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Albany Classifieds

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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.
\\b\ 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.
\\b\ 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.
DWAIN RONEY
Administrator of the Estate of Debra D. Roney

DIVINE FINNEY DAVIS, PC
600 N. Jackson Street
Albany, GA 31701
September 19, 26, October 3, 10, 2026

A-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

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
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, 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.
Jennifer E. Cummings
Special Assistant Attorney General
Post Office Box 70191, Albany, Georgia 31708
Phone (337) 661-9975, Georgia Bar Number 326291
September 26, October 3, 10, 17, 2026

Name Changes

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

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 03/24/2016.
To: Trell Johnson, 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 03/24/2016.
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 01/07/2022.
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.
Jennifer E. Cummings
Special Assistant Attorney General
Post Office Box 70191, Albany, Georgia 31708
Phone (337) 661-9975, Georgia Bar Number 326291
September 26, October 3, 10, 17, 2026

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, 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.
Jennifer E. Cummings
Special Assistant Attorney General
Post Office Box 70191, Albany, Georgia 31708
Phone (337) 661-9975, Georgia Bar Number 326291
September 26, October 3, 10, 17, 2026

A-937
IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In re the name change of: Jenna Hammond
Civil Action File No. 26CV893-1
NOTICE OF PETITION TO CHANGE NAME
I, Jenna Hammond, filed a petition in the Superior Court of Dougherty County, Georgia on the 17th day of September, 2026, to change my name from Jenna Gracey Hammond to Jenna Gracey-Luke. Any interested party has the right to

appear in this case and file objections within 30 days after the Petition was filed.
Signed this 17th day of September, 2026.
Jenna Hammond, Petitioner
1820 W Lakeridge Drive
Albany, GA 31707
229-894-0977
September 26, October 3, 10, 17, 2026

A-962
IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In re the name change of: Tryinia Smokes
Civil Action File No. 26CV928-4
NOTICE OF PETITION TO CHANGE NAME
I, Tryinia Smokes, filed a petition in the Superior Court of Dougherty County, Georgia on the 25th day of September, 2026, to change my name from Tryinia Smokes to Madison Elise Deveraux. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Signed this 25th day of September, 2026.
Tryinia Smokes, Petitioner
1430 Owens Ave
Albany, GA 31705
478-403-8984
October 3, 10, 17, 24, 2026

A-964
IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In re the Name Change of the Child(ren)
Lauren Edwards, Minor child(ren)
Civil Action File No. 26CV857-4
NOTICE OF PETITION TO CHANGE NAME
I, Tiara Noel, filed this petition to the Superior Court of Dougherty County, Georgia on the 4th day of September, 2026, to change the name(s) of the minor child(ren) as follows:
Current Name of Child: Lauren Taylor Edwards
Date of Birth: 07-09-10
Proposed New Name: Lauren Taylor Noel
Any interested or affected party has the right to appear in this case and file objections within thirty days as set forth in O.C.G.A. § 19-12-1(f)(2) and (3).
This 4th day of September, 2026.
Tiara Noel
Petitioner pro se
707 Meadowlark Dr
Albany, GA 31707
229-886-5849
October 3, 10, 17, 24, 2026

A-912
IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In re the name change of: Trevor Lincoln Corey
Civil Action File No. 26CV865-1
NOTICE OF PETITION TO CHANGE NAME
I, Trevor Lincoln Corey, filed a petition in the Superior Court of Dougherty County, Georgia on the 9th day of September, 2026, to change my name from Trevor Lincoln Corey to Trevor Lincoln Elm. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Signed this 9th day of September, 2026.
Trevor Lincoln Corey, Petitioner
1316 7th Ave
Albany, GA 31707
229-869-5851
September 19, 26, October 3, 10, 2026

Probate Court Administration

A-954
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: DAVID LEE CREAMER
ESTATE FILE NO: 2026-ES-321
Mary Katherine Gordon has petitioned to be appointed **administrator** of the estate of **DAVID LEE CREAMER**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **October 26, 2026**.
All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
October 3, 10, 17, 24, 2026

A-958
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: AMINA LANZANO
ESTATE FILE NO: 2026-ES-098
Jayden Lanzano has petitioned to be appointed **administrator** of the estate of **AMINA LANZANO**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-

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 OF 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 Westwinds 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 Carlo B. Reliford
GA State Bar No. 213025
600 N. Jackson Street
Albany, GA 31701
229/883-1610
tim@dfdpclaw.com
September 12, 19, 26, October 3, 2026

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

A-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

Foreclosures

ACCORDINGLY.
By: /s/ (SEAL)
TIMOTHY O. DAVIS
Attorney for Bauldwin 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-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 Bauldwin 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 Bauldwin 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 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

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 Prewlow 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 and/or other persons with the consent and acquiescence of the borrower.
Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:
Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019
888-613-2432
The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Rocket Mortgage, LLC to negotiate, amend, or modify the terms of the Security Deed described herein.
Rocket Mortgage, LLC as Attorney in Fact for MELVIN ROBERTS
Attorney Contact:
Tromberg, Miller, Morris & Partners, PLLC
3000 Langford Road, Building 100
Peachtree Corners, GA 30071
Phone: 404-793-1447
Fax: 404-738-1558
26-003541-GA
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
September 12, 19, 26, October 3, 2026

A-895
NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Bernice Prewlow 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 Prewlow 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 Townsquare 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 Prewlow 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 and/or other persons with the consent and acquiescence of the borrower.
Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:
Rocket Mortgage, LLC s/b/m Nationstar Mortgage LLC
8950 Cypress Waters Blvd.
Coppell, TX 75019
888-613-2432
The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Rocket Mortgage, LLC to negotiate, amend, or modify the terms of the Security Deed described herein.
Rocket Mortgage, LLC as Attorney in Fact for MELVIN ROBERTS
Attorney Contact:
Tromberg, Miller, Morris & Partners, PLLC
3000 Langford Road, Building 100
Peachtree Corners, GA 30071
Phone: 404-793-1447
Fax: 404-738-1558
26-003541-GA
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
September 12, 19, 26, October 3, 2026

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

2026, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
The debt secured by said Security Deed has been and is hereby declared due and payable because of default having been made of the terms of the Note and Security Deed. The terms remaining in default, this sale will be made for the purpose of paying the total debt, including all expenses of this sale, as provided in the Security Deed and by law which 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 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
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

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

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

September 12, 19, 26, October 3, 2026

A-947
STATE OF GEORGIA
COUNTY OF DOUGHERTY
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Said property being known as: **1109 19TH AVE, ALBANY, GA 31707**
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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.
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