June 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, Basement, Juvenile Court, Albany, Georgia**, phone is 229-431-2162.
By authority of an Order for Service by Publication by the Judge of said Court on the 13th day of July, 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 1st day of December 2026, at 1:00 p.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 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, Jennifer 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 legitimize the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimize 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-973
PUBLICATION
DOUGHERTY COUNTY JUVENILE COURT
IN THE MATTER OF: K.A., B/M, DOB: 09/08/2021; K.A., B/M, DOB: 09/08/2021; K.A., B/M, DOB: 12/16/2022
To: Roderica Ashberry, Justin Crapp and any other individual who might be the biological father of one male child born to Roderica Ashberry on December 16, 2022 and two male children born to Roderica Ashberry on September 8, 2021.
A petition was filed in this Court by Social Services Case Supervisor Treena White, on the 26th day of June 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, Basement, Juvenile Court, Albany, Georgia**, phone is 229-431-2162.
By authority of an Order for Service by Publication by the Judge of said Court on the 13th day of July, 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 1st day of December 2026, at 1:00 p.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 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, Gregory T. Williams.
Be advised that any biological father who is not the legal father of these children shall lose all rights to these children and shall not be entitled to object to the termination of his rights unless within thirty (30)

Gregory T. Williams
Special Assistant Attorney General
Post Office Box 1113, Camilla, Georgia 31708
Phone (229) 330-0614, Georgia Bar Number 443607
October 3, 10, 17, 24, 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 Alexandious Rakhia Ousley on 03/24/2016.
To: Keyondre Jatavious Green, biological father of a male child born to Tijuana Alexandious Rakhia Ousley on 03/24/2022.
To: Todd Hanning, putative father of a male child born to Tijuana Alexandious 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 Alexandious 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 Alexandious 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 Alexandious 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, Jennifer 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 legitimize the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimize 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

Juvenile Court

days of receipt of this notice, he files (1) a petition to legitimize the children pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimize with the Dougherty County Juvenile Court.
Witness the Honorable Valerie Brown-Williams, Judge of said Court this 13th day of July 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
October 3, 10, 17, 24, 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 Alexandious Rakhia Ousley on 03/24/2016.
To: Keyondre Jatavious Green, biological father of a male child born to Tijuana Alexandious Rakhia Ousley on 03/24/2022.
To: Todd Hanning, putative father of a male child born to Tijuana Alexandious 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 Alexandious 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 Alexandious 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 Alexandious 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, Jennifer 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 legitimize the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimize 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-973
PUBLICATION
DOUGHERTY COUNTY JUVENILE COURT
IN THE MATTER OF: K.A., B/M, DOB: 09/08/2021; K.A., B/M, DOB: 09/08/2021; K.A., B/M, DOB: 12/16/2022
To: Roderica Ashberry, Justin Crapp and any other individual who might be the biological father of one male child born to Roderica Ashberry on December 16, 2022 and two male children born to Roderica Ashberry on September 8, 2021.
A petition was filed in this Court by Social Services Case Supervisor Treena White, on the 26th day of June 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, Basement, Juvenile Court, Albany, Georgia**, phone is 229-431-2162.
By authority of an Order for Service by Publication by the Judge of said Court on the 13th day of July, 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 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, Jennifer 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 legitimize the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimize 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-973
PUBLICATION
DOUGHERTY COUNTY JUVENILE COURT
IN THE MATTER OF: K.A., B/M, DOB: 09/08/2021; K.A., B/M, DOB: 09/08/2021; K.A., B/M, DOB: 12/16/2022
To: Roderica Ashberry, Justin Crapp and any other individual who might be the biological father of one male child born to Roderica Ashberry on December 16, 2022 and two male children born to Roderica Ashberry on September 8, 2021.
A petition was filed in this Court by Social Services Case Supervisor Treena White, on the 26th day of June 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, Basement, Juvenile Court, Albany, Georgia**, phone is 229-431-2162.
By authority of an Order for Service by Publication by the Judge of said Court on the 13th day of July, 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 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, Jennifer 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 legitimize the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimize with the Dougherty County Juvenile Court.
Witness the Honorable Valerie Brown-Williams, Judge of said

Probate Court
12 mth Support

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

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

A-970
SELF STORAGE AUCTION
AUCTION WILL CLOSE ON
October 21, 2026 AT 10 A.M.
Online auction: Lockerfox starting October 14th and close out on October 21st at 10 am

SIMPLESAFE - RADIUM SPRINGS
2119 Radium Springs Road
Albany
Rodney Mathis Unit 11
HOUSEHOLD CONTENTS

Sandra Washington Unit 29
HOUSEHOLD CONTENTS

Angela Young Unit 75
HOUSEHOLD CONTENTS

Dale Jones 76
HOUSEHOLD CONTENTS

Alfred Hill Unit 87
HOUSEHOLD CONTENTS

LaSere Reid Smith Unit 95
HOUSEHOLD CONTENTS

Shatora Strong Unit 101
HOUSEHOLD CONTENTS

Kaleciakha Peterson Unit 119
HOUSEHOLD CONTENTS

Michael Teemer Unit 121
HOUSEHOLD CONTENTS

Alfreda Coleman Unit 140
HOUSEHOLD CONTENTS

Keyonnis Campbell Unit 154
HOUSEHOLD CONTENTS

Debra Mulkey Unit 158
HOUSEHOLD CONTENTS

SIMPLESAFE - MOCK ROAD **1300**
S Mock Road Albany
Otis Thomas Unit B09
HOUSEHOLD CONTENTS

Samantha Williams Unit E03
HOUSEHOLD CONTENTS

Tom Hutchinson Unit E30
HOUSEHOLD CONTENTS

Nytia Henry Unit E34
HOUSEHOLD CONTENTS

BASE SIDE STORAGE - SHORT
STREET 2416 Short Street
Albany
Callie Lewis Unit 11
HOUSEHOLD CONTENTS

Jessyca Jackson Unit 17
HOUSEHOLD CONTENTS

Jessyca Jackson Unit 18
HOUSEHOLD CONTENTS

Jamila Green Unit 23
HOUSEHOLD CONTENTS

Marty Norris Unit 56
HOUSEHOLD CONTENTS

Michael Jagroo Unit 57
HOUSEHOLD CONTENTS

Vontresa Harris Unit 63
HOUSEHOLD CONTENTS

Elijah Arkwright Unit 165
HOUSEHOLD CONTENTS

SIMPLESAFE - HIGHWAY 19 N
1437 US Highway 19 S
Amandine Claude Unit 132
HOUSEHOLD CONTENTS

Mrya Hewett Unit 158
HOUSEHOLD CONTENTS

Ossie Candidate Unit 196
HOUSEHOLD CONTENTS

SIMPLESAFE - HIGHWAY 19 S
1508 US Highway 19 S
Dominique Hooks Unit 234
HOUSEHOLD CONTENTS

Sandra Washington Unit 254
HOUSEHOLD CONTENTS

Caitlyn Oakes Unit 320
HOUSEHOLD CONTENTS

SIMPLESAFE-BRANCHVIEW **139**
BRANCEVIEW ST E
Bateria Speed Unit B60
HOUSEHOLD COUNTENTS

Sophia Carter Unit P6
HOUSEHOLD CONTENTS

Allison Stubbs Unit P18
HOUSEHOLD COUNTENTS

SIMPLESAFE-21ST AVE 808 **21ST**
AVE
Christcha Oliver Unit B055
HOUSEHOLD COUNTENTS
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
September 26, October 3, 10, 17, 2026

Foreclosures

A-960
NOTICE OF FORECLOSURE OF
RIGHT TO REDEEM
TO: **Stephen Acree and/or all heirs and persons claiming thereunder**
Take notice that: **James Unlimited Property Management LLC**
The right to redeem the following described property to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 209 AND 210, 1ST LAND DISTRICT, DOUGHERTY COUNTY, GEORGIA, CONSISTING OF 6.60 ACRES , MORE OR LESS BEING A PORTION OF TRACT 2, AS SHOWN ON THAT CERTAIN PLAT ENTITLED "RETRACEMENT SURVEY WILLIE PEARL HARRIS ESTATE", PREPARED BY FENTON W. NASH, GEORGIA LAND SURVEYOR NO. 2829, RECORDED IN PLAT BOOK 8, PAGE 61, DOUGHERTY COUNTY , GEORGIA PUBLIC DEED RECORDS.
Parcel: 00159-00001-033
Location Address: 1418 WILLIAMSBURG RD
will expire and forever foreclosed and barred on and after the **28th of October 2026**.
The tax deed to which the notice relates is dated the **5TH day of August 2025** and is recorded in the Office of the Clerk of the Superior Court of Ben Hill County, Georgia, in Deed Book 5398 Page 86.
The property may be redeemed at any time before the **28th day of October 2026** by payment of the redemption price as fixed and provided by law to the undersigned at the following address: James Unlimited Property Management LLC 327 Eighth Avenue Albany, GA 31701
October 3, 10, 17, 24, 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, 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-918
NOTICE OF FORECLOSURE OF
RIGHT TO REDEEM
TO: **GREENLEO RESIDENTIAL ESTATE LLC and persons claiming thereunder**
Take notice that: **FAK 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 the 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: FAK REAL ESTATE LLC

Foreclosures

SEBRICA MOORE – Authorized Agent
3724 Castle Pine Lane
Albany, GA 31750
September 19, 26, October 3, 10, 2026

A-959
NOTICE OF FORECLOSURE OF
RIGHT TO REDEEM
TO: **Stephen Acree and/or all heirs and persons claiming thereunder**
Take notice that: **James Unlimited Property Management LLC**
The right to redeem the following described property to-wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 209 AND 210, 1ST LAND DISTRICT, DOUGHERTY COUNTY, GEORGIA, CONSISTING OF 6.42 ACRES , MORE OR LESS, BEING TRACT 3, AS SHOWN ON THAT CERTAIN PLAT ENTITLED "RETRACEMENT SURVEY WILLIE PEARL HARRIS ESTATE", PREPARED BY FENTON W. NASH, GEORGIA LAND SURVEYOR NO. 2829, RECORDED IN PLAT BOOK 8, PAGE 61, DOUGHERTY COUNTY , GEORGIA PUBLIC DEED RECORDS.
Parcel: 00159-00001-007
Location Address: 1415 WILLIAMSBURG RD
will expire and forever foreclosed and barred on and after the **28th day of October 2026**.
The tax deed to which the notice relates is dated the **5TH day of August 2025** and is recorded in the Office of the Clerk of the Superior Court of Ben Hill County, Georgia, in Deed Book 5398 Page 85.
The property may be redeemed at any time before the **28th day of October 2026** by payment of the redemption price as fixed and provided by law to the undersigned at the following address: James Unlimited Property Management LLC 327 Eighth Avenue Albany, GA 31701
October 3, 10, 17, 24, 2026

A-971
NOTICE OF FORECLOSURE
RIGHT TO REDEEM
TAKE NOTICE THAT : JEFFERY MARC WILLIAMS AND HEIRS KNOWN AND UNKNOWN and LIENHOLDERS
The right to redeem the following described property to-wit:
Map & Parcel 000HH-00027-022
All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, being all of lots 5 and 6 in Block 17 in Ragsdale-Odom Addition of said city, as shown on a plat recorded in Deed Book 15, Pages 344 and 345 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, said lots being 50 feet wide and 150 feet deep and said lots being located and fronting on the south side of Holloway Street.
Will expire and be forever foreclosed and barred on or after the 24 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 241.
The property may be redeemed at anytime before the 24th day of October 2026, by the payment of the redemption price as fixed and provided by law to the undersigned at the following address: Barfield Law Firm Inc., 56 Blakely Street, Cuthbert, Georgia 39840. Please be governed accordingly.
October 3, 10, 17, 24, 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/

Foreclosures

*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, 28, 2026

A-694
NOTICE OF SALE UNDER POWER
GEORGIA, DOUGHERTY COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from CORRINE 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 PARTICULARY 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 CORRINE 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
CORRINE 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
Telephone Number: (877) 813-0992
Case No. LNC-25-03715-9
riselaw.com/property-listing
September 12, 19, 26, October 3, 2026

A-893
NOTICE OF FORECLOSURE SALE
UNDER POWER
DOUGHERTY COUNTY, GEORGIA
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Under and by virtue of the Power of Sale contained in a Security Deed given by Amariyan Givens to Mortgage Electronic Registration Systems, Inc., as nominee for BankSouth Mortgage Company, LLC dated February 8, 2013 and recorded on February 13, 2013 in Deed Book 3987, Page 319, Dougherty County, Georgia Records, modified by Loan Modification recorded on February 20, 2025 in Deed Book 5272, Page 15, Dougherty County, Georgia Records, and later assigned to U.S. Bank National Association, not in its individual capacity but solely as Trustee for RMTP 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:

Foreclosures

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: 000Q/00012/016

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

Your mortgage servicer, Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC, as servicer for U.S. Bank National Association, not in its individual capacity but solely as Trustee for RMTP Trust, Series 2021 BKM-TT, can be contacted at 877-888-4606 or by writing to 8950 Cypress Westbros 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 RMTP Trust, Series 2021 BKM-TT as Attorney in Fact for Amariyan Givens
McMichael Taylor Gray, LLC
3550 Engineering Drive, Suite 260
Peachtree Corners, GA 30092
404-474-7149
MTG File No.: GA2026-00067
September 12, 19, 26, October 3, 2026

A-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/00061/044 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 Baldwin Lee Cunningham
GA State Bar No. 213025
600 N. Jackson Street
Albany, GA 31701
229/883-1610
tim@dfdpclaw.com
October 3, 10, 17, 24, 2026

A-876
NOTICE OF SALE
GEORGIA, DOUGHERTY COUNTY.
By virtue of a power of sale contained in that certain Security Deed from J. LANE THEATER, LLC to STATE THEATER, LLC, dated July 15, 2022, and recorded in Deed Book 5007, Pages 185-187, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, said Security Deed having originally been given to secure that certain Promissory Note dated July 15, 2022 between J. LANE THEATER, LLC to STATE THEATER, LLC in the original principal amount of Three Hundred Thousand Dollars and Zero Cents (\$300,000.00), as well as all extensions, renewals and modifications thereof, together with any and all other indebtedness, of any type or description, then or thereafter owing by J. LANE THEATER, LLC, there will be sold by the undersigned, at public outcry, to the highest bidder for cash, before the courthouse door at Albany, Dougherty County, Georgia, within the legal hours of sale on the first Tuesday in October 2026, the following described property:
All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being all of City Lot 63 and the East 2 ½ feet of City Lot 63 on the North side of Pine Avenue, the same being improved property having located thereon the State Theatre.
The indebtedness secured by the aforementioned Security Deed has been, and is hereby declared immediately due and payable in full because of the failure of J. LANE THEATER, LLC to perform the covenants and duties of the Security Deed in accordance with its terms. Said indebtedness remaining in default, this sale shall be made for the purpose of paying such indebtedness, as well as all expenses of this sale, including attorneys' fees.

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

A-967
NOTICE OF FORECLOSURE
OF
RIGHT OF REDEMPTION
TO: GREENLEO RESIDENTIAL RENTAL, LLC
1305 Mobile Avenue, Albany, Georgia 31705
and all persons who can claim any interest in and to said property:
Take Notice that:
The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in Land Lot 241, 1st Land District, City of Albany, Dougherty County, Georgia, and being all of Lot 93-C of the resubdivision of Lot 93 of Columbia Acres, according to a map or plat of said resubdivision as same is recorded in Plat Book 3, Page 338, in the Office of the Clerk of Superior Court of Dougherty County. Said property has located thereon a dwelling known as 1305 Mobile Avenue according to the present system of numbering in the City of Albany, Georgia.
Parcel No. 00001/00029/02B will expire and be forever foreclosed and barred on and after the **27th 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 115**.
The property may be redeemed at any time before the **27th day of November 2026**, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: BAULDWIN LEE CUNNINGHAM Divine Finney Davis, PC 600 N. Jackson Street Albany, GA 31701 PLEASE GOVERN YOURSELF ACCORDINGLY.

A-966
NOTICE OF FORECLOSURE
OF
RIGHT OF REDEMPTION
TO: GREENLEO RESIDENTIAL RENTAL, LLC
2046 N. Riverview Circle, Albany, Georgia 31705
and all persons who can claim any interest in and to said property:
Take Notice that:
The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being all of Lot 5 of Lakewood Homes Subdivision, according to a map or plat of said subdivision recorded in Plat Book 4, Page 220, in the Office of the Clerk of Superior Court of Dougherty County.
Parcel No. 0000K/00033/005 will expire and be forever foreclosed and barred on and after the **27th 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 176**.
The property may be redeemed at any time before the **27th day of November 2026**, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: BAULDWIN LEE CUNNINGHAM Divine Finney Davis, PC 600 N. Jackson Street Albany, GA 31701 PLEASE GOVERN YOURSELF ACCORDINGLY.
By: /s/ (SEAL)
TIMOTHY O. DAVIS
Attorney for Baldwin Lee Cunningham
GA State Bar No. 213025
600 N. Jackson Street
Albany, GA 31701
229/883-1610
tim@dfdpclaw.com
October 3, 10, 17, 24, 2026

A-965
NOTICE OF FORECLOSURE
OF
RIGHT OF REDEMPTION
TO: STEVEN R. BENSON
2229 Duitman Road, Albany, Georgia 31705
and all persons who can claim any interest in and to said property:
Take Notice that:
The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in Land Lot 188, 1st Land District, Dougherty County, Georgia, and being all of Lot 15 of the "Resubdivision of Parts of Tracts 15, 23 and 30 of the Towns Place Subdivision (formerly Duitman Property)", according to a map or plat of said resubdivision as same is recorded in Plat Book 3, Page 29 (Plat Cabinet 1, Slide A-78), in the Office of the Clerk of Superior Court of Dougherty County.
Parcel No. 00154/00004/018 will expire and be forever foreclosed and barred on and after the **27th 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 67**.
The property may be redeemed at any time before the **27th day of November 2026**, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: BAULDWIN LEE CUNNINGHAM Divine Finney Davis, PC 600 N. Jackson Street Albany, GA 31701 PLEASE GOVERN YOURSELF ACCORDINGLY.
By: /s/ (SEAL)
TIMOTHY O. DAVIS
Attorney for Baldwin Lee Cunningham
GA State Bar No. 213025
600 N. Jackson Street
Albany, GA 31701
229/883-1610
tim@dfdpclaw.com
October 3, 10, 17, 24, 2026

Foreclosures

ACCORDINGLY.
By: /s/ (SEAL)
TIMOTHY

Foreclosures

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-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, Georgia. 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 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

Foreclosures

being in the County of Dougherty State of Georgia, and being more particularly described a all of Lot 203, Brierwood Subdivision Section 2 according to the plat of the subdivision as recorded in Plat Book 3, Page 243 (Plat Cabinet 1, Slide B-4) in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. Subject to restrictions and easements of record. This sale is made subject to that Security Deed in the amount of \$55,600.00, recorded on 1/25/2006 in Deed Book 3097 Page 144-158, aforesaid records. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **406 Vintage Road, Albany, GA 31705** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Valerie B. 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. PENNYMAC LOAN SERVICES, LLC as agent and Attorney in Fact for Bernice Ptelow Aldridge, Pite, LLP, Six Piedmont Court, 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-879
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
DOUGHERTY COUNTY
By virtue of a power of sale contained in a certain security deed from MELVIN ROBERTS to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for New American Funding, LLC, its successors and assigns and recorded in Deed Book 5228, Page 156-171, Dougherty County, Georgia records given to secure a note in the original amount of \$235,653.00 with interest on the unpaid balance until paid, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of DOUGHERTY COUNTY, Georgia, or at such place as has or may be lawfully designated as an alternative location within the legal hours of sale on the **first Tuesday in October, 2026**, to wit: October 06, 2026, the following described property: All that tract or parcel of land lying and being in Dougherty County, Georgia, and being more particularly described as all of Lot 37 of Westgate Subdivision, Section I, according to a map or plat of said subdivision as recorded in Plat Book 3, Page 337, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. **Being real property commonly known as 2318 MEADOWBROOK LANE, ALBANY, GA 31707.** The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given). Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower. 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-895
NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Bernice Ptelow to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for PennyMac Loan Services, LLC, its successors and assigns dated 3/9/2023 and recorded in Deed Book 5069 Page 308 Dougherty County, Georgia records; as last transferred to or acquired by PENNYMAC LOAN SERVICES, LLC, conveying the after-described property to secure a Note in the original principal amount of \$61,750.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on October 6, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and more particularly described as All of Lot 88 of Avondale "B" Subdivision according to a Plat of the Subdivision as recorded in Plat Book 2, Page 123, in the Office of the Clerk of Superior Court of Dougherty County, Georgia. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **203 S Valencia Dr, Albany, GA 31707** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Bernice Ptelow and Kazarza 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

Foreclosures

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 Ptelow Aldridge, Pite, LLP, Six Piedmont Court, 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-879
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
DOUGHERTY COUNTY
By virtue of a power of sale contained in a certain security deed from MELVIN ROBERTS to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for New American Funding, LLC, its successors and assigns and recorded in Deed Book 5228, Page 156-171, Dougherty County, Georgia records given to secure a note in the original amount of \$235,653.00 with interest on the unpaid balance until paid, the following described property will be sold at public outcry to the highest bidder for cash at the courthouse door of DOUGHERTY COUNTY, Georgia, or at such place as has or may be lawfully designated as an alternative location within the legal hours of sale on the **first Tuesday in October, 2026**, to wit: October 06, 2026, the following described property: All that tract or parcel of land lying and being in Dougherty County, Georgia, and being more particularly described as all of Lot 37 of Westgate Subdivision, Section I, according to a map or plat of said subdivision as recorded in Plat Book 3, Page 337, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. **Being real property commonly known as 2318 MEADOWBROOK LANE, ALBANY, GA 31707.** The debt secured by the above-referenced security deed has been declared due because of the default in the payment of said debt per the terms of the note and other possible defaults by the borrower or the successor thereto. The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given). Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower. Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows: Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC 8950 Cypress Waters Blvd. Coppell, TX 75019 888-613-2432

The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Rocket Mortgage, LLC to negotiate, amend, or modify the terms of the Security Deed described herein. Rocket Mortgage, LLC as Attorney in Fact for MELVIN ROBERTS Attorney Contact: Tromberg, Miller, Morris & Partners, PLLC 3000 Langford Road, Building 100 Peachtree Corners, GA 30071 Phone: 404-793-1447 Fax: 404-738-1558 26-003541-GA **THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

September 12, 19, 26, October 3, 2026

A-880
NOTICE OF SALE UNDER POWER
GEORGIA, DOUGHERTY COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by Elijah Walters and Evelyn A. Walters to DCG Home Loans, Inc. dated July 19, 2006, recorded in Deed Book 3233, Page 287, Dougherty County, Georgia Records, as last transferred to U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc. 2006-HE3, Asset-Backed Pass-Through Certificates Series 2006-HE3 by assignment recorded in Deed Book 3927, Page 221, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY-FOUR THOUSAND AND 00/100 DOLLARS (\$84,000.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in October,

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2026, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF The debt secured by said Security Deed has been and is hereby declared due and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale, as provided in the Security Deed and by law which includes, but is not limited to, attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Prospective bidders must perform their own due diligence. Citigroup Mortgage Loan Trust, Inc. 2006-HE3, Asset-Backed Pass-Through Certificates Series 2006-HE3, U.S. Bank National Association, as Trustee is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: NewRez, LLC d/b/a Shellpoint Mortgage Servicing, 75 Beattie Place, Suite 300, Greenville, SC 29601, (800) 365-7107. Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

Upon information and belief, said property is more commonly known as **2005 Melrose Drive, Albany, GA 31707**. Should a conflict arise between the property address and the legal description, the legal description shall control. ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCen) new Anti-Money Laundering Rule (the "Rule"), found at 89 FR 70258, went into effect. The Rule applies to certain residential real estate sale transactions (including some that go beyond the typical one-to-four family residence) where the transfer is to a legal entity or trust, and which includes cash purchases, private financing or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicion Activity Report requirement. If applicable, as part of this Rule, buyers and sellers are required to provide additional information and documentation about themselves, their legal entities, and/or the source of funds used in the reportable transaction. The collection of this information and documentation is required to comply with the Rule's federal reporting requirements, if applicable.* This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCen Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

*The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any. The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258, if applicable. Citigroup Mortgage Loan Trust, Inc. 2006-HE3, Asset-Backed Pass-Through Certificates Series 2006-HE3, U.S. Bank National Association, as Trustee as Attorney in Fact for Elijah Walters and Evelyn A. Walters McCalla Raymer Leibert Pierce, LLP 1544 Old Alabama Rd Roswell, GA 30076 www.foreclosurehotline.net EXHIBIT "A" The following described property: All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being all of Lot 201 of Avondale "B" Subdivision, according to a map or plat of said subdivision as same is recorded in Plat Book 2, Page 123, (Plat Cabinet 1, Slide A-52), in the Office of the Clerk of Superior Court of Dougherty County, Georgia. For Information Purpose Only: The APN is shown by the County Assessor as 000Q/00011/004; Source of Title is Book 2539, Page 263 (Recorded 02/28/03). JD October 6, 2026 Our file no. 5368916 5368916

September 12, 19, 26, October 3, 2026

A-881
NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Bryant L Shorter to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for WMC Mortgage Corp., its successors and assigns dated 4/3/2006 and recorded in Deed Book 3139 Page 101 Dougherty County, Georgia records; as last transferred to or acquired by Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-WMCC2, Mortgage Pass-Through Certificates, Series 2006-WMCC2, 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

Foreclosures

Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that certain property situated and being in Land Lot 242 of the First Land District of the City of Albany, Dougherty County, Georgia and being more particularly described as all of Lot 325 of Kalmon-Malone Subdivision, Section 3, according to a map or plat of said subdivision as same is recorded in Plat Book 3, page 30 (Cabinet 1, Slide A-78), in the Office of the Superior Court, Dougherty County, Georgia. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **404 Vick Street, Albany, GA 31705** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Bryant L Shorter or tenant or tenants. Shellpoint Mortgage Servicing is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Shellpoint Mortgage Servicing PO Box 10826 Greenville, SC 29603-0826 1-800-365-7107 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of 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-WMCC2, Mortgage Pass-Through Certificates, Series 2006-WMCC2 as agent and Attorney in Fact for Bryant L Shorter Aldridge Pite, LLP, Six Piedmont Court, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400, 1263-5828A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

1263-5828A
September 12, 19, 26, October 3, 2026

A-947
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by CHIAKA NEALY to Mortgage Electronic Registration Systems, Inc., as grantee, as a nominee for Southpoint Financial Services, Inc. in the original principal amount of \$93,279.00 dated August 29, 2024, and recorded in Deed Book 5223, Page 266, Dougherty County records, said Security Deed being last transferred to PLANET HOME LENDING, LLC in Deed Book 5397, Page 1-2, Dougherty County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on 11/3/2026, the property in said Security Deed and described as follows: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 371 IN THE FIRST LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA AND BEING ALL OF LOT 37 OF NORTH SLAPPEY HEIGHTS, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS THE SAME IS RECORDED IN PLAT BOOK 1, PAGE 258 (PLAT CABINET 1, SLIDE A-33), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA, Said property being known as: **1109 19TH AVE, ALBANY, GA 31707** To the best of the undersigned's knowledge, the party or parties in possession of said property is/are CHIAKA NEALY 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. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Onity Mortgage Corporation f/k/a PHH Mortgage Corporation 1661 Worthington Road, Suite 100 West Palm Beach, FL 33409 800-887-4420

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EMX3, as Attorney-in-Fact for VIVIAN STUBBS Robertson, Anschutz, Schneid, Crane & Partners, PLLC 13010 Morris Rd., Suite 450 Alpharetta, GA 30004 Phone: 470-321-7112 Firm File No. 26-445872

September 12, 19, 26, October 3, 2026

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, any 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 Telephone: (229) 924-9316

Foreclosures

has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Planet Home Lending, LLC 321 Research Parkway, Suite 303 Meriden, CT 06450 1-855-884-2250 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. PLANET HOME LENDING, LLC, as Attorney-in-Fact for CHIAKA NEALY Robertson, Anschutz, Schneid, Crane & Partners, PLLC 13010 Morris Rd., Suite 450 Alpharetta, GA 30004 Phone: 470-321-7112 Firm File No. 26-445818

October 3, 10, 17, 24, 31, 2026

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

Said property being known as: **410 HOLLY DR, ALBANY, GA 31705** To the best of the undersigned's knowledge, the party or parties in possession of said property is/are VIVIAN STUBBS or tenant(s). The debt secured by said Security Deed has been and is hereby declared due and payable because of, among other possible events of default, failure to pay the indebtedness as provided for in the Note and said Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of sale, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. The name, address, and telephone number of the individual or entity who has full authority to negotiate, amend, and modify all terms of the mortgage is as follows: Onity Mortgage Corporation f/k/a PHH Mortgage Corporation 1661 Worthington Road, Suite 100 West Palm Beach, FL 33409 800-887-4420

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage. THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-EMX3, as Attorney-in-Fact for VIVIAN STUBBS Robertson, Anschutz, Schneid, Crane & Partners, PLLC 13010 Morris Rd., Suite 450 Alpharetta, GA 30004 Phone: 470-321-7112 Firm File No. 26-445872

September 12, 19, 26, October 3, 2026

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, any 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 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

Foreclosures

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: Will

TV-What to watch

THIMBLE THEATRE PRESENTS

POPEYE

BY RANDY MILHOLLAND

THIS COMIC BOOK ISN'T REALLY ALL THAT GREAT.

THE CHARACTERS ARE JUST RIP-OFFS OF OTHER, BETTER CHARACTERS. THE PLOT LINES ARE PAPER THIN AND HALF OF 'EM DON'T GO ANYWHERE.

I JUST FINISHED THIS COMIC BOOK SERIES AND IT'S SOMETHING.

IT STARTS OUT LIKE A GOLDEN AGE COMIC. VERY "EVERYTHING IS BLACK AND WHITE."

THE MAIN HERO IS A GOODY TWO-SHOES. HONESTLY, HE'S PRETTY BLAND.

BUT EVERY ONCE IN A WHILE, YOU GET THESE HINTS THAT SOMETHING'S NOT QUITE RIGHT. AND THE HERO SEES IT, TOO.

BUT THEN, IN THE LAST ISSUE, IT TURNS OUT THE REST OF THE RUN WAS A DREAM! THE HERO'S BEEN TRAPPED IN A DEVICE AND SOMEONE'S BEEN FEEDING HIM HALLUCINATIONS.

BUT IF YOU GET INTO THE LORE—

IT'S TWO IN TH' MORNIN'. THIS AIN'TSK A GOOD TIME.

IT'S THE PERFECT TIME! I DO MY BEST CONVERSATIN' WHEN IT'S INCONVENIENT.

7 LITTLE WORDS

Find the 7 words to match the 7 clues. The numbers in parentheses represent the number of letters in each solution. Each letter combination can be used only once, but all letter combinations will be necessary to complete the puzzle.

CLUES

1 influence or authority (4)

2 happens before (8)

3 resides temporarily (6)

4 color photo quality (10)

5 city formerly called Edo (5)

6 Father John of indie rock (5)

7 vertically challenged Martin (5)

SOLUTIONS

SW RA ES PR DG

ED TO RT TI STY

ON MI SA LO EC

ES SHO AY KYO TU

Thursday's Answers: 1. REMIND 2. CLICK 3. PERPETUATES 4. MICROPHONE 5. ABECEDEARIAN 6. FERNANDO 7. BARISTAS

10/2

7 LITTLE WORDS

Find the 7 words to match the 7 clues. The numbers in parentheses represent the number of letters in each solution. Each letter combination can be used only once, but all letter combinations will be necessary to complete the puzzle.

CLUES

1 like Elvis' suede shoes (4)

2 people who pry (8)

3 going into a tailspin (9)

4 like Dickens' Dorrit (6)

5 "Hamnet" author O'Farrell (6)

6 from Barbados (5)

7 plant with low water needs (9)

SOLUTIONS

ICK BL TT PE GIE

BAJ LE SN TE ING

UE OP AN LI RS

XER OO MAG PAN HY

Friday's Answers: 1. SWAY 2. PRECEDES 3. LODGES 4. SATURATION 5. TOKYO 6. MISTY 7. SHORT

10/3

CELEBRITY CIPHER

by Luis Campos

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

" M ' J F C Q K D I A N L R G F N L T I A V Z Z D N B Z Q Y G F D M I F P N L T M ' J F G N B F T I A P C Z F P Q Y N L T X Q P D S F L D W N B R N L T Y G N A F T . " — G F W K Z L X N I F P

Previous Solution: "Though your name might be in the title, you have to spread it around — you have to let other people score the touchdown." — Carol Burnett

TODAY'S CLUE: S sjenba d

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CELEBRITY CIPHER

by Luis Campos

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

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

Previous Solution: "I've hurt my ankle and my foot a couple times and I've laced my shoes up and just went back and played." — LeBron James

TODAY'S CLUE: H sjenba X

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What to watch

SATURDAY

October 3, 2026

All times Eastern. Start times can vary based on cable/satellite provider. Confirm times on your on-screen guide.

MLB Playoffs:
Division Series: Game 1
TBS/truTV & FOX/FS1,
beginning at 1 p.m. Live

The best-of-five-game Division Series opens today with the American League on TBS and truTV, and the National League on FOX or FS1.

A Knight to Remember
Hallmark Channel, 8 p.m. ■ Original Film
A statue of an English knight (James Trevena) arrives in Chicago for an art exhibit and things get a little crazy. While cleaning the statue, museum conservator Emily (Julie Gonzalo) impulsively kisses the statue, bringing him to life.

A Doctor to Die For: The Sarah Harris Story
Lifetime, 8 p.m. ■ Original Film
Based on a true story, the film follows Sarah (Siobhan Williams), a young woman drawn into a dangerous relationship with a middle-aged oral surgeon, Dr. James Ryan (Luke Macfarlane), with a mysterious past.

Austin City Limits
PBS, 11 p.m.
English singer-songwriter Sienna Spiro performs highlights from her acclaimed debut studio album *Visitor*, released in July.

Saturday Night Live
NBC, 11:25 p.m. Live
Dakota Johnson (*Verity*) hosts with musical guest Turnstile ("Birds").

ALLISTER FOSTER, HALLMARK MEDIA

CATCH A CLASSIC

Two for One:

John Turturro

TCM, beginning at 8 p.m.

John Turturro, known for playing fierce, unforgettable characters ranging from pizza maker Pino in *Do the Right Thing* (1989) to crime boss Carmine Falcone in *The Batman* (2022), shares two of his favorite films tonight. First is 1947's **Out of the Past** (pictured), widely regarded as the gold standard of film noir. Robert Mitchum delivers a definitive performance as a quiet gas station owner whose dark past as a private detective catches up with him through a dangerous assignment for a ruthless gambler, played by Kirk Douglas. Jane Greer costars as the ultimate femme fatale. Following that is **The Set-Up** (1949),

RKO RADIO PICTURES

directed by Robert Wise, a gritty, 73-minute film noir that unfolds in real time. Robert Ryan stars as Bill "Stoker" Thompson, an aging fighter whose crooked manager secretly takes a bribe for him to lose his next match. Stacked against a much younger and fitter opponent, with a large bet riding on his fall, Stoker must decide whether to surrender or go down fighting.

MOVIES

YOU'LL LOVE

BROOKE PALMER

Little Nicky (2000, Comedy) Adam Sandler, Patricia Arquette **VH1, 6 p.m.**

Oppenheimer (2023, Biography) Cillian Murphy, Emily Blunt **E!, 6 p.m.**

It (2017, Horror) Jaeden Lieberher, Jeremy Ray Taylor **AMC, 7 p.m.**

Thor: The Dark World (2013, Action) Chris Hemsworth, Natalie Portman **FX, 7 p.m.**

Grumpy Old Men (1993, Comedy) Jack Lemmon, Walter Matthau **CMT, 7:15 p.m.**

Bean (1997, Comedy) Rowan Atkinson, Peter MacNicol **VH1, 8 p.m.**

Trading Places (1983, Comedy) Dan Aykroyd, Eddie Murphy **Sundance, 8 p.m.**

Grizzly Night (2025, Drama) Charles Esten, Oded Fehr **SHO, 9 p.m.**

Step Brothers (2008, Comedy) Will Ferrell, John C. Reilly **Comedy Central, 9 p.m.**

Ghostbusters (1984, Comedy) Bill Murray, Dan Aykroyd **FX, 9:30 p.m.**

Carrie (2013, Horror) Chloë Grace Moretz, Julianne Moore **AMC, 10 p.m.**

Hostel (2005, Horror) Jay Hernandez, Derek Richardson **IFC, 10:45 p.m.**

Lee Cronin's The Mummy (2026, Horror) Jack Reynor, Laia Costa **HBO, 11:25 p.m.**

From the editors of **weekly tv**
TV Weekly and tvinsider.com

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What to watch SUNDAY

October 4, 2026

All times Eastern. Start times can vary based on cable/satellite provider. Confirm times on your on-screen guide.

The Simpsons

FOX, 8 p.m.
Bart and Lisa (voices of Nancy Cartwright and Yeardley Smith) adopt an abandoned baby chimp and clash over their surprisingly different parenting styles in the new episode.

The Marlow Murder Club

PBS, 8 p.m.
When a popular but tempestuous celebrity chef is murdered during his cookbook launch, there's no shortage of suspects in the new episode "An Appetite for Murder: Part One."

90 Day Fiancé: The Other Way

TLC, 8 p.m. ■ Season Premiere
New cultures, complicated family dynamics and unexpected challenges greet five new couples and two returning pairs on this popular *90 Day Fiancé* spinoff.



TYLER GOLDEN, CBS

Marshals

CBS, 8:30 p.m. ■ Season Premiere
When Kayce (Luke Grimes) realizes Tate (Brecken Merrill) has been taken hostage, he goes rogue in a desperate race to save his son as the Marshals uncover a powerful criminal operation tied to the East Camp land grab. A violent showdown ensues, putting everything Kayce cares about at risk, on the second season premiere "All Hat No Cattle."

Animal Control

FOX, 8:30 p.m.
Shred (Michael Rowland) spirals when he discovers a negative online review about him that could reflect poorly on the precinct in the new episode "Crows and Lizard Legs."



WARNER BROS.

satire with intense psychological suspense. Frank Sinatra stars as Maj. Bennett Marco, a veteran whose mind and platoon were hijacked during the Korean War, leaving him haunted by nightmares of a communist plot, while Laurence Harvey delivers a chilling performance as Raymond Shaw, a decorated soldier who has been programmed to act as an assassin and is manipulated at every turn by his terrifyingly ambitious mother, played by Angela Lansbury.

Marble Hall Murders

PBS, 9 p.m.
As tensions escalate, Susan (Lesley Manville) desperately races against time to unmask the real murderer.

High Value Target: The Hunt for Saddam

TNT, 9 p.m. ■ Season Finale
In the season finale, John (Joel Kinnaman) becomes a pariah in Washington by trying to save Saddam (Waleed Zuaiter) and warning about the coming threat of Iran. A meeting in the White House gives John one last chance to convince President Bush (Paul Ryan) to alter the course of the Middle East.

Tracker

CBS, 9:30 p.m. ■ Season Premiere
The CBS drama is doing something different when it returns for Season 4: The audience knows something rewardist Colter Shaw (Justin Hartley) doesn't. His brother, Russell (a returning Jensen Ackles), agreed to do a shady job in exchange for keeping Colter in the dark about something their father did to him as a kid. "Something haunts Colter, and you'll see a hint in the premiere, something that has been lingering that we reintroduce in his life," Hartley shares. "We're used to seeing him look for someone or something, then find it. It's [not] always the case where people get everything they want. He's human, he does fail, and that weighs on him."

Trespases

PBS, 10 p.m.
The drama series following a forbidden love affair in 1975 Northern Ireland continues. Amid secrets and danger, Cushla and Michael's (Lola Petticrew and Tom Cullen) love deepens, until she learns that he's lied to her.

MOVIES YOU'LL LOVE



WALT DISNEY PICTURES

- The Lost Boys** (1987, Horror) Jason Patric, Corey Haim **BBC America, 6 p.m.**
- Son-in-Law** (1993, Comedy) Pauly Shore, Carla Gugino **CMT, 6:15 p.m.**
- Hocus Pocus** (1993, Family) Bette Midler, Sarah Jessica Parker **Freeform, 6:45 p.m.**
- Despicable Me 3** (2017, Children) Steve Carell, Kristen Wiig **NICK, 7 p.m.**
- Tim Burton's The Nightmare Before Christmas** (1993, Children) Danny Elfman, Chris Sarandon **Disney, 7 p.m.**
- Sweet Home Alabama** (2002, Romance-comedy) Reese Witherspoon, Josh Lucas **CW, 7:30 p.m.**
- Cruella** (2021, Comedy) Emma Stone, Emma Thompson **ABC, 8 p.m.**
- Silver Bullet** (1985, Horror) Gary Busey, Corey Haim **BBC America, 8 p.m.**
- Where No One Can Find Her** (2026, Suspense) Brianna Cohen, Casey Breneman **Lifetime, 8 p.m.**
- An American Werewolf in London** (1981, Horror) David Naughton, Jenny Agutter **BBC America, 10 p.m.**
- The Matrix Resurrections** (2021, Science fiction) Keanu Reeves, Carrie-Anne Moss **TNT, 11 p.m.**
- Friday the 13th** (2009, Horror) Jared Padalecki, Danielle Panabaker **AMC, 11:10 p.m.**

From the editors of **weekly tv**
TV Weekly and tvinsider.com

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What to watch MONDAY

October 5, 2026

All times Eastern. Start times can vary based on cable/satellite provider. Confirm times on your on-screen guide.

NFL Football: Atlanta at New Orleans

ESPN, 8 p.m. Live
An NFC South matchup on *Monday Night Football* has the Atlanta Falcons in the Big Easy to take on the New Orleans Saints.

FBI

CBS, 8 p.m. ■ Season Premiere
After a young traveler is found shot dead in a state park, the team discovers she was witness to an execution of a person involved in a top-secret government-sponsored project in the Season 9 premiere "Rendition."

Celebrity Name That Tune

FOX, 8 p.m.
Billy Billingham takes on Jason "Foxy" Fox and an air traffic controller from Ohio takes on a Navy sailor in the new episode "A Military Musical Mission."



DARKO SIKMAN, THE CW

Private Eyes West Coast

The CW, 8 p.m. ■ New Series
Fans who followed the adventures of Toronto private investigators Angie Everett (Cindy Sampson) and Matt Shade (Jason Priestley) in *Private Eyes* need to check out this new series that picks up five years later. They're now married, have a baby and have moved to a beautiful home in Victoria, British Columbia. When a rare date night out is interrupted by a murder, they find themselves pulled back into the PI business.

CIA

CBS, 9 p.m. ■ Season Premiere
The police procedural drama returns for Season 2 with "The Deep." When a known cartel fixer arrives in New York, the team tracks him down and discovers the body of a DEA agent. After it becomes clear the case is not what it seems, the team must work quickly to prevent additional murders.



MGM

(1929) to **The Great Ziegfeld** (1936), with many classics in between. At MGM, Loy was known for her range and natural charm. She easily moved between comedies like **Libeled Lady** (1936) to serious dramas like **Evelyn Prentice** (1934). Other highlights today include **Manhattan Melodrama** (1934) — Loy's first of many films with Powell — the fast-paced 1940 comedy **I Love You Again** (pictured) and the marital farce **Love Crazy** (1941).

Law & Order Toronto: Criminal Intent

The CW, 9 p.m. ■ Season Premiere
The detective drama returns for Season 2 with "White Squirrel City." When an un-housed man is stabbed to death in a downtown park, Henry Graff and Frankie Bateman (Aden Young and Kathleen Munroe) are called to investigate as attention turns to his various neighbors.

Celebrity Weakest Link

FOX, 9 p.m.
Eight of the most popular athletes from the worlds of professional football, baseball, soccer and basketball compete to win up to \$1 million for the charity of their choosing in the new episode "Ballers." Jane Lynch hosts.

Harlan Coben's Final Twist

CBS, 10 p.m. ■ Season Premiere
Season 2 of the true-crime series from mystery author Harlan Coben premieres with "Betsy's Trust." When a Missouri mother is found stabbed to death in her home, the investigation leads to her husband as the prime suspect — until the discovery of more dead bodies unravels a story everyone thought they understood.

Line of Fire

NBC, 10 p.m.
Russ and Clare (Taylor Bloom and Kat Cuning) race the clock to crack a grand jury tampering case in the new episode.

Independent Lens

PBS, 10 p.m.
Filmmaker Nick Beaulieu navigates racial justice and a personal reckoning with his conservative father in "My Omaha."

MOVIES YOU'LL LOVE



QUANTRELL D. COLBERT

- Mission Impossible: Fallout** (2018, Action) Tom Cruise, Henry Cavill **FX, 6 p.m.**
- To Kill a Stepfather** (2023, Suspense) Alexandra Camacho, Kelly McCart **LMN, 6 p.m.**
- Ghostbusters** (2016, Comedy) Melissa McCarthy, Kristen Wiig **SYFY, 7 p.m.**
- The Addams Family** (2019, Children) Oscar Isaac, Charlize Theron **NICK, 7 p.m.**
- Final Destination** (2000, Horror) Devon Sawa, Ali Larter **AMC, 8 p.m.**
- Independence Day** (1996, Science fiction) Will Smith, Bill Pullman **TNT, 8 p.m.**
- Jeepers Creepers** (2001, Horror) Gina Phillips, Justin Long **BBC America, 8 p.m.**
- Miss Congeniality** (2000, Comedy) Sandra Bullock, Michael Caine **Paramount, 8 p.m.**
- Uncharted** (2022, Adventure) Tom Holland, Mark Wahlberg **FX, 9:30 p.m.**
- Halloween** (2018, Horror) Jamie Lee Curtis, Judy Greer **SYFY, 10 p.m.**
- Stolen by Their Father** (2022, Docudrama) Sarah Drew, Kimonas Kouris **LMN, 10 p.m.**
- Ride Along 2** (2016, Comedy) Ice Cube, Kevin Hart **Encore, 10:40 p.m.**
- I, Robot** (2004, Science fiction) Will Smith, Bridget Moynahan **TNT, 11 p.m.**

From the editors of **weekly tv**
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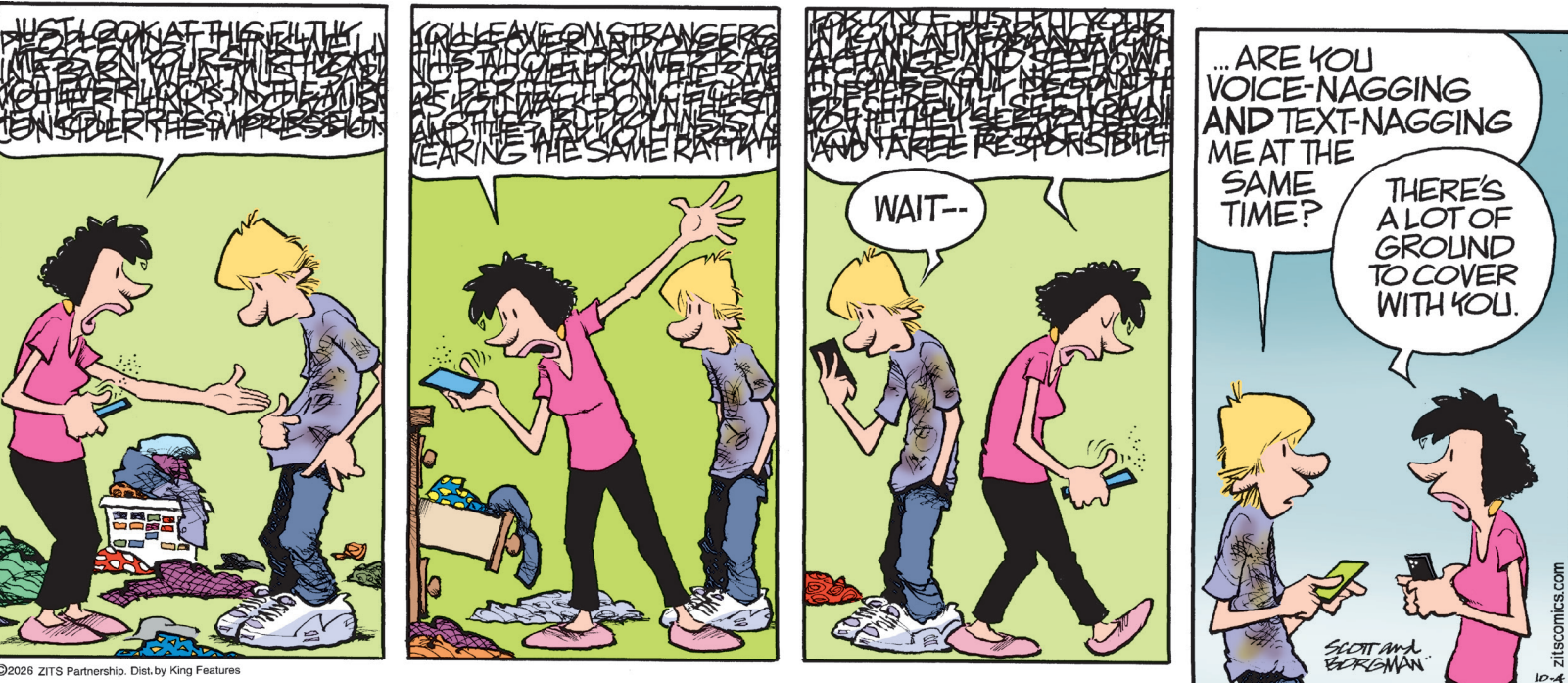
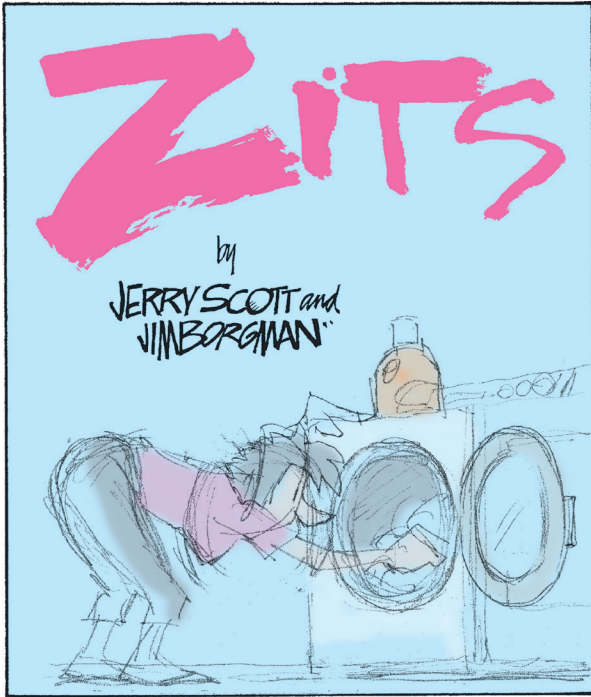
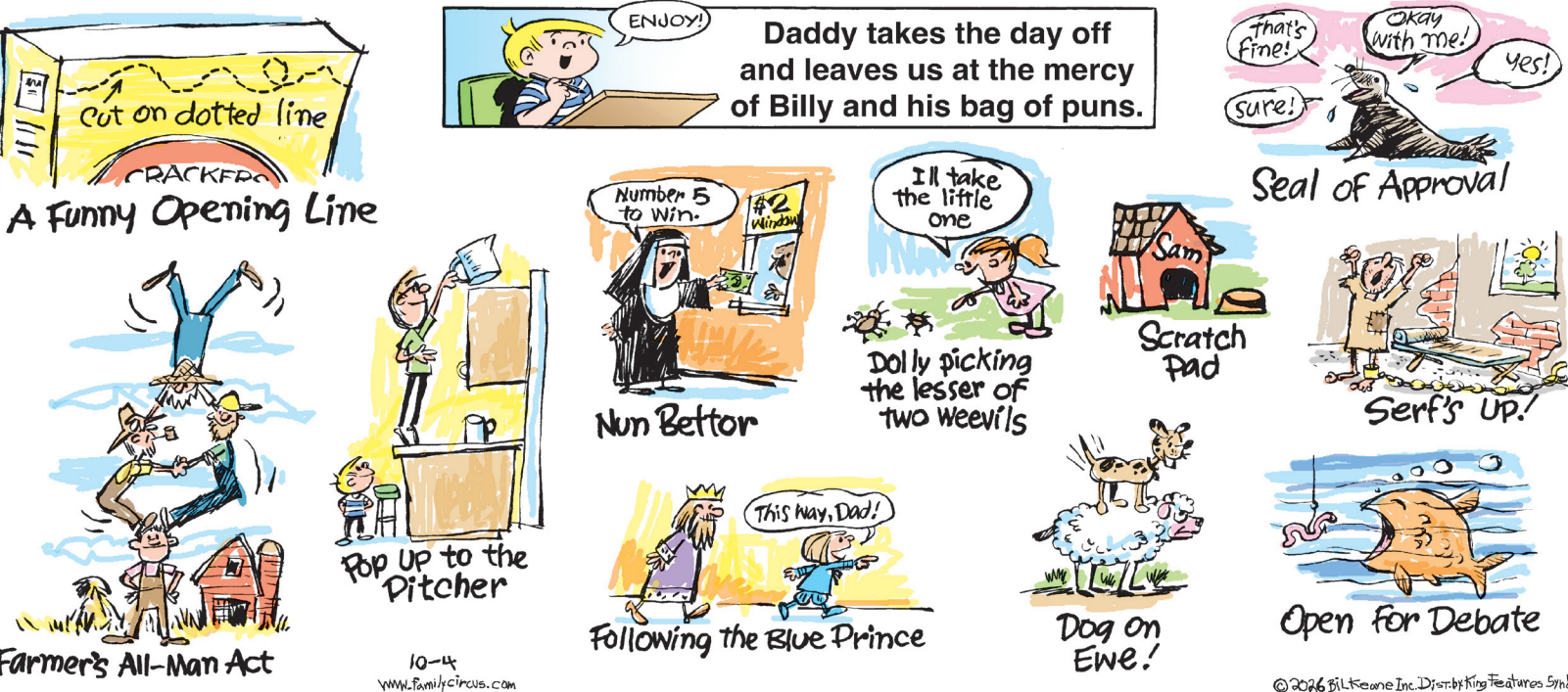
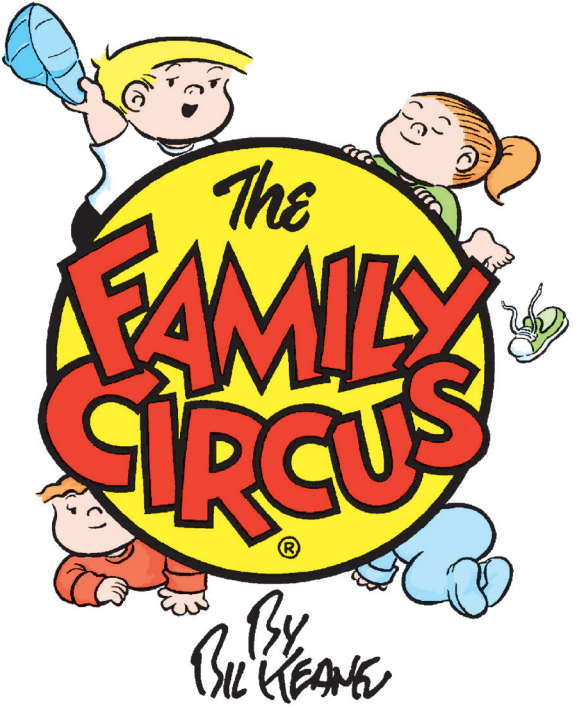
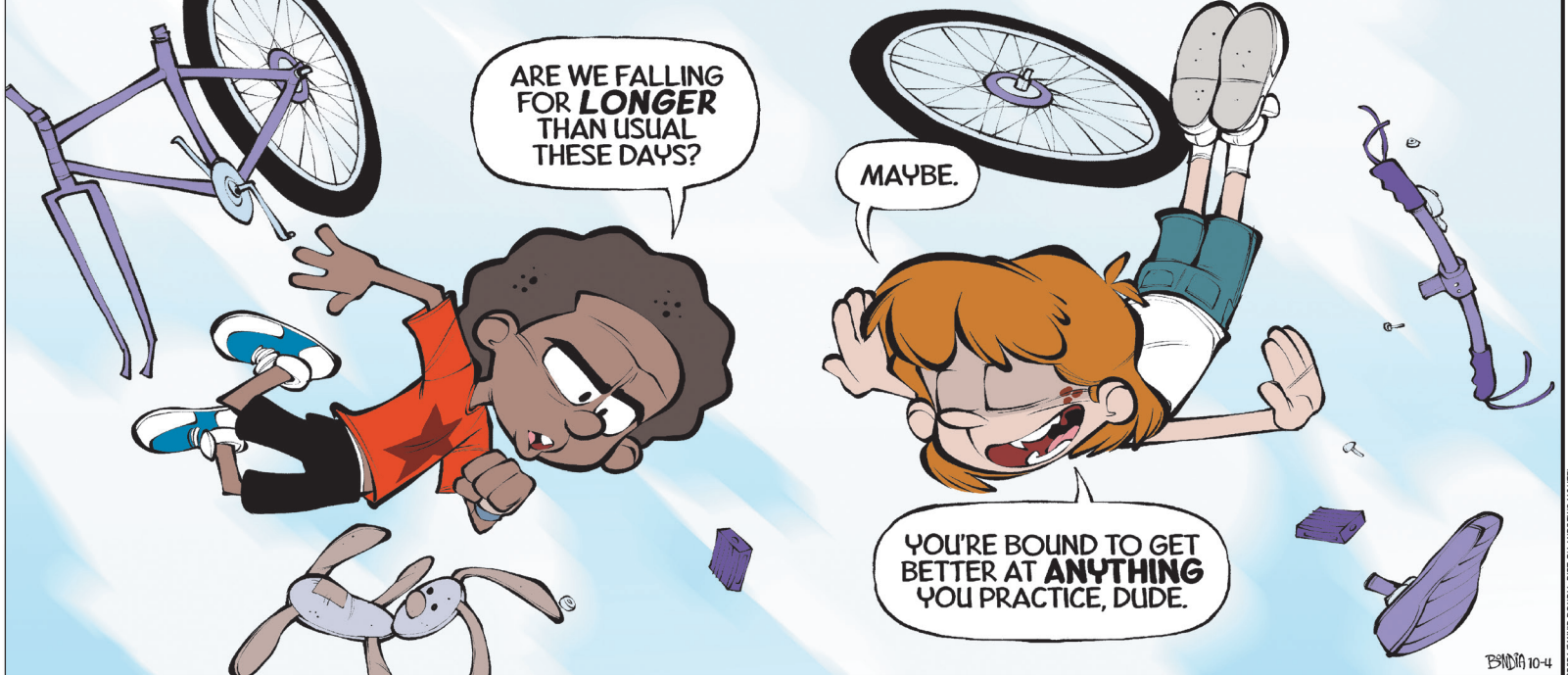
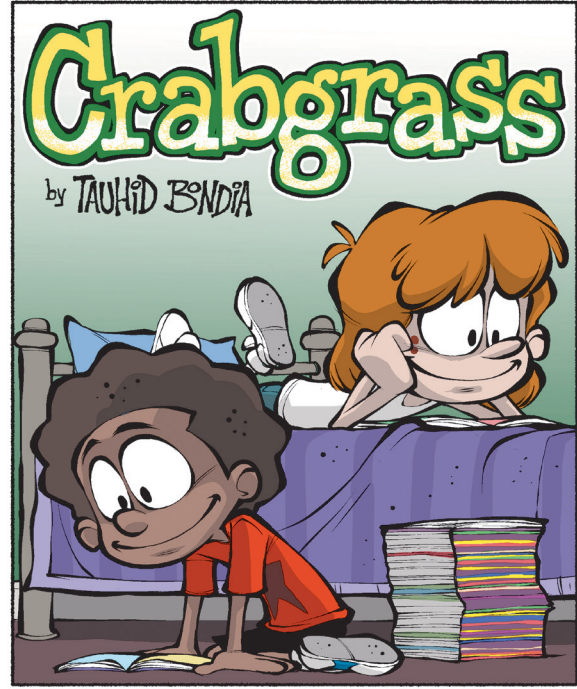
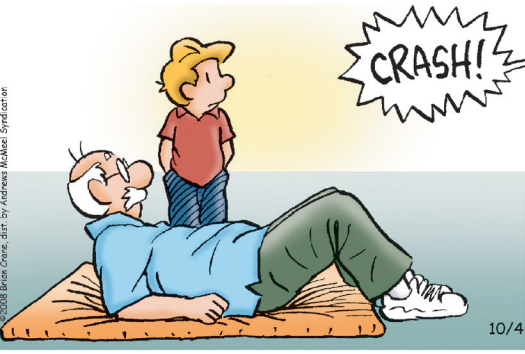
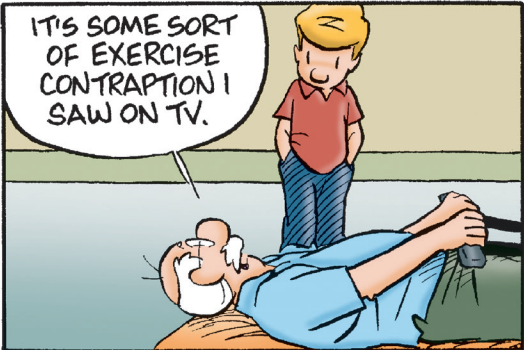
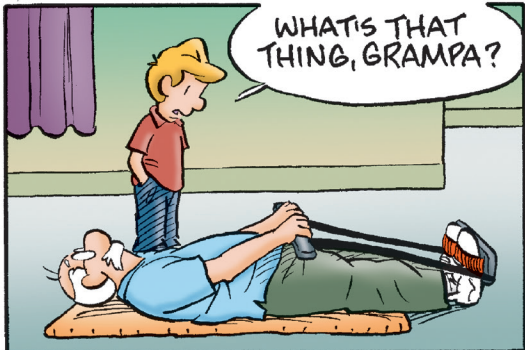
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TV - What to watch

The Albany
HERALD
ALBANYHERALD.COM

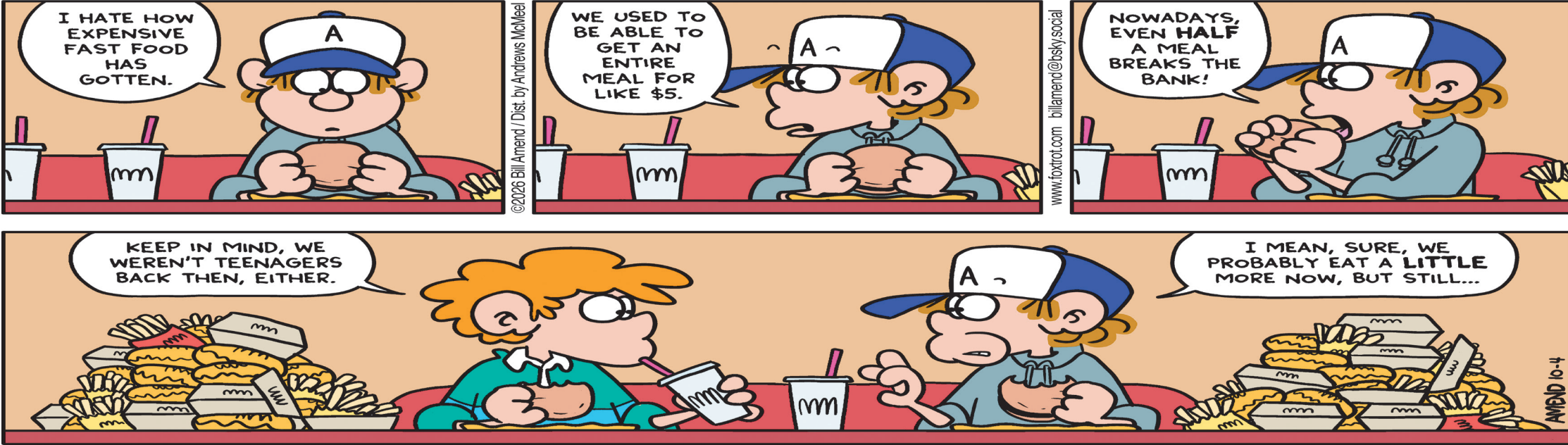
Weekend Comics

OCTOBER 3-4, 2026

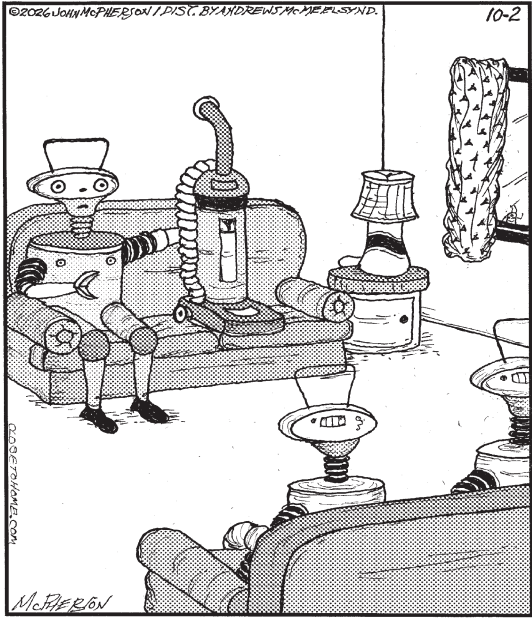


FoxTrot

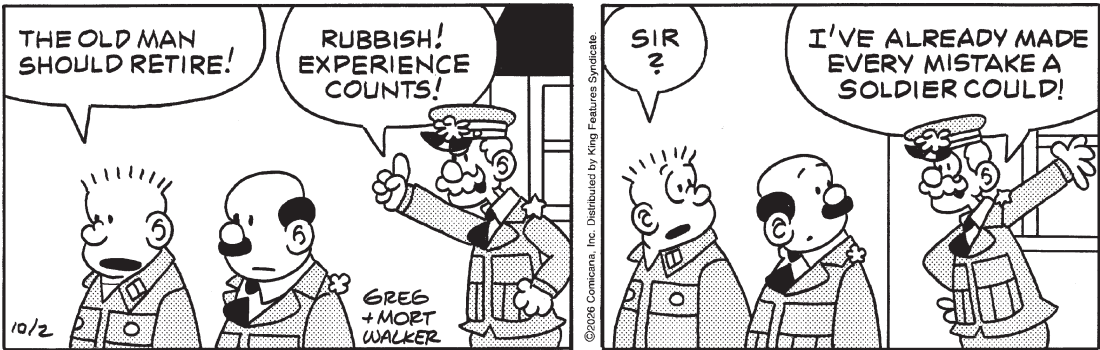
by Bill Amend



CLOSE TO HOME John McPherson



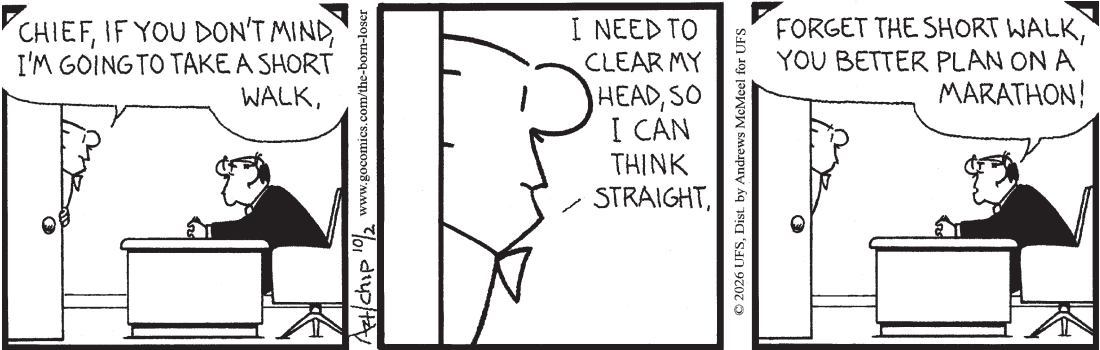
BEETLE BAILEY Mort & Greg Walker



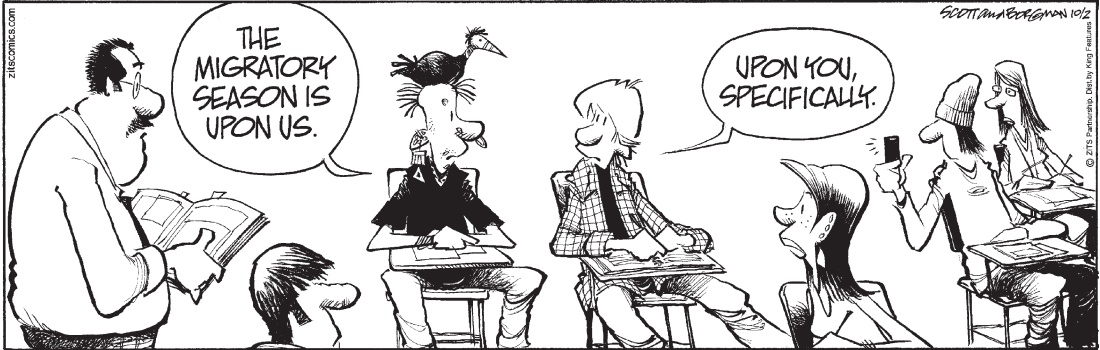
BLONDIE Dean Young & John Marshall



THE BORN LOSER Art & Chip Sansom



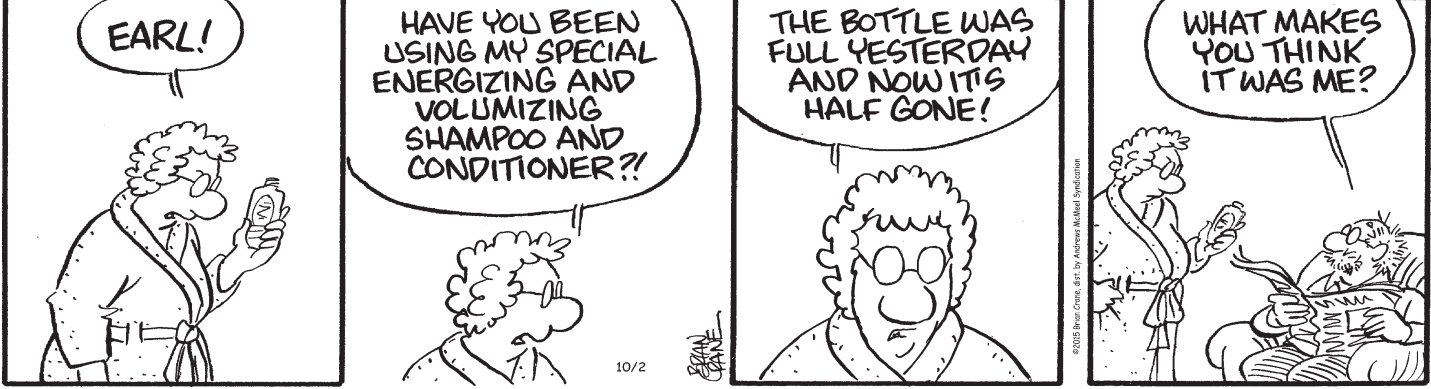
ZITS Jim Borgman & Jerry Scott



GARFIELD Jim Davis



PICKLES Brian Crane



SUDOKU

DIFFICULTY RATING:☆☆☆☆☆

	3				2		1
				6			9
5	1			8		6	
	6			3	5		
		4	6		1	3	
			4	2			6
		1		4			9 8
4				7			
6		5				7	

WHATZIT?

Find the familiar phrase, saying or name in this arrangement of letters.



SUDOKU INSTRUCTIONS:
Each row, column and set of 3-by-3 boxes must contain the numbers 1 through 9 without repetition.

TODAY'S WHATZIT SOLUTION:

Adele

Los Angeles Times Daily Crossword Puzzle

Edited by Patti Varol

- ACROSS**
- 1 Big horn
 - 5 "Scoot!"
 - 12 Winery tub
 - 15 Human rights lawyer Clooney
 - 16 Bacon strips
 - 17 Kerfuffle
 - 18 Story told with a twist
 - 20 Replayed tennis serve
 - 21 Gnats, termites, and the like
 - 22 River deposit
 - 23 Timothée Chalamet trilogy set on a desert planet
 - 24 Like some elephants
 - 27 "Golly!"
 - 29 Party gift created with a twist
 - 34 Tolkien monster
 - 37 Shuts with force
 - 38 Food package phrase
 - 39 Speak highly of
 - 41 Gaps
 - 44 Like many supermodels
 - 45 Dizzy
 - 47 Simply must
 - 49 Filmmaker Spike
 - 50 Cocktail served with a twist
 - 54 "Pagliacci" clown
 - 55 Carriers of raw metals
 - 59 Fail to mention
 - 61 Hopper on a pet
 - 64 Orange tea
 - 65 Ballpoint brand
 - 66 Feat performed with a twist
 - 69 Large deer in the Rockies
 - 70 Barbecue spot
 - 71 Tabloid duo
 - 72 Golf hole meas.
 - 73 States as fact
 - 74 Reese's, as a road
- DOWN**
- 1 Third-largest city in the Sunshine State
 - 2 "Uh, I think so"
 - 3 Low choir voices
 - 4 Window-switching shortcut
 - 5 Flight board abbr.
 - 6 Star Wars Day month
 - 7 Figs. targeted by phishers
 - 8 Kenneth of "9-1-1"
 - 9 L'Oréal rival
 - 10 "Think" singer Franklin
 - 11 French fashion letters
 - 12 Fast-food combo
 - 13 Yemeni port
 - 14 Handy bag
 - 19 "¿Cómo ___?"
 - 23 Believer in a noninterfering god
 - 25 Woes
 - 26 Thunder sound
 - 28 Wild beast also called a wildebeest
 - 30 Largest city in the Cornhusker State
 - 31 Sesame Street's resident Grouch
 - 32 Fit
 - 33 Country singer Lovett
 - 34 Patron saint of Norway
 - 35 Uncommon
 - 36 Pool equipment
 - 40 Railroad station
 - 42 This, in Spanish
 - 43 Mix
 - 46 "Blue Bloods" actor Cariou
 - 48 Early afternoon hr.
 - 51 Rummages (through)
 - 52 Big grinders
 - 53 Sealed the victory
 - 56 Japanese dog breed
 - 57 Mars exploration vehicle
 - 58 Comes across as
 - 59 Toe the line
 - 60 Tame
 - 62 To be, in French
 - 63 Way out there
 - 66 Sch. supporter
 - 67 Halloween mo.
 - 68 Hi-___ graphics

TODAY'S SOLUTION:

S	H	V	I		S	I	H	E	S	S	V		S	D	A
W	E	L	I		E	C	V	H	E	L		K	T	E	
E	A	I	D	W	R	O	F	L	V	T		O	I	B	
E	O	K	E		V	E	T					L	I	W	O
S	H	V	C	E	H	O		O	I	N	O	L			
				I	N	I	L	V	H	W	E	d	S	E	A
E	E	T		O	L	S	V	H		T	E	S	R	V	
T	I	V	L		S	E	C	V	d	S		d	N	V	T
A	B	E	S	N		S	W	V	T	S		O	H	O	
T	V	W	I	N	V	N	O	O	T	L	V	B			
			E	E	H	O		C	I	L	V	I	S	V	
E	N	N	D		L	T	I	S		S	L	S	E	d	
L	E	T		T	E	A	O	N	A	H	E	S	A	W	
O	D	V		S	R	E	H	S	V	H		T	V	W	
L	V	A		A	V	H	O	S	W	V		V	B	N	L

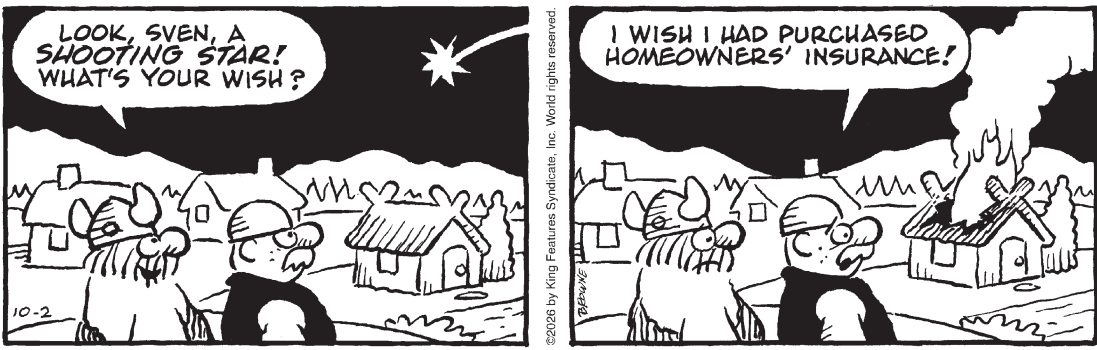
10/02/26

1	2	3	4		5	6	7	8	9	10	11		12	13	14
15															
18					19									20	
21								22					23		
24						25	26			27			28		
			29				30	31						32	33
34	35	36		37									38		
39			40		41				42	43			44		
45					46			47				48		49	
50						51	52					53			
			54							55				56	57
59	60				61		62	63			64				
65					66				67	68					
69					70							71			
72					73								74		

By Norman M. Aaronson
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10/02/26

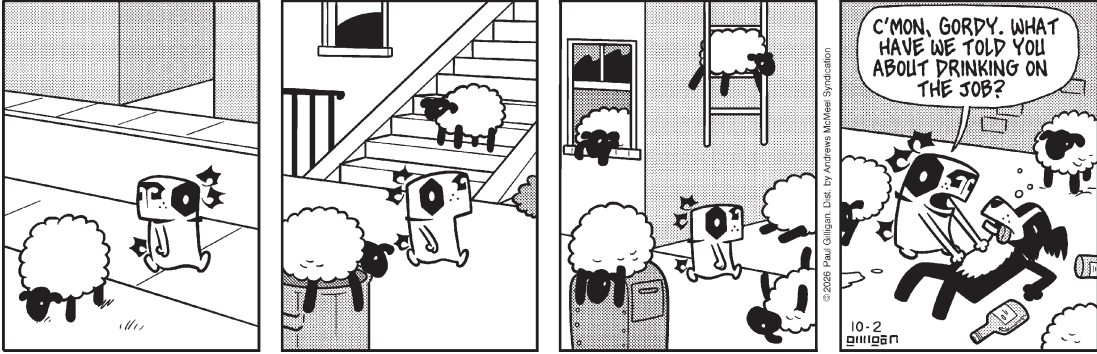
HAGAR THE HORRIBLE Chris Browne



PEANUTS Charles M. Schulz



POOCH CAFE Paul Gilligan



WONDERWORD

By DAVID OUELLET

HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the WONDERWORD.

LINDSEY GRAHAM (1955-2026)

Solution: 7 letters

A	C	O	N	S	T	I	T	U	T	I	O	N	A	L
C	I	G	E	T	A	R	T	S	E	N	E	C	A	O
N	W	R	T	N	E	I	L	I	S	E	R	L	U	Y
E	A	T	F	O	R	E	I	G	N	O	A	T	S	A
V	S	R	C	O	B	L	U	N	T	I	S	A	L	L
I	H	C	E	E	R	E	F	A	S	P	D	A	E	E
T	I	A	Y	T	P	C	L	R	O	V	W	G	R	T
A	N	P	L	E	E	S	E	K	O	Y	A	I	E	A
V	G	I	L	N	I	V	E	C	E	C	T	A	N	L
R	T	T	A	G	O	N	A	R	Y	E	T	O	I	U
E	O	O	E	R	R	T	O	I	R	T	A	P	L	C
S	N	L	T	N	E	G	O	T	I	A	T	O	R	I
N	U	N	I	T	E	D	S	T	A	T	E	S	A	T
O	O	Y	T	U	D	E	T	A	C	I	D	E	D	R
C	O	L	O	N	E	L	Y	E	N	R	O	T	T	A

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10/2

Advocate, Air Force, Ally, Articulate, Attorney, Blunt, Capitol, Colonel, Conservative, Constitutional, Controversial, Darline, Dedicated, Duty, Foreign, Lawyer, Legacy, Legislator, Loyal, Negotiator, Outspoken, Patriot, Resilient, Respect, Retire, Safe, Seneca, Strategic, United States, Veteran, Washington

TODAY'S ANSWER: Senator

THE FAMILY CIRCUS Bil Keane



10/3

WARNING: THE FOLLOWING STORY MIGHT BE DISTURBING

AND NOW TO THE SCENE...

GREG MORT WALKER

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OFFICER, I'D LIKE TO REPORT THE 1ST PUMPKIN SPICE SIGHTING OF THE FALL!!

YES, MA'AM! I'LL ROUND UP THAT LITTLE FELLOW!

YOU'LL NEVER CATCH ME!

AND HERE'S YOUR REWARD... TWO MONTHS' WORTH OF PUMPKIN SPICE CATERING PROFITS!!

ARE YOU OKAY?

YES!

IF THIS FALL SEASON IS ANYTHING LIKE MY DREAM, THEN YES!

Blamkie

10-3

Young Marsdale

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A four-panel comic strip. Panel 1: A man with dark hair and a black shirt sits at a table, looking frustrated. He says, "JEREMY, PUT YOUR PHONE DOWN WHILE I'M TALKING TO YOU." Jeremy, an older man with white hair and a plaid shirt, sits opposite him, looking down at his phone. He replies, "I CAN HEAR YOU." Panel 2: The man looks more exasperated. He says, "NO, REALLY. THIS IS IMPORTANT." Jeremy is still looking at his phone. Panel 3: The man looks angry. He says, "I'M LISTENING." Jeremy is now holding the phone up to his ear, looking at the screen. Panel 4: The man is shouting, his face contorted in anger. He says, "EYE CONTACT IS A PART OF CONVERSATION!" Jeremy is now looking up at him, still holding the phone. He replies, "NOW I'M LISTENING AND CREEPED OUT." The comic is signed "SCOTT AND BRIAN" in the bottom right corner.

LET'S CELEBRATE
A TRUE HERO

THE LEGENDARY
LARRY HICKENLOOPER...

♪ DING-
DONG! ♪

MY PIZZA
DELIVERY GUY!

JIM DAVIS' 10-5

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WHOA! WHAT HAPPENED TO YOUR HAIR, EARL?

DID YOU STICK YOUR FINGER IN A LIGHT SOCKET?

I TRIED USING MY WIFE'S VOLUMIZING SHAMPOO.

YOU LOOK LIKE ALBERT EINSTEIN MINUS THE BRAINS.

©2005, Booz Creative, Inc. by Andrew Mullins

DIFFICULTY RATING: ★★★★★

	5			9	6			4
		9						3
3				5			1	
4				2	9		7	
2			7	3	8			5
	9		6	4				1
	4			6				9
6						3		
9			5	1			4	

Find the familiar phrase, saying or name in this arrangement of letters.

SUDOKU INSTRUCTIONS:
Each row, column and set of 3-by-3
boxes must contain the numbers 1
through 9 without repetition.

QuickSilver

TODAY'S SOLUTION:

T	I	P		C	P	A		A	B	C	S		
I	C	E		B	O	O	S		B	L	U	E	
T	O	C	A		E	A	T		H	O	R	A	
I	N	K	J	E	T		T	R	O	W	E	L	
E	C	H	W	D	Y	S	L	E	G		O	R	B
A	M	I	S	O	S	A	G	E	A	C	T	A	
N	E	T	A	S	K	O		O	T	H	E	R	
E	A	R		A	L	T	O						
B	O	W	T	I	E		L	A	M	E	N	T	
E	M	I	T	T	E	A	R		Z	O	O		
A	N	N	A		A	R	M	Y		R	E	T	
T	I	E	R		L	E	A		A	L	E		

DOWN

- 1 Small monkey
- 2 Clickable image

9 Make healthy
again
10 Close
12 Like a pub
18 Japanese
martial art
20 Fury
22 Nome's
home
24 Legume
25 High point
26 Chardonnay,
e.g. (2 wds.)
28 The "i"
30 Memorization
method
31 Tolerate
33 "Mayday!"
36 Delhi dress
37 Molecule
part
40 Eared seal
42 Rose oil
44 Andes
animal
45 Tempo
46 Hotel chain
47 List-ending
abbr.
49 Poet —
Pound
50 Holiday
song
51 Carry
54 Before

1	2	3				4	5	6		7	8	9	10
11					12					13			
14					15					16			
17				18				19	20				
			21				22		23				
24	25	26					27	28			29	30	31
32						33					34		
35					36					37			
38					39					40			
			41	42			43	44					
45	46					47		48			49	50	51
52						53	54				55		
56						57					58		
59						60					61		

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10-3

HELGA, TELL HAMLET TO STOP EATING SO FAST!

YOU WOULD BE MORE PERSUASIVE!

TELL HIM YOU'LL STOP STICKING YOUR FORK INTO HIS PLATE!

BRADY

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YAP ARF YAP ARF YAP ARF

© 2000 Paul Gilman. Used by Andrews McMeel Syndication

10-3 grrigan

By DAVID
OUELLET

HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the **WORDWORD**.

Solution: 7 letters

T	T	N	O	I	T	I	T	S	R	E	P	U	S	C
T	I	C	Y	K	C	U	L	E	N	O	G	A	W	A
F	C	T	A	H	E	W	R	O	U	G	H	T	R	B
O	H	E	A	F	N	N	I	H	C	A	S	T	E	I
O	A	R	T	N	I	T	I	S	Y	A	Y	L	P	N
H	M	F	N	O	I	T	C	U	A	O	M	L	P	E
T	M	I	A	D	R	U	R	R	Q	U	B	A	O	T
I	E	D	A	R	T	P	M	A	I	E	O	W	C	R
M	R	R	F	O	R	T	U	N	E	P	L	S	O	A
S	T	A	B	L	E	I	I	C	P	M	D	E	U	C
K	T	E	K	R	A	M	E	H	A	U	L	L	N	T
C	B	O	R	I	U	M	I	R	T	J	O	D	T	I
A	N	O	I	L	L	A	T	S	I	N	L	D	R	O
L	Ⓜ	Ⓡ	Ⓐ	ⓕ	R	A	C	I	N	G	O	A	Y	N
B	G	D	O	O	R	W	A	Y	A	L	P	S	I	D

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10/3

Aluminium, Artifact, Auction, Blacksmith, Borium, Cabinet, Cast, Charm, Copper, Country, Cowboy, Display, Doorway, Equine, Farm, Farrier, Fortune, Hammer, Hoof, Jump, Lucky, Market, Patina, Polo, Protect, Racing, Ranch, Saddle, Shoes, Stable, Stallion, Studs, Superstition, Symbol, Titanium, Traction, Trade, Tradition, Wagon, Wall, Wrought

TODAY'S ANSWER: Nailing

ADAM@HOME

BY ROB HARRELL

ALREADY?

BLAH! I HAVE AWOKEN!

'TIS OCTOBER, WHEN THE BLOODTHIRST GROWS IMPATIENT.

FINE. OKAY. HOW WAS YOUR COFFIN? COMFY?

VERY. I HAD A MEMORY FOAM MATTRESS INSTALLED.

HERE YOU GO, SWEETIE.

THANK YOU, DEAR VOMAN.

TOMATO JUICE?

AH, CHILD. IF THAT'S WHAT YOUR INNOCENT MIND WISHES IT TO BE.

CLOSE TO HOME

BY JOHN McPHERSON

KID STRESS BINGO

FLU	BAD REPORT CARD	MEASLES	PARENT TEACHER CONF.	CAVITY
PRINCIPAL'S OFFICE	MUMPS	BIG SLEEP-OVER	TICK BITE	BIRTHDAY PARTY
BROKEN BONE	TERM PAPER	X	HEAD LICE	LOST BACKPACK
BULLY	BEE STING	CHICKEN POX	TRAVEL SOCCER	ER VISIT
POISON IVY	PET DEATH	CHEST COLD	LOST BIKE	FRIEND MOVES AWAY

ONCE WE GET BINGO, I'M TAKING THE KIDS TO MY FOLKS, AND DAN AND I ARE GOING TO ARUBA FOR TWO WEEKS!

THE BORN LOSER®

by Art & Chip Sansom

AS THE SUN MOVES ACROSS THE SKY, IT SHINES ON THE SUNDIAL AND THE POINTER CASTS A SHADOW ON THE DIAL PLATE AND WHERE THE SHADOW POINTS ON THE DIAL INDICATES THE TIME.

WHAT DO YOU THINK OF MY NEW ADDITION FOR OUR YARD?

WHAT THE HECK IS THIS THING?

IT'S A SUNDIAL, A DEVICE FOR TELLING TIME, THAT DATES BACK TO ANCIENT HISTORY.

HOW DO YOU TURN IT ON AND CHARGE IT?

THAT'S THE BEST PART-IT HAS NO MECHANICAL PARTS AND IT NEEDS NO POWER SOURCE! IT WORKS WITH SUNSHINE! ISN'T THAT INGENIOUS?

NAH, WHAT GOOD IS IT IF IT NEEDS SUNSHINE TO WORK? YOU KNOW HOW TERRIBLE OUR WEATHER IS AROUND HERE!

Jeff MacNelly's

Shoe

By Gary Brookins & Susie MacNelly

SIR, I'LL HAVE TO ASK YOU TO LEAVE.

WHY???

YOU'RE THE ONLY ONE NOT ON A PHONE. IT'S ANNOYING THE OTHER CUSTOMERS.

LAZY & HONEST

WELCOME BACK! OUR NEXT GUEST IS THE LINGUISTICS LEGEND SAM SIMILE. HOW ARE YOU, SAM?

HAPPY AS A CLAM! I SLEPT LIKE A LOG, SNUG AS A BUG IN A RUG.

AND HOW IS YOUR WIFE?

SWEET AS HONEY, PRETTY AS A PICTURE AND SHARP AS A TACK!

HOW'S THE BUSINESS GOING?

IT IS SOLID AS A ROCK! WE'RE ALL BUSY AS BEES, AND THINGS ARE SMOOTH AS SILK.

SAM! TO HELP US GET TO KNOW YOU, COULD YOU PLEASE STOP TALKING IN SIMILES?

SURE, I'LL STEP UP TO THE PLATE. IT'S NO SKIN OFF MY BACK. MY LIFE IS AN OPEN BOOK...

CAN YOU TELL US ABOUT YOUR HEALTH?

I'M FIT AS A FIDDLE... LIGHT AS A FEATHER YET STRONG AS AN OX.

...METAPHORICALLY SPEAKING, OF COURSE!

BLONDIE

BY DEAN KUNZ & JOHN MARSHALL

ARE THEY GOING TO JUMP OUT AND SURPRISE ME?

ARE YOU UPSTAIRS?

THEY WENT FOR A WALK

DO YOU WANT TO HEAR A FUNNY STORY FROM MY OFFICE TODAY?

YOU BET I DO!

OKAY! IT'S ABOUT MY BOSS AND AN ELEVATOR THAT'S ALWAYS GETTING STUCK...

Mort Walker's
beetle bailey

IF THE OLYMPICS HAD A SILLY DIVE EVENT, BEETLE WOULD BE A CONTENDER

Frank Ketchum's Dennis the Menace
BACK IN ACTION

YA WANNA TOSS AROUND THE FOOTBALL?

I'LL PASS.

C'MON! I'LL GO EASY ON YA!

OH, IS THAT SO?!

NICE CATCH!

I GUESS THE OLD GOAT IS STILL A KID AT HEART.

CLASSIC PEANUTS

BY CHARLES SCHULZ

I DON'T KNOW ABOUT YOU GUYS, BUT I'M READY FOR BED

LET'S GET OUT THOSE OL' SLEEPING BAGS, AND HIT THE HAY

GOOD NIGHT, MEN...SLEEP WELL...

MAY A THOUSAND ANGELS REST ON YOUR SHOULDERS

MY GRANDMOTHER USED TO SAY THAT EVERY NIGHT

PEARLS BEFORE SWINE

BY STEPHAN PASTIS

I'M RUNNING FOR SENATOR FOR ONE REASON AND ONE REASON ALONE...

AND THAT IS THAT THERE ARE NOW TWO AMERICAS.

YES!

ONE SUPERCLASS, THE ONE-PERCENTERS, WHO THINK THEY'RE SUPERIOR. AND THEN THE REST OF US.

YES!

AND WHEN I SPEAK OF THOSE TWO AMERICAS, EVERYONE HERE KNOWS EXACTLY WHO I'M TALKING ABOUT.

YES!

CYCLISTS AND THE REST OF YOU FATTIES!

I DON'T THINK THAT'S WHO HE'S REFERENCING.

WE SHOULD SECEDE! WE SHOULD SECEDE!