



OP-ED
Gail Drake
• Page 5A

The Albany HERALD

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Lee Christmas parade
Annual holiday event set
• Page 7A



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WEEKEND

SATURDAY, OCTOBER 10, 2026

Despite tax-exempt status, Phoebe is third-highest taxpayer in Dougherty County

Special Photo:
Phoebe Putney Memorial Hospital CEO/President Scott Steiner



By Carlton Fletcher
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Editor's Note: Second in a series of Albany Herald stories on taxes – who pays them and who doesn't?

ALBANY – When The Albany Herald conducted a search circa 2015, it discovered that Dougherty County at that time had the highest percentage of untaxed properties among Georgia's 159 counties.

Untaxed property in the county – including parcels owned by governments, educational institutions, health care facilities and religious entities – is still significantly higher than most Georgia counties, accounting for 24% of taxable property worth a staggering \$1 billion.

The Hospital Authority of Dougherty County, the legal "owner" of properties obtained by Phoebe Putney Memorial Hospital in Albany over the years, still has

a list of dozens of properties – indeed, some 109 non-taxed parcels – worth \$296,239,800, so when talk circles around the entities "not paying their fair share" of taxes, Phoebe's name usually surfaces.

But hospital system President/CEO Scott Steiner says tax critics should not be so quick to castigate Phoebe.

"As it turns out, Phoebe pays the third-most among taxpayers in the county," Steiner said.

"We pay taxes on every property the hospital authority owns if that property isn't being used for medical purposes."

Indeed, in tax year 2025, Phoebe paid a total of \$960,370 in property taxes, trailing only Georgia Power Co. (\$2,782,559.87) and Sabal Trail Transmission LLC (\$2,335,948.31). The fourth-largest taxpayer – Mitchell EMC – pays less than half of what Phoebe paid.

See **PHOEBE**, 2A

Value of Dougherty County's tax-exempt worship property more than doubles

By Kathryn Crockett
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Editor's Note: Third in a series on local property taxes -- Who pays and who doesn't.

ALBANY – The assessed value of property in Dougherty County's religious-worship exemption category more than doubled over a decade, reaching \$38.2 million in 2025 while the county's net taxable value grew about 2%.

Georgia Department of Revenue records show the exempt category grew from \$16.4 million in 2015, an increase of about 133%. The growth shows a larger pool of exempt value. It does not show that any property received an exemp-

tion improperly.

The distinction matters for taxpayers. Qualifying property is excluded from the tax base that supports schools and local government. Whether a particular property belongs there

depends on the exemption it qualifies for and how it is used.

The state's E2 category includes places of religious worship and qualifying residences owned by religious groups, not just sanctuaries. The digest listed

1,111 E2 entries in 2025, compared with 749 in 2015. Those counts are not the number of churches in the county.

At Georgia's standard 40%

See **WORSHIP**, 2A



Places of religious worship are among the properties eligible for Georgia property-tax exemptions.

File Photo: Carlton Fletcher



File Photo

Albany city officials plan to meet with the developers of the Look Again LLC project on North Washington Street after the city sent a letter notifying the group of a default on a \$2 million loan. The terms give the company 30 days to cure the violation.

City officials to meet with downtown developer after default letter sent on North Washington Street project

By Alan Mauldin
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ALBANY – A downtown development project has hit a bump in the road due to developers failing to meet conditions set for a loan approved by the city of Albany.

The Look Again LLC project that includes 106, 110 and 114 N. Washington St. failed to meet two milestones that the company agreed to as a condition for a \$2 million bridge loan extended by the Albany City Commission. Those milestones were part of a term sheet approved by the commission connected to the \$2 million bridge loan.

The commission approved the loan in a 5-2 vote, with

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Statewide candidates come to Albany for forum ahead of Nov. 3 election

Staff Photo:
Alan Mauldin

State Sen. Freddie Powell Sims, D-Dawson, left, speaks with Democratic candidate for labor commissioner Nikki Porcher prior to the Tuesday candidates' forum held at Greater Mt. Olive Baptist Church in Albany.



By Alan Mauldin
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ALBANY – Southwest Georgia voters heard this week from six candidates who are on the ballot in races for state constitutional offices at a forum held at an Albany church.

The Tuesday forum at Greater Mt. Olive Baptist Church brought out an audience of about 65 to listen to candidates, or their representative, in races for state school superintendent, labor commissioner, insurance and fire safety commissioner and Public Service Commission.

Several local candidates running for state representative seats and other local races also spoke at the forum.

Democratic candidate for Labor Commis-

sioner Nikki Porcher, an Air Force veteran, former public school teacher and small-business owner, told the audience that one of her primary goals if elected would be making the office more responsive to individuals seeking services.

"When I am elected, there's a lot of programs within our system that people just don't know about," she said. "Programs are ready and available to you. Being labor commissioner means letting employees know their rights."

While the state's definition of a small business includes any with 499 employees or less, the candidate said that she would

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From 1A

PHOEBE

Steiner also pointed out that \$552,676 in taxes paid in 2025 were voluntary payments in lieu of taxes (V-PILOT).

“When Phoebe purchased Palmyra Medical Center (in 2015), Palmyra was a for-profit hospital,” Steiner said. “Part of the agreement with the county at that time was to voluntarily pay taxes.”

In the 11 years since that agreement, Phoebe has voluntarily paid \$6,327,779, outdistancing the other property taxes the hospital has paid (\$4,219,478) during that time.

But some, for whom mistrust of Phoebe is ingrained (due primarily to events that took place before Steiner took over the running of the hospi-

tal), complain that there are all those properties just sitting there, taken off the tax rolls. What they don’t consider is that since he has taken over as CEO of the nonprofit hospital, Steiner has moved around 25 properties – through sales or donations – back onto the tax rolls.

“Look, if we don’t have medical services on a property, we pay taxes on it,” he said. “Most of the properties owned by Phoebe – around 95% – were purchased before I got here. I’m not questioning the purpose of purchasing those properties, because as CEO, I think it’s vital to look to the future and make sure that if the need arises for expansion, we have the property available to do so. I can’t say what that possible growth looked like before I got here.

“There are properties owned by the Hospital Authority now that I don’t see us needing in the foreseeable future. If the opportunity arises, and it makes sinse for the hospital, I think there will be every effort to sell or otherwise dispense of those properties.”

Steiner says there is another element of this taxpayer puzzle that most people don’t take into account: the indent and charity care provided by the hospital. In 2025, that care amounted to \$53.6 million, 53% of it (\$28,433,000) supplied to citizens of Dougherty County.

“When you talk about indigent care provided by Phoebe, it amounts to a \$53.6 million trade-off,” he said. “That goes all the way back to (Phoebe founder) Judge (Francis Flagg) Putney’s position that every

person be treated at the hospital, no matter if that person had the ability to pay.

“This hospital is a billion-dollar property owned by the taxpayers of Dougherty County. We’re caretakers of that property, and one of our duties is to pay attention to what surrounds us. But we also have an obligation to care for the health of the people of the county. And we do so knowing that 20% of the people who come into our ER don’t have the ability to pay. And we’re going to lose money on another 60% of them.”

Steiner pauses, thinking about the implications.

“Tell me another business that’s going to do that,” he said. “Tell me another business that can operate under those conditions. But in health care, that’s the pact we’ve made.”

From 1A

WORSHIP

assessment rate, \$38.2 million in assessed value corresponds to about \$95.5 million in recorded fair market value.

Applying the main 2025 county, school and applicable city or special services district tax rates puts the annual tax equivalent at roughly \$1.9 million. That is a hypothetical calculation at existing values and rates, not a finding of unpaid taxes or a projection of revenue officials could collect.

State law exempts places of religious worship, qualifying property operated exclusively as a church or certain church-related organizations, and single-family residences owned by religious groups that produce no income. Religious schools and charities can qualify under separate provisions.

Church ownership alone does not settle a property’s eligibility. The law generally excludes real estate used primarily to produce rental or other income, subject to exceptions. It also bars private profit from exempt property.

A recent Dougherty County zoning decision shows how religious and commercial uses can share a larger tract.

Commissioners approved a 198-foot telecommunications tower Sept. 21 at 4614 Gillionville Road on property owned by Gillionville Forest Baptist Church. Diamond Communications was the applicant.

During the meeting, Commissioner Clinton Johnson asked whether the tower site would be separated from the church property for taxation. Deputy Planning Director Angel Gray said it would become a separate, landlocked parcel “so that the parcel itself can be taxed,” The Albany Herald reported Oct. 1. Assessment records will show whether that split has been made.

An Albany Herald analysis of the county’s public tax table, which still lists 2020 values, identified 454 E2 parcels held under 273 owner names.

Of those owners, 196 held a single parcel.

The same analysis found 228 taxable parcels, with a combined recorded market value of about \$10.5 million, held by 98 owners whose names indicate a religious organization. Religious ownership and taxable property are not mutually exclusive, though the older listings do not show each property’s current use or tax bill.

The county’s public table and the state digest do not produce matching counts. That gap needs an explanation before the parcel-level analysis can be treated as a complete inventory of exempt religious property.

A record with no building value does not necessarily mean unused land. Parking areas and other land supporting church activities may qualify.

An ownership change is another reason to review an exemption, but a sale alone does not prove an exemption was kept improperly. A new owner might qualify under a different exemption, or the property might already be back on the taxable roll.

Federal tax records answer a different question. The IRS’s September extract of tax-exempt organizations lists 638 with Albany or Putney mailing addresses, including 89 with a religion-related classification.

That list is not a county property-exemption inventory. Mailing addresses do not show where an organization owns land, and churches do not have to apply for IRS recognition of their federal exemption.

The Dougherty County Tax Assessors’ Office may request information about property use and ownership when determining exemption eligibility, according to the office. The open local question is how those decisions are revisited when a property is sold, leased or put to a different use.

For the Gillionville Road tower site, officials have de-

See **WORSHIP**, 11A

From 1A

PROJECT

funding coming from the city’s job investment fund.

A letter notifying Look Again officials of a default on the terms of the agreement has been sent to the company, city officials said.

The \$17 million project envisions 15 luxury apartments, a food court, space for Albany Technical College culinary arts students to work and an Amici restaurant in 45,000 square feet of space in the three buildings.

The term sheet set a Sept. 30 deadline for securing commitments for occupancy and funding of a contemplated lease from Albany Technical College and Dougherty County. That lease agreement depends on a proposed \$3 million commitment from the county to fund the Albany Tech lease for 15 years.

The Dougherty County Commission has not approved the \$3 million expenditure and has had little or no discussion on the topic since the City Commission approved terms of

the loan.

The term sheet that set the milestones was submitted a week after city commissioners approved the loan with Elvis Muldrow, Orlando Rambo, Christopher Pike and Lillian Sneed listed as guarantors.

Under the terms of the loan, interest is set at 3% over a term of 24 months, with a balloon payment set for April 2027, at which time all principal and interest is to be paid.

In the event of a default, the interest rate can be increased to 9% if the conditions of the default are not cured within 30 days.

The city will work with Look Again to get the project back on track, Albany City Manager Terrell Jacobs said.

“It is my thought ... I think they were a little aggressive in some of the milestones they set,” he said. “They set those milestones. We’re going to be meeting with them to get a couple of those a little more succinct ... to be a little more amenable to them.”

The city manager said he still believes the project is a valuable one and that the city can

work with the developers in order to make it work.

“I don’t feel that there’s any concern at this juncture,” he said.

In addition to the lack of the \$3 million in funding from the county, confirming Albany Tech’s involvement also faces other hurdles. In order to participate, the technical college will require approval from state agencies, Albany Tech President Emmett Griswold said.

“We haven’t (received) anything yet from the developers,” Griswold said. “We haven’t got an MOU (memorandum of understanding) or any drawings for me to even ask for a final approval.”

Once an MOU is provided, the college can forward a request to the state.

“Any time I move a program off the school campus, I have to get approval from the accrediting board,” he said. “The accrediting board will take about six months to grant approval.”

The State Board of the Technical College System of Georgia also will have to approve the venture, the college presi-

dent said.

“If we were to get it (MOU) today, it would probably be six months from now,” Griswold said. “It should be OK, but we have to get formal approval.”

The culinary facility would be an attraction downtown, the college president said, and would give Albany Tech a presence in the district.

“I think it will give the college some contact with downtown revitalization,” Griswold said. “We want to be part of that growth. I think it will be beneficial to the community as well as the college.”

Rambo said on Wednesday that he has no comment on the notice of default, which he received in a letter on Tuesday. He said he might release a statement or have his attorney or the architect working on the project contact The Herald to comment.

City staff took the right step in sending notification to enforce the terms of the contract, Albany City Commissioner Chad Warbington said, adding “Look Again’s proposal is great as part of the long-term revitalization effort for downtown, but officials need to prevent the situation from snowballing.”

“Milestones are in place to keep this from snowballing,” Warbington said. “Love the project, but it’s very complicated. (It) has a lot of moving parts, multiple entities, multiple governments, and we know governments don’t move very fast.

From 1A

STATEWIDE

like to take care of the smaller ones that are important in their communities.

“I want to make sure we’re talking about small businesses like Ms. Helen’s Barber Shop,” Porcher said “We want to make sure we’re doing a service for them. If you create workers that take care of the business, you create businesses that take care of the workers. I think we’ve been doing it the wrong way for a while.”

Keisha Waites, the Democratic candidate for insurance and fire safety commissioner, has served three terms in the House of Representatives and said she wants to bring that experience to the position she is seeking.

“I think it’s the perfect training because you have opportunities to work across the aisle,” she said.

Waites said that she has seen state residents struggle to be made whole by insurance companies in the wake of Hurricane Helene and having a hard time paying rapidly rising premium rates for car insurance. Homeowners’ insurance rates have doubled since 2018, she said, and care insurance premiums have also taken a bite out of Georgians’ wallets.

“I’ve seen insurance work, and I’ve seen some challenges with insurance,” she said. “I believe the role of the insurance commissioner is to protect and be an advocate. What the insurance commissioner has is a constitutional duty to approve

or reject rate hikes. Georgians have the third-highest premiums in the United States. It (increase) has to be justified, and the data has to be made available.”

With the state’s Quality Basic Education formula, through which funds are distributed to schools, being unchanged since 1985, systems that need additional funding are being left out, Lydia Powell, the Democratic candidate for state school superintendent, said. The state has earmarked \$70 million in spending for literacy coaches, the candidate said, while putting \$100 million into private school vouchers.

“In this (Dougherty) county, only 28% of third-graders read at grade level,” she said. “There is no poverty weight (given) to the way we fund our schools.”

Data centers have created opposition locally and around the country, and for PSC District 5 Democratic candidate Sheila Edwards a pause is needed before adding more to the state’s power grid.

“You have Keisha Lance Botoms who is running for governor, and she wants a one-year moratorium,” the District 5 incumbent said. “I think it should be longer. Everybody’s waking up. No one wants them in their community. They should have to pay their own way.”

If returned to the office with a four-year term, Edwards said that she would advocate for ratepayers and hold the utilities regulated by the PSC accountable.

Speaking on behalf of Republican incumbent Agriculture Commissioner Tyler Harper,

ment by Oct. 31, followed by approvals for construction, including zoning, historic preservation and building permits due on Dec. 15. Milestones that fell prior to Sept. 30 were met, officials said.

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Daily Horoscopes

ARIES (March 21-April 19): Both days this weekend are above zero; while not bringing extra help, they don't bring extra problems either. Positive shifts could be happening in a close relationship if everyone's on the same page.

TAURUS (April 20-May 20): If you have time for creative pursuits today, you might be able add extra frisson, joy, and whimsy to whatever you're working on. If life requires on duty time today, be creative in how you get things done.

GEMINI (May 21-June 20): If you have time for creative pursuits today, you might be able add extra frisson, joy, and whimsy to whatever you're working on. If life requires on duty time today, be creative in how you get things done.

CANCER (June 21-July 22): Link up mind and heart, adult self and inner child today — you could feel especially integrated for a few hours. Time at home could be a welcome chance to reset yourself for the upcoming week.

LEO (July 23-Aug. 22): If you're ready to express something, today's a better day than yesterday was. Otherwise, wait until Wednesday of next week or later for best results and most understanding. Be open to new learning if it resonates.

VIRGO (Aug. 23-Sept. 22): Finances, budgets, cash flow, loans, expenditures ... all could be circling your mind today. While it's not a terrible day, it's not a recommended day for making tangible moves with any of these. Wait until mid-next week or after.

LIBRA (Sept. 23-Oct. 22): Part of self-determination is a mental effort, part of it has to come from felt alignment. Unify practicality and reality with what feels right on the deepest levels to bring your whole life together.

SCORPIO (Oct. 23-Nov. 21): Today could be another big winner in the race to self-mastery if you allow yourself time for self-work. Fun is fun, but focus is what builds your

future. Much of what you seek is already within.

SAGITTARIUS (Nov. 22-Dec. 21): Friendship bonds can be just as important as family or more so depending on how you naturally align. If you're very, very lucky, friends become family, and family become friends.

CAPRICORN (Dec. 22-Jan. 19): If you can be yourself in the workplace, you are very blessed, many don't have the luxury of authenticity while earning a living. Be grateful for the blessings that have landed, work to bring in more.

AQUARIUS (Jan. 20-Feb. 18): Grow out of any boxes you're stuck in and don't let yourself be put into new ones — if you abdicate building your own life others will put you into any box they want to. Expand through learning and travel.

PISCES (Feb. 19-March 20): Note down financial ideas now which could be beneficial to put into operation later this month, the time isn't quite yet. A long-term shared situation could still be out of alignment and without a clear path.

IF TODAY IS YOUR BIRTHDAY: You could feel surprisingly emotional for a few hours today as you enter your personal new year, and the last quarter of 2026 could be easier and better than the preceding three. A new belief could present itself this month or a current belief could deepen, be sure it's creating the realities you wish for. A new opportunity could arise in early November, bringing not just improved cash flow, but grace and artistry, too. Do think it all through before you finalize anything. A 'hold my beer and watch this' temptation should be ignored. Late in the month, a nice surprise could land. Early December could bring an early celebration as the Universe is likely to bring a supply train with many of the resources you've been waiting for, including money. Enjoy the abundance and use it to build your future. Near year-end, expect healing energy and some real recognition.



1903 - The Women's Social and Political Union is founded campaigning on women's suffrage in the United Kingdom

1918 - Irish ship RMS Leinster is torpedoed and sunk by the German submarine UB-123, killing 564

1933 - A United Airlines Boeing 247 is destroyed by sabotage

1957 - The Windscale fire causes Britain's worst nuclear accident

1963 - France cedes control of the Bizerte naval base to Tunisia

1963 - The Partial Nuclear Test Ban Treaty goes into effect

1967 - The Outer Space Treaty goes into effect

CALENDAR OF OBSERVANCES

- Bonza Bottler Day
- Hug a Drummer Day
- I Love Yarn Day
- Motorsports Memorial Day
- Naval Academy Day
- Powers of Ten Day
- Squid & Cuttlefish Day
- Universal Music Day

- World Day Against the Death Penalty
- World Homeless Day
- World Hospice and Palliative Care Day
- World Mental Health Day
- World Migratory Bird Day
- World Porridge Day

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QUOTE OF THE DAY

"Knowledge comes, but wisdom lingers."

Alfred Lord Tennyson,
poet (1809-1892)

CORRECTION

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

SQUAWKBOX

squawkbox@albanyherald.com

The person who wrote the squawk complaining about Sidney Sweeny's commercial is either too old to get it or a jealous woman.

Chuck Schumer is going around falsely claiming Republicans will try to steal the midterm elections. What that means is that the Democrats are going to try to steal the elections. They are always guilty of doing what they accuse Republicans of doing.

Cruising Slappey now consists of several people chipping in on enough gas to get from one end of the street to the other, then going home for the night.

America is on the precipice of becoming either an Islamic Caliphate or a communist nation. Before it is too late, we must educate American students about these dangerous ideologies.

A certain commissioner said he's gonna do everything "regular and efficient." Does that include raising our property taxes through the roof?

People in this area -- who are some of the most ungrateful people in the world -- have a lot to be thankful for. At or near the top of this list is Phoebe Putney Memorial Hospital.

Is anybody else getting inundated with rats/mice this year? I have never seen them this bad. I don't know if they're a precursor to what's coming, but I'm trying like crazy to find a way to get rid of these nasty creatures in my home.

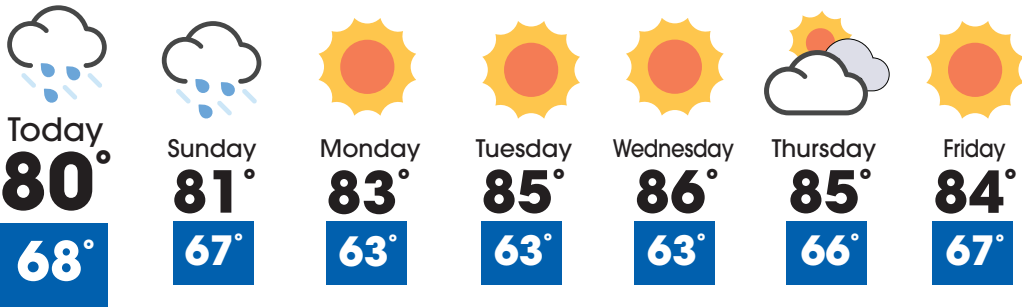
Heaven has strict immigration laws. Hell has open borders.

Someone should ask the people who want to slow down our AI development if they feel safe with China having control of AI.

It didn't take the folks at United Way very long to figure out where the gravy train is located in Albany. If you're looking to get your hands on a little taxpayer money, just get in good with the Albany and Dougherty County commissions. And it doesn't hurt if you call yourself a pastor ... or preacher ... or bishop ... or apostle ...

It's all about how bad the Democrats are. I would like to remind you that Republicans control the White House, though chaotically, the House, the Senate and the Supreme Court. We're going into debt to just buy groceries, and you are listening to the old flimflam from the distractor in chief. Truth be told, you would gladly go to hell rather than see any non-Trumper go to heaven. Say hello to Lindsey when you get there.

Weather Forecast



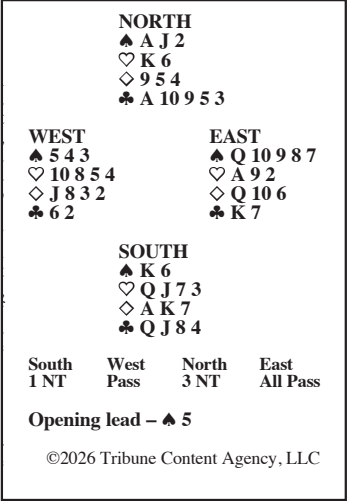
Daily Bridge Club

Simple Saturday

By Frank Stewart
Tribune Content Agency

Simple Saturday columns focus on basic technique and logical thinking.

"How much does a free finesse



cost?" may seem a silly question, like "Who designed the Eiffel Tower?" But the cost in today's deal was 730 points.

North-South bid easily to 3NT, and West declined to lead from one his four-card suits; he had no entry to cash a winner even if he established it. He tried a spade, and South took the "free finesse" by playing dummy's jack.

EIGHT WINNERS

When East's queen covered, South played low, won the next spade and let the queen of clubs ride. East took the king and led a third spade, forcing out dummy's ace. South had only eight winners, and when he led a heart, East won and cashed two spades. Down one.

South must play low from dummy on the first spade and win



Frank Stewart

with the king, keeping the A-J. He next finesse in clubs. When East wins, he can't effectively return a spade. If he leads a diamond, South wins and forces out the ace of hearts. He is sure of 10 tricks.

DAILY QUESTION

You hold: S A J 2 H K 6 D 9 5 4 C A 10 9 5 3. Your partner opens one heart, you bid two clubs and he rebids two hearts. What do you say?

ANSWER: You can commit to game with your 12 good points and five-card suit. To raise the hearts would be hasty; partner may have six or more hearts but has not promised more than five. Bid two spades. If partner next bids 2NT, raise to 3NT. If he bids three clubs, bid three hearts. If he rebids three hearts, raise to four.

South dealer
N-S vulnerable

Advice Columnist

Spurned stepbrother considers revenge with scandalous photos

By Eric Thomas
Tribune Content Agency

Dear Eric: My father died and I held a small memorial service for him. It was traumatic as my dad was not a great guy.

I was confronted at the ceremony by my half-sister, whom I did not recognize as I hadn't seen her for 43 years.

She came to the funeral to make sure her father was dead and to confront me about her mother (my stepmother).

My stepmother took out her anger and frustration with her husband on me. She slapped me often and was not kind.

At the funeral my half-sister told me I was emotionally disturbed and my memories of being slapped were lies. I'm livid.

My stepmother died shortly after and so I sent a huge bouquet and a card. I then went through a storage unit and found many pics of my stepmother (tasteful, lovely portraits), and I sent them to my half-sister. I did not expect a thanks.

I'm so angry my half-sister came to the funeral of a man she hated to set me straight. I wanted to write her a letter telling her what my perspective was. I found obscenely pornographic images of their mother also which I did not include in my thoughtful gift. Now I feel like sending them to her. The saintly mother was not so saintly. I'm having a lot of angry thoughts. Any ideas?

— A Thousand Words

Dear Words: Throw the photos away. Sending them is not going to make you feel better, nor is it going to heal the harm that was done to you as a child.

There was a lot of trauma that

surrounded your upbringing and that's not your fault. It's not fair that your half-sister came to the funeral seemingly only to chastise you. From your telling, it seems that wasn't really about you. And it might be helpful to start to think of many aspects of your family as not really about you.

Your half-siblings had their own relationship with their mother and have signed on to whatever narrative they believe. It doesn't seem to be fully working for them as your sister felt the need to approach you after 43 years to correct your narrative. That's not something you can change or impact, even with a letter. She has to be in a place where you can have a productive conversation and she's not there right now.

Writing her a letter might be helpful but write a few drafts first. There's a lot of emotion in this situation, understandably, and you may find that the process of writing the letter is actually the thing you need, rather than the sending of it or any correspondence that comes after.

Indeed, it doesn't seem that, right now, any further contact with your half-siblings is going to be helpful. Sending the photos will only make things worse. It may be hard to do, but try to step away from them, mentally and emotionally. They don't have anything you need.

Dear Eric: My daughter is happily married with two beautiful children. My son-in-law is one of five children.

Recently my son-in-law accidentally discovered that he is excluded from his mom's will.

His dad passed six months before their wedding. There has never been any conflict or circumstance that would initiate



Eric Thomas

such a hurtful and shocking decision.

Although his mother lives nearby she shows little to no interest in her grandchildren. My daughter and son-in-law have always made the effort to include her in holidays, birthdays, et cetera.

He cannot unsee or comprehend what he now knows regarding her will. Should he tell her and ask her why before it's too late?

— Left Out

Dear Left Out: Yes, he should, if only to get clarity that he wouldn't be able to get after she passes. His goal shouldn't be to convince her to revise her will. His goal should be to understand, as best he can, where his mother is coming from and to determine if there is some blockage or offense in their relationship of which he isn't aware.

The will is the symptom here, not the sickness, as it were. Many people use wills to underscore the relationships — to people, pets, and institutions — that were meaningful to them in life. It can be a document that reflects a person's values.

Having seen this document and found that he's not in it, your son-in-law has the opportunity to ask his mother about her values and the meaning of their relationship. He could begin the conversation by saying something simple like, "I accidentally saw this document and the fact that I'm not mentioned seems to send a message to me. Is that a message you're intending to send and, if so, can we take this time to talk it through so that I understand?"

The Albany Herald

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Phoebe’s Family Tree Child Development Center earns highest quality rating

Staff Reports
news@albanyherald.com

ALBANY – The Phoebe Family Tree Child Development Center has been awarded a three-star rating through Georgia’s Quality Rated system. Family Tree earned the highest rating available, which is valid for three years.

Quality Rated is Georgia’s quality rating and improvement system for childcare through Bright from the Start: Georgia Department of Early Care and Learning. It recognizes programs that go beyond state minimum requirements to provide strong learning environments, qualified teachers and meaningful family engagement.

“We are incredibly proud of this achievement,” Family Tree Child Development Center Director Shakita McK-

inney said. “Our team works hard every day to give children a safe, nurturing place to learn and grow. This impressive three-star rating is a reflection of that dedication.”

Family Tree offers convenient, high-quality care and early childhood education for infants, toddlers, and preschool-age children of Phoebe employees, as well as after-school programs for school-age students. The facility’s pre-k program is also open to families throughout the community, not just Phoebe employees.

“Reliable, quality child care matters to our employees and to families across southwest Georgia,” Phoebe Chief Human Resources Officer Anthony Lewis said. “Family Tree is a great benefit for our employees, but it also positively impacts our entire

community. Research proves that high-quality pre-K programs provide short-term and long-term cognitive, social and economic benefits for children and families and the communities where they live. Family Tree’s three-star rating shows the high standard of care these children receive.”

Phoebe is currently planning a Family Tree expansion to serve more children on its main campus in Albany and will build a new Family Tree Child Development Center at Phoebe Sumter Medical Center in Americus. No timeline on those projects has been finalized, and Phoebe officials promised the expansions will further Family Tree’s commitment to maintaining a safe, nurturing, and quality learning environment for children.



Special Illustration: Phoebe
The Phoebe Family Tree Child Development Center has been awarded a three-star rating through Georgia’s Quality Rated system, the highest rating available.

Georgia in store for heavy rains as possible hurricane develops in Gulf of Mexico

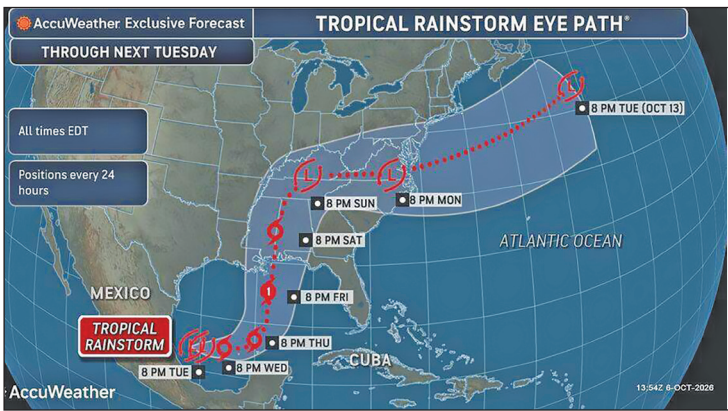
By Kala Hunter
Columbus Ledger-Enquirer

A tropical development brewing in the southeastern part of the Gulf of Mexico has caught the attention of forecasters at the National Hurricane Center and Accuweather as a potential Category 1 hurricane that could bring strong winds and rain to the South.

If the tropical storm stays on its projected path, it could bring 4 to 8 inches of rain to western Georgia by Saturday with gusts topping 60 mph Saturday through Sunday, Accuweather lead hurricane forecaster Alex Da Silva told the Ledger-Enquirer.

The storm is being fueled by all the right ingredients, including water temperatures at 86 degrees, which is 3 to 6 degrees above normal for October.

“Anything 80 and above is conducive for tropical development,” Da Silva said. “Mid- to upper-80s is rocket fuel for the storms. If other environmental conditions are met, we could see rapid intensification.”



If it does turn into a Category 1 hurricane, Da Silva said, the National Hurricane Center would name it Hurricane Isaias. North of the Yucatán Peninsula, there could be wind sheer, Da Silva said, which lessens intensity. But he wouldn’t rule out a possible Category 2 hurricane developing from this storm.

Weather conditions are changing quickly, but this is a development in “our backyard,” Da Silva said, so there isn’t two weeks to plan and monitor this like other storms coming off the coast of Africa. “This is a situation where things can change and evolve quickly,” Da Silva said.

A hurricane this late in the

season is unusual. It could break a record. Oct. 8 is the latest a hurricane has formed since record-keeping began in 1905, according to a news release from Accuweather. The water in the Gulf is 3 to 3.5 degrees above normal, according to the think tank Climate Central, which has a map showing ocean temperatures for the region and its attribution to human-caused climate change.

It is 300-800 times more likely that human-caused climate change created these temperatures, according to Climate Central’s attribution science methodology. Climate Central Chief Meteorologist Shel Winkley said the warm

Gulf water creates more evaporation and more moisture that could grow the storm faster. Da Silva said tornadoes are likely on the east side of hurricanes, which means western Georgia should be on the lookout, if the storm stays on its projected path.

“The whole state is vulnerable to a tornado,” Da Silva said.

Columbus and northeast Georgia could see 4 to 8 inches of rain from this storm, and most of Georgia is expected to get 2 to 4 inches, according to the forecast. Georgia is still in an ongoing drought, mostly abnormally dry with some severe drought bands scattered throughout the central part of the state, according to the Oct. 1 map from the U.S. Drought Monitor.

The hurricane hunters employed by the National Oceanic and Atmospheric Administration will be flying around the perimeter of the storm to get a sense of the wind sheer, Da Silva said. The following day, they will go into the eye and measure winds and get pictures inside.



File Photo
Georgia colleges conferred a record 86,660 degrees in Fiscal Year 2026.

University System of Georgia sets record with 86,660 degrees

Staff Reports
news@albanyherald.com

ATLANTA – The University System of Georgia set a new record in Fiscal Year 2026 by conferring 86,660 degrees — a 4.9% increase over the previous year.

Since joining the Complete College America initiative in 2011 to boost degree completion, USG has seen the number of degrees awarded jump by 58%. That growth far outpaces system enrollment, which grew 20.2% over the same period.

“Over my four years as chancellor, we’ve seen remarkable growth in degrees awarded across the system,” USG Chancellor Sonny Perdue said. “But beyond the data, higher education is fundamentally a life-changing business. Higher education and economic development form a powerful flywheel: as more Georgians earn degrees, individual families build financial security and our state’s economy gains momentum.

“I’m immensely proud of our graduates and the lasting prosperity they bring to their communities.”

Graduate and professional degrees accounted for much of the gain, rising 7.3% to 30,961. Undergraduates earned 55,699 degrees, up 3.6% from FY 2025.

The latest numbers also show a surge in demand for short-term, career-focused credentials. One-year undergraduate certificates climbed 21.5% year over year — topping the 20.1% growth seen over the last five years combined. Graduate certificates jumped 12.2% over last year and have surged 125.2% since 2022, marking the fastest-growing credential at the graduate level.

To keep that momentum going, Georgia launched the DREAMS Scholarship this year — the state’s first need-based financial aid program. Having initially launched DREAMS as a system initiative, USG is now leading the

drive to build a \$1.5 billion state endowment that helps students every step of the way to finishing their degree.

Long before their statewide debuts, Perdue also championed efforts to help more high school students prepare for college and future careers. Today, those concepts are core state priorities. The Governor’s Office of Education and Workforce Strategy recently announced Georgia Connect, a single online platform connecting every Georgian with a personalized plan for their education and career. It complements Georgia MATCH, launched in 2023 alongside state partners such as the Georgia Student Finance Commission, to directly match high school seniors with colleges that fit their goals.

Last October, the state sent direct-match letters to more than 132,000 seniors in the Class of 2026, with plans to reach at least 130,000 students in the Class of 2027.

Taken together, these programs clear a straightforward path for students — helping more Georgians from all corners of the state map out a career, pick the right college, access their education and cross the graduation stage.

USG also continues to roll out tools that help students stay on track to graduation. In 2022, the system launched Georgia Degrees Pay to give families clear data on tuition, student success and overall return on investment across all 25 of USG’s public colleges and universities. Last year, USG added the Academic Program Finder, allowing students to search across every campus and online degree to pinpoint the best fit for their goals.

That steady climb in degrees since 2011 mirrors the life-changing value of a USG education. A recent study found that USG graduates with a bachelor’s degree earn more than \$1.4 million over their lifetimes than high school graduates do.

Georgia candidates for governor trade attacks, promise solutions in debate

Staff Reports
news@albanyherald.com

ATLANTA — In what was likely their only debate before Election Day on Nov. 3, Democrat Keisha Lance Bottoms and Republican Rick Jackson attacked each other and sometimes agreed on policy during a live encounter hosted by Atlanta News First Tuesday night.

Billed as a “town hall,” the hourlong matchup (minus commercial breaks) between the gubernatorial candidates featured questions from more than a dozen voters.

A couple of them asked about privacy concerns and Flock cameras. Both candidates said there needs to be more accountability.

Several asked about healthcare, and both Bottoms and Jackson said they would expand Medicaid — Bottoms, fully, in the way that 40 states already have; and Jackson differently, in a way that he said would not lose \$4.5 billion, without explaining what that meant or how he would do it.

He had only one minute. That was the format, although occasionally the candidates got extra time to rebut an attack by their opponent.

Jackson went after Bottoms for her handling of public safety when she was mayor of Atlanta and the city was roiled by unrest.

Bottoms targeted Jackson’s leadership of his multibillion-dollar healthcare company,

claiming it had raided rural hospitals for their doctors.

Jackson did not rebut that. But he did deny her assertion that he owned four data centers, although he told a Macon news station in April that his investment in one in Texas made him knowledgeable about the issue.

(He counterattacked, saying Bottoms had approved a data center when she was mayor. She said it was not a hyperscale data center and that it was at Georgia Tech.)

When a woman who had lost her job due to federal budget cuts asked about restoring funding, Bottoms attacked Jackson for saying during the Republican primary that he would govern like President Trump but “with a Southern tone.” Jackson responded that he would stand up to anyone, “just like” Gov. Brian Kemp.

Jackson did not elaborate, but Kemp resisted Trump’s efforts to overturn Georgia’s 2020 election results.

Bottoms also challenged Jackson about his views on federal intervention in the upcoming election.

After a voter, who happened to be a poll manager, asked about “the divisiveness and concerns around the election process,” Bottoms said she was alarmed by Trump’s rhetoric while Jackson said he thought Kemp had the right approach.

An Atlanta news anchor asked a follow-up question that gave



Special Photo: Georgia Recorder
Democrat Keisha Lance Bottoms and Republican Rick Jackson attacked each other and sometimes agreed on policy during a live encounter hosted by Atlanta News First Tuesday night.

an opening to Bottoms. Focusing on a recent request by the Georgia State Election Board for the federal government to declare Georgia’s voting system illegal: “Would you be OK with the Justice Department overseeing and getting involved with Georgia elections?”

Jackson said no, unless Kemp felt it necessary.

Bottoms then asserted Jackson had said the National Guard would be called in during the election. (She also said the State Election Board, which sets the rules for voting, had “gone rogue” and was a “disaster.”)

Jackson denied he had ever suggested the National Guard should intervene, calling Bottoms’ claim “a complete falsehood.”

“He said that the National Guard would be called in,” Bottoms said. “You all can pull the tape on that. Maybe he’s forgotten that he said it. But he said it.”

The Atlanta Journal-Constitution reported in August that it had obtained an audio recording from a rally in

Columbus. The report said Jackson had talked with an attendee who wanted him to ask Trump for federal troops to monitor the election.

“Well, we’ll get National Guard — Gov. Kemp is going to watch it for us,” Jackson replied.

(The publication embedded the recording in its story and noted that Jackson’s campaign subsequently said Jackson never suggested deploying troops at polling places.)

Despite their differences, the two candidates aligned on several issues. Both would pay teachers more. Both would crack down on insurance companies that inappropriately deny care. Both would cut taxes — Jackson more than Bottoms. And both said retraining workers to give them technical skills was a path to higher pay as costs keep rising.

To reduce the cost of living, Jackson said “there’s absolutely things that we can do to lower cost,” and then he pivoted to Bottoms’ tenure as mayor, blaming her for inflation.

SATURDAY SQUAWKBOX
SQUAWKBOX@ALBANYHERALD.COM

Those are horrifying pictures from Radium Springs. Just because this kind of thing has happened before doesn't make it "no big deal." Our officials should be working to see what can be done, not hiding their heads in the sand.

To allow those clowns who are in the process of stealing taxpayer money on that down-town "development" continue to waste our funds after they failed to meet specific deadlines is another example of local officials subsidizing -- and no doubt getting kickbacks for -- thievery.

Albanyism (aka "sophistry," irrational rationalism): (1) A conference center is needed to add to the civic center's already significant operating losses and will reduce the property tax burden; (2) eight students attacking one is terrorism without visceral sectarianism; (3) gun violence, murder and robbery are rooted in youth boredom and police underperformance; (4) taxpayers must feed the irresponsible, and (5) political activists who rely on government grants, public distrust and racial unrest propagate solutions.

It's obvious that some people around here are taking credit for published AI-created documents and articles that they had very little to do with.

I have watched Sydney Sweeney's TV ad a couple of times, too, and quite frankly I don't care what she's advertising.

Someone is suing Albany EMTs for the death of a family member. They say it is not about money, but they want the truth of what happened to come out. If not about the money, what is that \$2.5 million you are suing for? If not about money, you could make your point by suing for \$5.

For all you people who call yourself "pro-life:" How do you account for your president's ludicrous comments saying nuclear bombs wiping out L.A. or San Diego would be acceptable losses. This man's poor excuse for a brain is mush ... and those of you who follow him are worse than he is.

Radium Springs was labeled one of Georgia's "natural wonders," and our local politicians have let it wither away, literally "dry up and blow away." Before the drought, the wildlife in the springs were fighting for survival as the county allowed invasive plants to take things over. That's one of the things Mike McCoy kept in check when he was here, literally serving the community. Now, it's "Who cares?"

Kathryn Crockett is the hardest-working reporter I have read in a long time. Good luck sneaking anything past her, as both Lee County and Dougherty County can attest. She does her homework before anything gets published. Kudos to The Albany Herald. Let's hope she sticks around. I can't wait for her reporting on the search for a Police Chief.

Regardless of your opinion of immigration, please note that illegal immigrants are not eligible for public assistance. To obtain assistance fraudulently, they would have to obtain a fake Social Security card and birth certificate, which are not that easy to obtain, and those that look authentic cost more than they can generally afford. That Man Without a Family

COLUMNIST ■ THOMAS KNAPP

Making health care more expensive: Bipartisanship strikes again

I suspect nearly everyone reading this column will agree that ovarian cancer is a terrible thing, and that preventing ovarian cancer, or predicting it and catching it early to enhance a woman's chance of surviving it, is a good thing.

I open with those stipulations, burying the lede just a little bit, to preempt the obvious arguments against my position on this report from The Hill.

"A group of lawmakers spanning both parties and chambers is introducing legislation that would require insurance plans to cover genetic testing for patients with hereditary risk factors and expand education and outreach about gynecologic cancer risk. Sens. Elissa Slotkin, D-Mich. and Katie Britt, R-Ala., are leading the bill, the Ovarian Cancer IMPACT Act."

Genetic testing for ovarian cancer risk sounds like a great idea.

And genetic testing for ovarian cancer risk (and other cancer risks) costs money — typically \$250 to \$500, sometimes less if fewer gene markers are screened for, sometimes much more if the tests are more comprehensive.

Before considering who should bear those costs and why, I should probably take a moment to discuss the exact role the U.S. Constitution assigns to Congress when it comes to the provision and delivery of healthcare:

It's simply not Congress's business to decide what kind of testing or treatment your insurer or other healthcare provider may, or even must, offer.

Not that Congress pays attention to the Constitution when paying attention to the Constitution seems inconvenient. They just wave their hands, quack about "interstate commerce," and mandate whatever they want to mandate about your healthcare options — even if you, your insurer, your healthcare provider, and the testing company are all located in the same state.

So what happens when every insurance company gets told that, by law, it must pay for this or that kind of genetic screening?

In a few words, everyone's healthcare costs go up. Not just the healthcare costs of women who are, or may be, at risk for ovarian cancer. Everyone's.

Why? Because patients at such risk can't be magically identified in advance and charged for those testing costs.

The costs can't even be limited to the half of the population that might have to worry about ovarian cancer, because many healthcare policies are "family" policies provided through employers, and the single male who gets insured today may add a female partner or daughter to the policy tomorrow.

So all of us get to pay for testing we may or may not ever want or need.

In a free and open healthcare market, many insurers might cover these tests as part of their normal policies, or offer them as cheap add-on options to those most likely to want them. After all, testing for ovarian cancer is much cheaper than treating ovarian cancer.

However, we live in the opposite of a free and open healthcare market.

Decisions about what testing, prevention, and treatment options get covered are made by politicians and bureaucrats, usually with the "assistance" of industry lobbyists who know which testing, prevention, and treatment options best serve their employers' bottom lines.

The Ovarian Cancer IMPACT Act is almost certainly less about women's health than about who enjoys a payday at others' expense.

Like speech, press, and religion, we'd be better off with complete separation of medicine and state.



KNAPP

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COLUMNIST ■ GAIL DRAKE

Washington Part II: From planter to army commander

Editor's Note: Second in a series.

In celebration of our nation's 250th birthday, I did a cram review about our nation's First Father, George Washington. There were several surprises.

During his service in Britain's military, Washington learned tactics used by the British as well as Indian tribes he had befriended. After witnessing the antics of colonial politicians, and being denied a military commission, Washington resigned and returned to his beloved home, Mount Vernon.

Husband and Farmer. On Jan. 6, 1759, Washington married Martha Custis, the widow of wealthy plantation owner Daniel Custis. Washington chose well. Martha Washington was gracious, intelligent and a capable manager of a large planter estate. By all accounts, George and Martha enjoyed a long, happy marriage. He was a doting stepfather to Martha's two children and grandchildren.

The Washingtons obtained "dower" estates and were awarded land grants in Ohio from his service during the French and Indian War.

Colonial leader. Now a wealthy landowner and military hero, Washington was elected to the Virginia House of Burgesses. He became a vocal critic of Britain's taxes and tight regulation of trade. Low tobacco prices left Washington in debt, so he diversified his farming operations to wheat, flour milling, hemp and fishing.

He believed the Stamp Act was oppressive and proposed a boycott of British goods. He called the Coercive Acts "an invasion of our rights and privileges." Washington then drafted a list of resolutions for Fairfax County that included abolishing the Atlantic slave trade. In 1774, he was elected to the First Continental Congress.

General. The American Revolutionary War broke out on April 19, 1775. Because of his military experience, Washington was unanimously elected as Commander in Chief of the newly formed Continental Army. He declined a salary but was later reimbursed for expenses.

In his book "Washington: A Life," 267 pages are dedicated to Revolutionary War battles. Washington's army was a mash-up of local colony militias wearing homemade hats, shoes and shirts and with few supplies. His soldiers were mostly untrained farmers and artisans, up against the strongest military in the world, including 32,000 British regulars and Hessian mercenaries.

At its height, the Continental Army landed 20,000 troops on Long Island — and lost. Over the next eight years, Washington rode from upstate New York to Charleston. His tactics were surprise attacks, followed by retreating, including his famous crossing of the Delaware River. He won at Bunker Hill and Boston, then lost at Brandywine, Germantown and Saratoga.

Washington recruited help from France, and eventually defeated the British at Yorktown.

Spymaster. During the conflict, Washington helped form the Culper Ring that covertly collected intelligence about the British. Their tactics included numerical codes and invisible ink. A housewife famously hung her black petticoat on her clothesline to signal a dropbox of messages. The spy ring learned of an impending attack in Rhode Island, and exposed British spy John Andre and Benedict Arnold.

About the Iroquois. In November 1778, Indians ravaged a settler village in New York, setting fire to the village and slaughtering more than 30 settlers, including women and children. Washington saw similar Indian atrocities in Ohio territories. When he learned that some New York Iroquois had forged an alliance with the British Army, he ordered their settlements be destroyed — but first forewarned them, as no Iroquois was injured.

When the Treaty of Paris ended the war in 1783, after eight weary years, Washington resigned as commander-in-chief and returned home to his beloved Mount Vernon.

"I ...close this last solemn act of my official life, by commending the interests of our dearest country to the protection of Almighty God, and those who have the superintendence of them, to His holy keeping," he wrote.



DRAKE

Gail Drake practices probate, adoption, mediation and children's law in Albany.

COLUMNIST ■ WAYNE FOWLER

God reveals himself with everyday, ordinary miracles

Wendell Berry is known as an agrarian, a simple Kentucky farmer. He is regarded as a pacifist and environmental activist. He also collected accolades and awards as a writer, who was at times a bit punchy.

Berry described himself as "a person who takes the Gospel seriously." He identified himself as "a Christian, albeit of an eccentric kind." He held the modern church at arm's length because his views on the sacredness of the material world were rather intense. His 1993 essay "Christianity and the Survival of Creation" takes Christians to task for not preventing, even participating in "the destruction of the natural world."

I will not quibble over his Biblical hermeneutics, even though his conclusion, that creation's survival depends on Christianity's "renewal," strikes me as a non sequitur. Much more contemplative are his observations about what you see outdoors. There, he says, miracles are the "common mode of existence."

Berry makes his point with this challenge: "Whoever really has considered the lilies of the field or the birds of the air, and pondered the improbability of their existence in this warm world within the cold and empty stellar distances, will hardly balk at the fuming of water into wine -- which was, after all, a very small miracle. We forget the greater and still continuing miracle by which water is fumed into grapes."

In God's creative care, rainwater becomes grapes. He brings something from nothing and order from chaos, thermodynamic laws notwithstanding. Into non-life He breathes life. He imprints reason and morality into our material brains. These are but a few of the ongoing and ordinary miracles of creation.

I agree with Berry that God still reveals Himself through ordinary, outdoor miracles. The Bible says, "Since the creation of the world, His invisible attributes, His eternal power and divine nature, have been clearly seen, being understood through what has been made." (Rom. 1:20)

Berry forever left his Kentucky farm, family, and writing as of August 2026. The soul of this "eccentric kind" of Christian who "takes the gospel seriously" is in his Creator's hands. He was 92.



FOWLER

Wayne Fowler has been a pastor and columnist in Georgia since 1996. His articles appear on Substack @ wayne505598.

THE ALBANY HERALD

Perspectives

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Carlton Fletcher
EDITOR

—Georgia Trust for—
LOCAL NEWS

**TODAY'S
BIBLE
VERSE**

“Blessed are the poor in spirit: for theirs is the kingdom of heaven.”
Matthew 5:3

COLUMNIST ■ CARLTON FLETCHER

After tragedy, restaurateur's future centers on her staff, customers

I don't mind stealin' bread from the mouths of decadents. But I can't feed on the powerless when my cup's already overfilled.

— Temple of the Dog

B.J. Fletcher experienced a businessperson's worst nightmare three weeks ago. Her restaurant, BJ's Country Cooking, was on fire.

The restaurant's employees all safely exited the building, where Fletcher has served her meals for 25 years, and the Albany Fire Department quickly responded. Within a relatively short period of time, AFD had the fire under control.

The cause of the fire, according to firefighters, was faulty electrical wiring in a light that shone down on the serving lines at the restaurant. And while firefighters on the scene said the results were “10 out of 10 the best it could have been,” Fletcher was later told the building was “a 100% loss.”

What that means is not quite certain, but as Fletcher pondered her future, she surmised that the prognosis was that the restaurant at 2401 Dawson Road would have to be rebuilt from the ground up.

“My landlord (Dave Patel) has told me he'll do whatever I want to do, but we're still trying to figure this out,” Fletcher said Wednesday night. “It's really not up to me, because my lease clearly says that I'm responsible for my equipment, the carpeting and air conditioning only, and the fire report clearly states that this was an electrical issue.

“But, even through all that's happened since the fire, I feel fortunate. My first concern was my employees, the 18 people who work for me. They were all safe. That's what mattered then and matters now.”

It's Fletcher's concern for those employees that has had her reaching out to other restaurants in the region in the aftermath of the fire, seeking employers who might be able to use her experienced staff.

“I can't tell you the calls, the emails, the people

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

COLUMNIST ■ SCOTT LUDWIG

Cycle logical ... when it comes to Ebikes

Wife: Do these jeans make me look fat?

Husband: Do you promise not to get mad no matter what I say?

Wife: Yes, I promise.

Husband: I bought another bike.

I wasn't in on this joke once upon a time. I didn't understand why anyone would want or need more than one bicycle. But as we all know, times change.

Cindy and I recently spent a weekend in Greenville, S.C.. One morning we – per a recommendation from someone who grew up in the area – planned on renting bicycles to ride on the local Swamp Rabbit Trail. The nice people at the Reedy Rides bike shop “gently” recommended that we upgrade from regular bicycles to ones that were equipped with pedal-assist.

Besides being slightly offended for being thought of as less than capable of pedaling on our own, we weren't aware that such a bike even existed. After all, why would anyone need help pedaling? It's something we've all done most of our lives without any help.

But we took their advice anyway and rented pedal-assisted bikes. They're called E-bikes. Or it could be eBikes. Anyway, it's definitely one or the other. Little did we know that we got through the hardest part of it all before we even left the shop: strapping on the bicycle helmets. Although the helmets were optional, we decided to wear them per another gentle recommendation. It was probably because neither one of us is exactly a spring chicken. Winter, maybe, but definitely not spring.

I took it as a compliment that airbags weren't gently recommended as well.

We rented identical bikes. They were equipped with four different modes, each one indicating progressively faster speeds:

1. Eco, which I assume meant either economical or eco-friendly. It was the slowest and thereby safest speed (and one more thing that was gently recommended);

2. Sport, which is a bit faster and allows you to sit instead of stand to pedal uphill. That's what I used it for, anyway.

3. Turbo, which I used when there wasn't a soul in sight and therefore no possibility of me running

someone off the trail.

4. Tour de France (or something like that) which is the fastest speed. Also the reason, I assume, for the helmet recommendation.

Never having ridden electric bikes before, I'll admit we were both a bit nervous at first. But after a mile or two, it all came back to us ... “Like riding a bike,” as they say. Yes, even at our age.

We ended up biking a total of 20 miles. Ten miles to Travelers Rest and back, throwing in a couple of stops along the way. We would liked to have stayed out on the trail longer, but we had to have the bikes back in four hours and were running out of time.

There's no doubt we would have been late had it not been for pedal-assist. Without it, we very well may have been out on the trail until dark. (Note: The bikes had headlights although I don't recall anyone telling us how to use them. If they did I missed it, probably because I was preoccupied untangling the helmet's chin strap.)

One thing I discovered during our time on the trail is what will happen if your legs can't keep up with the pedals when the bicycle picks up speed. Hopefully, the scars won't be permanent.

The best thing is that my worst fears never materialized, because both of us made it back in one piece. It gets better. Cindy and her bike made it back, too. And once the dust settled, neither one of us appeared to be any worse for the wear. That is, until the next day. We woke up sore, stiff, and just a little bit tired. That last one came as a bit of a surprise since the bicycles did most of the heavy lifting for us.

Also, both of my calves looked like Lizzie Borden had paid them a visit. But other than that, we had a great, great time. And we pulled it off without a hitch.

Which reminds me: I need to have one installed on the back of my car. A hitch, I mean. It's for a bike rack. I'll need it for our new bicycles. Pedal-assist, of course.

Cindy: Do these jeans make me look fat?

Scott: Do you promise not to get mad no matter what I say?

Cindy: Yes, I promise.

Scott: I bought another e-bike.

Cindy: What a coincidence. So did I.

COLUMNIST ■ DAVID CARROLL

Memories of pizza mix and potted meat

Recently, we reminisced about Tang, candy cigarettes, Sugar Babies, and other products from our youth. That opened the floodgates. Many of you shared memories of items we rarely see today. Let's take another trip down the aisles of the Piggly Wiggly, A & P, and Shop-Rite stores we visited every weekend.

I've often said that I've never encountered a pizza I didn't like. When people ask me about the best pizza I've ever had, I'll often answer, “The very first one, and they've just been getting better ever since.” Truthfully, the first one was probably the worst one. I just didn't know it at the time. Our family store's freezer case was always stocked with Chef Boyardee's frozen pizza. The crust was average, the sauce was bland, and the toppings were little sprinklings of sausage and pepperoni. The chef was not particularly generous with his serving portions.

And, yes, there really was a Chef Boyardee whose products were hot items in cans, boxes (a pizza mix), and frozen food. In 1914, Hector Boiardi came to New York from Italy at age 17, and within a year he became the head chef at the Plaza Hotel. President Woodrow Wilson loved his pasta dishes, which were soon distributed nationally under the phonetic spelling of his name.

Since I had become smitten with the Chef's frozen pizza, I asked my mom to whip up a pizza from his box of “pizza mix,” located near the flour shelf. It seemed simple enough: Just mix hot water, the envelope of flour and the envelope of yeast mix and wait for the dough to rise. Then you made the dough into a ball, placed it on a cookie sheet, flattened it out and added the sauce, the cheese, and your choice of meats or mushrooms. The resulting mess made me appreciate his frozen pizza.

My life took a remarkable turn for the better when we discovered Shakey's Pizza Parlor. I can still taste a Shakey's sausage pizza today, even though I haven't had one in decades (They are primarily

based in California today). You could look into the big kitchen and watch the dough being hand-tossed. They had a player piano, and silent movies on a big screen.

Sorry, Chef Boyardee. I discovered the real thing. The freezer pizzas of today are better than they used to be, but a fresh

pizza is still part of my food pyramid, along with peanut butter sandwiches and cheeseburgers. I guess you could call me a “roll model,” with that roll of fat around my belly.

But that wasn't the only popular ready-to-eat meal in our store. The canned meat section was the closest thing we had to a quick lunch for the construction workers who were starved by noon. Out in the country, there were no Burger Kings or Taco Bells. Our general store provided cans of Vienna Sausages, Van Camp's Pork 'n' Beans, sardines, Spam, and the runaway favorite, Armour's potted meat. We often referred to our school lunches as “mystery meat,” but none of us wanted to know what was actually inside those cans of potted meat.

Not quite a solid, and barely more than a liquid, it somehow fueled those working men through an afternoon of road paving and roof repairs. In doing research for this column, I bought a can of potted meat at Walmart last week. I took a bite, and I can report it was exactly as I remembered it from the 1970s. That is not meant as a compliment.

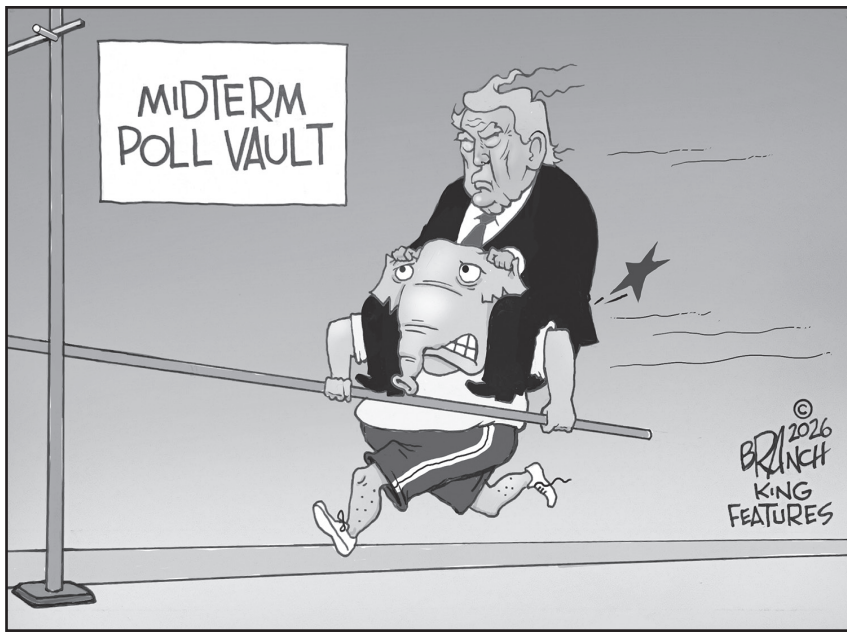
But I will put in a good word for Jiffy Pop popcorn. I was intrigued the first time I saw the commercial. It started out in a flat package. We held it over the stove burner, using the handle to move it in a circular motion. It would then start popping and inflating. Within a couple of minutes, it slowed down, then the popping stopped, and we split it open with a knife. Inside was steamy, delicious popcorn. It was a true highlight of the pre-microwave oven era.

Do you have fond memories of snacks, toys and other childhood delights? Let me know, and I'll share it with everyone.

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

SHARE YOUR THOUGHTS:

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ABAC-Bainbridge’s Pashnyak named regional Business Ed Teacher of Year

Staff Reports
news@albanyherald.com

BAINBRIDGE — Tatyana Pashnyak, a business faculty member in the Stafford School of Business at Abraham Baldwin Agricultural College, has been named the National Business Education Association Collegiate Teacher of the Year for the Southern Region.

“Congratulations to Tatyana Pashnyak on this recognition,” Yasemin Atinc, dean of the Stafford School of Business at ABAC, said. “This award is a testament to Tatyana’s dedication to her students and to the high-quality education she provides in the classroom. Her commitment to student success demonstrates why ABAC business students receive an education that prepares them to succeed in their careers and make a meaningful impact in the business world.”

The Southern Region is one of five regions in the national association. The Southern Region covers 12 states: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, Virginia and West Virginia.

Pashnyak, who teaches courses in the Bachelor of Science in Business program at ABAC’s Bainbridge campus, has more than 26 years of teaching experience. She holds an M.Ed. degree in Business Education and a B.S. degree in Middle Grades Education from the University of West Georgia. She earned an MBA degree at Eastern University in 2023. Before

joining ABAC, she taught at Bainbridge State College.

“Congratulations to Tatyana on this well-deserved honor,” Michael Kirkland, executive director of ABAC Bainbridge, said. “Tatyana has a special ability to connect with students and make them feel supported and valued. She brings energy and enthusiasm to the classroom, brightening the day for everyone on our Bainbridge campus while helping students build the knowledge and confidence they need to succeed. This award reflects the impact she has on our students and our entire campus community.”

Pashnyak’s work at ABAC has drawn attention beyond the classroom. In 2024, she published an article in NBEA’s Business Education Forum titled “Harness the Power of AI to Create Engaging Business Case Studies.” This semester, she and Christy Blanchett are leading the Stafford School of Business’s new “Everyday Entrepreneur Program,” which is funded by a NACCE grant. In the program, students develop business concepts and pitch them in classroom competitions, and the overall winning team will represent ABAC in a University System of Georgia entrepreneurship competition.

“This award means so much to me because serving my students and helping them succeed is at the heart of what I do,” Pashnyak said. “I work hard to create meaningful learning experiences and support my students, both in and outside the classroom. It is incredibly rewarding to have those efforts recognized, and I am honored



Tatyana Pashnyak

to receive this award.”

NBEA’s Collegiate/University Teacher of the Year award honors a senior college or university business educator for outstanding contributions to business education. The eligibility standards are demanding. Under the criteria NBEA’s affiliates use, a nominee must be mainly engaged in teaching. If the nominee also has other responsibilities, at least half of their work at their main institution must be teaching.

Their contributions may span many years, but the major impact must have come within the three years before the nomination. Nominees must also be current NBEA members who have belonged to the association for at least three years.



File Photo

Familiar faces, like the green visage of that grumpy old Grinch, are expected to take part in the 38th annual Lee County Spirit of Christmas Parade and Festival.

Lee County Chamber prepares for 38th Spirit of Christmas parade, festival

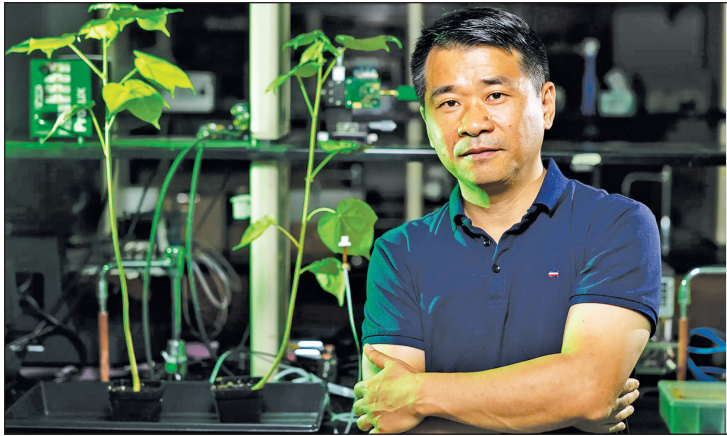
Staff Reports
news@albanyherald.com

LEESBURG -- The Lee County Chamber of Commerce is inviting celebrants in the community to kick off this year’s Christmas season at the chamber’s 38th Spirit of Christmas Parade and Festival on Dec. 5.

The family fun-filled day will include the annual parade

down Main Street starting at 10 a.m., immediately followed by the holiday festival on Starksville Avenue. The festival will include food, entertainment, vendors, a children’s play area, kiddie rides and more.

Persons or groups interested in participating in the parade should contact the Chamber of Commerce by calling (229) 759-2422.



Special Photo: UGA/CAES

University of Georgia, Professor Liang Dong is developing sensor technologies designed to detect earlier stress signals in plants.

UGA professor is advancing real-time plant health monitoring

Staff Reports
news@albanyherald.com

ATHENS -- Farmers spend a lot of time keeping a careful eye on their crops, but what you see is not always what you get, as crops can quietly begin responding to drought, disease and insect pressure long before signs of stress are visible.

At the University of Georgia, Professor Liang Dong is developing sensor technologies designed to detect those early signals, giving plants a way to communicate what they are experiencing and helping farmers make faster, more informed decisions.

As the Georgia Research Alliance Eminent Scholar in Precision Agriculture, Dong brings sensor research and a passion for crop diversity to UGA, where he sees opportunities to develop sensors and precision technologies for different agricultural systems after nearly two decades in the Midwest.

With a joint appointment in the College of Agricultural and Environmental Sciences and the College of Engineering, Dong also serves as associate director for research at the Institute for Integrative Precision Agriculture — a role he says gives him the opportunity to think on a larger scale.

“I see engineering as a natural connector,” Dong said. “Precision agriculture requires engineering, plant and animal sciences, AI and data science, extension, economics, and many other areas working together. UGA has that breadth, and I saw an opportunity to help connect those strengths and build something bigger.”

The Georgia Research Alli-

ance is a nonprofit, public-private partnership that invests in recruiting researchers to Georgia’s universities, enhancing labs and providing crucial seed funding and guidance to help university researchers move promising discoveries to the marketplace.

“Transformative agricultural technologies require more than one lab or one discipline,” Dong said. “They require teams, infrastructure and long-term partnerships. The Institute for Integrative Precision Agriculture is a wonderful hub for bringing those pieces together.”

“Along with the GRA support, it gives us a platform to attract talented students, researchers and partners and to move technologies from fundamental research toward real-world impact.”

Dong’s research focuses on the development of novel sensor technologies for real-time monitoring of soil conditions, plant health and environmental factors, with the goal of addressing challenges in the water-energy-food-health nexus.

Because signs of disease, insects, drought or other stressors may not be immediately visible, the sensors Dong has developed can detect a variety of signals, including reactive oxygen species, phytohormones and volatiles, which form an interconnected signaling network that regulates plant growth, development and responses to environmental stress.

In Georgia, that could mean earlier detection of crop diseases and insects, better drought and irrigation management, and new sensing technologies for poultry, livestock and forestry as well as crops.

Animal welfare advocates want to know lawmakers’ record on pet issues

By Ross Williams
Georgia Recorder

ATLANTA -- The dogs and cats in your life don’t get a vote on Nov. 3, so they’re counting on you to get it right.

That’s the message from the Georgia Pet Coalition, a nonpartisan group of Georgia humans who advocate state and local governments on behalf of the state’s companion animals.

“We do not endorse candidates, and we remain nonpartisan,” Peggy McCarthy, a member of the coalition’s board of directors, said. “But we do want to educate our voters about what the pertinent issues are.”

The coalition recently sent supporters legislative scorecards for the state House and Senate as well as a list of animal welfare-related questions to ask candidates at town halls and community events ahead of next month’s big midterm election.

McCarthy said speaking out on behalf of pets doesn’t have to mean lobbying lawmakers under the Gold Dome.

“It’s not even going to the Capitol,” McCarthy said. “It’s meeting with your local lawmakers, your city councils, your county commissions, making appointments, meeting them in person, and being polite and respectful and providing education and resources. And the same thing for state lawmakers.”

This year, McCarthy said six of the nine bills they supported passed with broad bipartisan support. In 2025, that number was seven out of 10.

Pet coalition-supported bills that have passed in recent years have dealt with some weighty issues like adding protections for household pets in cases of family violence and establishing a database of animal cruelty offenders to prevent animals from being placed in dangerous situations.

McCarthy said it’s not hard to find animal lovers among Georgia lawmakers, and when she walks into committee rooms at the Capitol, it’s not uncommon for lawmakers to pull out their phones and proudly show off photos of their own pets.

But she said Georgia still has plenty of room for progress,



Special Photo: Jill Nolin/Georgia Recorder

The Georgia Pet Coalition, a nonpartisan group of Georgia humans who advocate state and local governments on behalf of the state’s companion animals, took their concerns to the state Capitol.

especially when it comes to the number of homeless cats and dogs. Coalition data show the number of dogs that died in Georgia public shelters grew to over 20,000 between 2021 and 2025, increasing by nearly 10,000 dogs during that timeframe.

“Even if you don’t care about animals and their well-being, lawmakers need to care about public health, and that does involve pet population management,” she said.

McCarthy said high numbers of stray animals in communities can mean diseases transmitted to humans, bite incidents, traffic accidents and higher cost for taxpayer-funded shelters.

“So by investing upstream in something like pet population management, which means access to affordable spay and neuter, now you prevent a large amount of these downstream consequences,” she said.

Norcross Democratic state Rep. Marvin Lim, who has

sponsored animal welfare legislation and hosted pet vaccination, microchipping and spaying and neutering events in his district, said lawmakers largely agree about protecting animals, but a sticking point often comes during appropriations as lawmakers are looking to make the budget leaner.

The governor vetoed more than \$300 million in new spending, including funding for domestic violence and sexual assault programs, this year to help pay for an income tax package that created a \$1.3 billion deficit.

“When you have to balance the budget, as is constitutionally required here in Georgia, there wasn’t enough money for things like sexual assault centers, domestic violence centers,” he said. “So without even saying, ‘Oh, we would prioritize that over animal welfare or animal-related legislation,’ we are just seeing all sorts of things that are important being cut.”

Other issues, like proposed statewide bans on tethering dogs or cockfighting, have seen opposition on cultural grounds, he said. Georgia is the only state where cockfighting is not a felony.

“The closer you get to maybe farming practices or practices that have been generally accepted, particularly in non-urban areas, the more, I suppose, pointed or controversial it can be,” he said.

Republican state Sen. Kay Kirkpatrick of Marietta has sponsored animal welfare bills including one creating partial student loan repayments for veterinarians who work in shelters or sterilization clinics. She said there are several bills that have failed in the past that she hopes to see action on, including the cockfighting bill and one she sponsored to provide legal protections for people who damage property to rescue animals from hot cars.

“We’ve still got work to do,” she said.

Phoebe health fair centers on ‘empowering women’

Staff Reports
news@albanyherald.com

ALBANY — Phoebe Putney Health System wants to empower women with the knowledge, resources and confidence they need to build healthier lives and stronger futures. “Empower Her Health,” is the theme of the health system’s 2026 Women’s Health Fair that will be held on Oct. 24 from 8 a.m. to noon at Albany State University’s West Campus Gym, located at 2400 Gillionville Road in Albany.

Participants will have the opportunity to connect with healthcare professionals, learn more about factors that influence their health and wellness, and receive valuable health screenings and educational resources. Free health screenings for blood pressure, cholesterol, and glucose will be available from 8-10 a.m. Partners also will provide seasonal vegetables while supplies last.



File Photo

Phoebe staff show off their “pink pride” during a breast cancer awareness event. The hospital will host a women’s health fair in Albany Oct. 24.

“The Women’s Health Fair is about giving women access to the knowledge and resources they need to prioritize their health,” Dr. Estrellita Redmon, the president of Phoebe Physicians, said. “Through screenings, education, and

connections with some of our expert physicians, we hope to inspire women to take proactive steps toward healthier lives for themselves and their families.”

Whether looking to improve your own health, learn more

about preventive care, or support the women in your life, this event offers an opportunity to explore resources and services that promote lifelong wellness, Phoebe officials said. All are welcome to attend.

Southwest Health District offers updated flu vaccines

Staff Reports
news@albanyherald.com

ALBANY — The Southwest Health District is offering updated flu vaccines at all 14 county Health Departments and several community and

school-based events.

“The best protection against the flu is to get the updated vaccine each year,” District Health Director Dr. Charles Ruis said. “The vaccines are updated annually to best match



File Photo

Children 6 months of age and older are eligible to receive flu vaccines.

the most recently circulating strains of the influenza virus.”

The Centers for Disease Control and Prevention recommends annual influenza vaccinations. All persons ages 6 months and older who do not have contraindications should receive an age-appropriate influenza vaccine.

Solid organ transplant recipients ages 18-64 years who are receiving immunosuppressive medication regimens may receive either high-dose influenza vaccine or a traditional trivalent influenza vaccine as acceptable options. ACIP recommends that adults older than age 65 preferentially receive a high-dose influenza vaccine. If high-dose is not available, then any other age-appropriate influenza vaccine should be used.

Influenza vaccinations are important for adults and children who are at higher risk for flu-related complications who have immunocompromised conditions, chronic pulmonary conditions including asthma, cardiovascular, renal, hepatic, neurologic, hematologic, extreme BMI of 40 or higher, or metabolic disorders including diabetes.

Women who are pregnant during flu season and long-term care residents are also at higher risk.

Flu vaccines are available at all 14 Health Departments across the Southwest

Health District. The facilities accept most insurances, offer affordable self-pay pricing, and no one is denied services due to inability to pay.

For more information call

a local Health Department or visit: <https://dph.georgia.gov/immunizations>.



Special Logo

21st annual Combos Marathon adds 5K to 2027 race lineup

Staff Reports
news@albanyherald.com

ALBANY — The 21st annual Combos Marathon will return to Albany on March 6 with a new 5K run being added to the marathon and half-marathon. Registration for the 5K opened Oct. 1, and nine participants had registered by Oct. 6.

Runners who register for the 5K through Oct. 31 can receive 10% off by entering the

“October10” code during registration. Register at www.albanymarathon.com.

In 2026, 888 participants registered for the marathon and half-marathon, representing 31 states and four countries. The Combos Marathon is known for its fast, flat course and its standing as a top Boston Marathon qualifier. The course is certified to USATF standards and can be used to establish qualifying times for other events.

“Each year, this event brings our community together to support health and fitness while benefiting Willson Hospice House,” Chuck Knight, president of the Albany Marathon Inc. Board of Directors said. “We’re excited that the new 5K will welcome more participants, and we are grateful to the sponsors and volunteers who help make race day possible.”

Race weekend also will feature a pre-race expo and packet pickup on March 5. Additional details will be announced closer to race day.

“Adding a 5K gives more people a way to experience race day, whether they are new to running, returning to the course or cheering on a friend,” Kasey L. Summer-ville, president and CEO of Visit Albany GA, said. “The marathon’s success also depends on strong community and business support.

“We invite local and regional businesses to join us as sponsors and help deliver an outstanding experience for runners and visitors.”

Sponsorship support is a priority for the 2027 race. Businesses, organizations and individuals can support the event through financial sponsorships, water-station sponsorships, and in-kind contributions. Sponsors help make race day possible while connecting with runners, visitors and the Albany community.

Volunteers also are needed to support a safe and welcoming race. Opportunities include packet pickup, course marshalling, finish-line operations, and setup and teardown. In 2026, 560 volunteers registered to support the event.

For registration, sponsorship and volunteer information, visit www.albanymarathon.com or email marathon@visitalbanyga.com.

Albany Marathon Inc. is a 501(c)(3) nonprofit organization committed to promoting health and fitness in Albany and southwest Georgia. Its annual charity marathon benefits Willson Hospice House.

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Special Illustration: Phoebe

Registration is now under way for Phoebe Putney Memorial Hospital’s annual Jingle Bell Jog fun run.

Registration opens for Jingle Bell Jog

Staff Reports
news@albanyherald.com

ALBANY — Registration is now open for the 38th Jingle Bell Jog, one of southwest Georgia’s favorite fun holiday activities that raises money to support the Children’s

Miracle Network at Phoebe Putney Memorial Hospital.

The fun run, which includes a 10k race, a 5k run/walk, and a 1-mile fun walk, will be held Dec. 5 at Tift Park in Albany. The 10k race kicks off at 8:30

a.m., followed by the 5k at 8:45 a.m., and the 1-mile run/walk at 9 a.m.

Proceeds from Jingle Bell Jog will benefit Phoebe’s Neonatal Intensive Care Unit, which helps the tiniest miracles survive and thrive.

SHARE YOUR THOUGHTS:

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Staff Photo: Joe Whitfield

Terrell Academy senior quarterback Bryse Peachey runs for a 72-yard touchdown against Deerfield-Windsor Thursday night at Webb Memorial Stadium in Albany. Peachey also scored on a 19-yard run and connected with wide receiver Alex Klughart for the play that helped seal the Eagle victory.

Peachey, Eagles hold off Deerfield-Windsor

By Joe Whitfield
Sports Editor

ALBANY — Terrell Academy watched a 17-point lead shrink to three before Bryse Peachey and Alex Klughart produced the play that decided Thursday night's rivalry game.

Facing third-and-25 in the fourth quarter, Peachey escaped pressure from Deerfield-Windsor's Mangham Pippin and scrambled toward the sideline. The senior quarterback jumped and released a pass that Klughart caught over a defender, giving the Eagles a first down at the Knights' 14.

Two plays later, Walt Lee powered through the middle for a 9-yard touchdown, helping Terrell Academy secure a 24-14 region victory at Webb Memorial Stadium's Lowe Field.

The game was moved forward one night

because of the threat from Hurricane Isaias. Terrell Academy improved to 3-3, while Deerfield-Windsor fell to 1-6.

Peachey scored on a 19-yard run during Terrell Academy's opening possession. After the Knights punted again, he broke free for a 72-yard touchdown on the Eagles' first play.

Liam Kelley added both extra points and later converted a 42-yard field goal, giving Terrell Academy a 17-0 lead.

Deerfield-Windsor responded just before halftime. Maddox Skipper connected with Jack Hallford near the sideline, and Hallford raced 80 yards for a touchdown with 21 seconds remaining.

Brysen Newsome's kick made it 17-7.

The Knights recovered an onside kick to begin the second half but lost a fumble two plays later.

Their defense kept them in the game,

stopping Terrell Academy on fourth-and-3 at the Knights' 36. Skipper later faked a sideline pass and found Banks Revel open over the middle. Revel carried the ball to the 1, and Turner Simmons scored on the next play to trim the lead to 17-14.

Deerfield-Windsor had the momentum until Peachey and Klughart converted the third-and-25. Lee's touchdown restored a 10-point lead with 5:23 remaining.

The Knights began their final possession at their 3 after the kickoff got past the returner. Short completions to Simmons and Drew Harris moved the offense before a Terrell Academy interception sealed the victory.

Deerfield-Windsor visits Tiftarea next Friday. Terrell Academy hosts Calhoun County.



File Photo

Braves starter Tyler Mahle delivers against the Dodgers on Wednesday at Truist Park. Mahle allowed one earned run over 6 1/3 innings, but Atlanta fell 4-1 as its season came to an end.

Braves' pitching depth, silent bats bring season to an end

By Mark Bowman
Braves.com

ATLANTA — The Braves spent much of the season finding ways to survive a battered pitching staff.

In October, they finally ran out of answers.

Atlanta's season ended Wednesday night with a 4-1 loss to the Los Angeles Dodgers in Game 4 of the National League Division Series. The defeat completed a 3-1 series loss and exposed two problems the Braves could no longer overcome: too few healthy pitchers and an offense unable to deliver against postseason-caliber arms.

The ending should not erase what Atlanta accomplished. The Braves won 94 games and captured their seventh National League East championship since 2018 despite losing four starting pitchers during spring training and three more in September.

giving the Dodgers the lead for good.

The decision to use Fuentes on short rest illustrated Atlanta's larger problem. Chris Sale and Mahle were the Braves' only traditional starters through the first two postseason rounds. Ray Kerr performed well as an opener, but his short outings required Weiss to find too many outs from a bullpen that was already carrying a heavy workload.

Atlanta's offense offered little room for error.

The Braves batted .145 with a .501 OPS and scored only eight runs during the four-game series. They finished 1-for-23 with runners in scoring position, the second-lowest average in that situation by any team with at least 20 such at-bats in a postseason series.

Michael Harris II and Ozzie Albies were Atlanta's only regulars to finish the postseason with an OPS above .513. Even when the pitching staff kept games close, the lineup could not produce the decisive hit.

Their depleted rotation forced manager Walt Weiss to piece together two bullpen games during the NLDS. Los Angeles, meanwhile, countered with a rotation featuring two former Cy Young Award winners and two additional All-Stars.

Tyler Mahle, acquired at the trade deadline, gave Atlanta a chance to extend the series Wednesday. He allowed one run through six innings and left with the score tied 1-1, one runner aboard and one out in the seventh.

Weiss turned to 21-year-old Didier Fuentes, who had thrown 47 pitches over 3⅔ scoreless innings three days earlier. Fuentes lacked the same power and command, throwing only four strikes among 14 pitches and walking two of the three batters he faced.

Robert Suarez inherited a bases-loaded jam and surrendered a two-run single to Andy Pages,

That was true again Wednesday. Mauricio Dubón's failure to catch Max Muncy's routine pop fly contributed to Los Angeles' first run, but the Braves were still tied entering the seventh. The bullpen faltered, and the offense never answered.

Atlanta's 94 victories, division championship and ability to withstand a season-long pitching crisis provided plenty to appreciate.

The postseason supplied a harsher conclusion.

The Braves did not have enough healthy arms to match the Dodgers' depth—and they did not score enough runs to make the shortage survivable.

ASU prepares for pivotal Homecoming test

EDITOR'S NOTE: At the Albany Herald's Thursday print deadline, Albany State was considering playing its Homecoming game against Lane College at 2 p.m. Saturday or moving it to Sunday because of Hurricane Isaias. Visit AlbanyHerald.com for the confirmed kickoff time and the latest game information.

By Joe Whitfield
Sports Editor

ALBANY — There are two ways to look at Albany State's season.

One begins with a 2-3 record and the disappointment of a loss to Kentucky State.

The other begins with five games remaining, a 2-1 conference record and a path—complicated but still open—to the SIAC championship game.

David Bowser prefers the second view.

Whenever Albany State's Homecoming game against Lane College is played this weekend, the assignment will remain the same: Beat the Dragons and begin a five-game push that could carry the Golden Rams back into the postseason.

Bowser said Thursday that a 2 p.m. Saturday kickoff remained possible, but moving the game to Sunday was also under consideration because of Hurricane Isaias.

What Bowser did not want lost amid the uncertainty was the



Special Photo: Reginald Christian, ASU

An Albany State ball carrier fights for yardage against Kentucky State. After being held to 81 rushing yards in the loss, the Golden Rams hope to reestablish their ground game against Lane.

importance of the game itself.

Albany State has lost three of its first five games, but two came against strong nonconference opponents Florida A&M and Johnson C. Smith. The third was a 24-16 loss to Kentucky State, which Bowser considers one of the best teams in the SIAC.

The loss hurt, but it did not eliminate the Golden Rams from either the conference championship race or the NCAA Division II playoff picture.

"If we handle our business, we are back in the championship," Bowser said. "That is the exciting thing. We still control our destiny."

There is little room left for error.

Albany State does not play SIAC leader Edward Waters or one-loss contenders Central State and Miles. It does face Tuskegee and Benedict, two of the six conference teams that entered the week with one loss.

Those contenders still must play one another, meaning some of the teams ahead of Albany State will fall. The Golden Rams' job is to make certain they are not

among them.

A sweep of Lane, Tuskegee, Benedict, Clark Atlanta and Fort Valley State would leave Albany State 7-1 in conference play and firmly in the championship discussion.

Bowser also believes the strength of the SIAC and Albany State's demanding schedule could keep the Golden Rams in the Division II playoff picture.

"Last year, three SIAC teams got into the playoffs, and a fourth—

See **ASU**, 10A

Georgia vs. Alabama: Five keys to Saturday's showdown

By Joe Whitfield
Sports Editor

TUSCALOOSA, Ala. — The rankings say Georgia is better. The computers lean toward Alabama. History strongly favors the Crimson Tide.

Now a hurricane has added another layer of uncertainty to a game already loaded with intrigue.

No. 2 Georgia and No. 6 Alabama are scheduled to meet at 7:30 p.m. Saturday at Bryant-Denny Stadium. Alabama officials said this week there were no plans to alter the game, but the university was monitoring Hurricane Isaias and remaining in contact with the Southeastern Conference.

Isaias was forecast to make landfall along the northern Gulf Coast late Friday or early Saturday before moving inland. Its precise track — and what that could mean for Tuscaloosa on Saturday evening — remained uncertain as the teams completed preparations.

What is certain is the size of the game.

Georgia and Alabama enter with identical 5-0 overall and 3-0 SEC records. They also arrive with two of the nation's most productive offenses, two of the conference's stingiest defenses and a history that has tilted heavily toward the Crimson Tide in Tuscaloosa.

Georgia averages an NCAA-leading 51.4 points per game. Alabama averages 49.6 and has scored at least 45 in every game.

Weather permitting, here are five areas likely to decide which unbeaten team leaves Bryant-Denny Stadium still perfect:

1. GEORGIA'S RUN DEFENSE VS. KEELON RUSSELL

Georgia has built its defense from the inside out.



Special Photo: Kameron Taylor

Georgia quarterback Gunner Stockton fires a pass for the No. 2 Bulldogs. Stockton will make his first start at Bryant-Denny Stadium when Georgia visits No. 6 Alabama on Saturday night.

Quarterback Keelon Russell will challenge that defense differently.

Russell can extend plays with his legs, but Georgia coach Kirby Smart said his greatest danger comes from keeping his eyes downfield while moving outside the pocket.

"People will make him out to be a runner," Smart said. "He doesn't run unless he has to, and he can. He scrambles to throw, scrambles to run."

Georgia's linebackers must defend the run without losing track of Alabama's receivers.

ers. One missed assignment could become the explosive play Smart wants to prevent.

"The eye control and the play variance you see nowadays have come so far that it demands leverage, striking and eye perfection," Smart said. "You make one mistake, it's an explosive."

2. CAN GEORGIA REMAIN BALANCED?

Alabama's first defensive goal will be making Georgia one-dimensional.

The Crimson Tide allows 78.6 rushing yards per game, third best in the SEC. Its front has the size and strength to create long-yardage situations, allowing an aggressive secondary to attack the football.

"When you stop the run and force people to throw the ball, sometimes it can make you one-dimensional," Smart said.

Georgia averages 213 rushing yards and 265.8 passing yards. That balance has allowed the Bulldogs to distribute 16 touchdown catches among 13 players.

Nate Frazier and Chauncey Bowens have combined for 11 rushing touchdowns on only 61 attempts, while quarterback Gunner Stockton has added another dimension with his legs. However, Brown has been ruled out for Saturday's game because of an injury.

Georgia does not need one player to dominate. It needs Alabama to defend everyone.

"To be a good offense nowadays, you've got to be dangerous," Smart said. "You've got to have multiple weapons. You've got to have multiple ways to get those players the ball."

3. STOCKTON VS. THE NOISE

Stockton has played in major games, but Saturday will be his first start at Bryant-

See **SHOWDOWN**, 10A

From 9A

SHOWDOWN

for 1,049 yards and 13 touchdowns this season. He is 17-3 as a starter and 6-2 against ranked opponents.

Just as important, Georgia has started the same five offensive linemen in every game. That continuity should help the Bulldogs communicate against a crowd of more than 100,000.

Stockton does not need to win the game by himself. He needs to avoid trying.

“I think game plan and what you’re asked to do — not asking the quarterback to do more than he needs to do — is important,” Smart said. “Gunner’s done a tremendous job of that.”

4. WHO PROTECTS THE FOOTBALL?

Few statistics separate these teams more clearly than turnovers — because almost nothing separates them at all.

Alabama leads the SEC with a plus-seven turnover margin. Georgia is second at plus-six.

The Bulldogs have converted 10 takeaways into 59 points. Alabama’s secondary has intercepted eight passes and has shown an ability to turn mistakes into immediate scores.

“They have ball hawks, guys that make plays on the ball,” Smart said. “They’ve been really opportunistic. Anytime you score on defense, it’s a big, huge momentum swing.”

Stockton has thrown only one interception this season. Alabama has thrown two.

With offenses this explosive, giving either side a short field — or allowing a defender to score — could decide the game before the next offensive snap.

If rain becomes a factor, protecting the football will become even more important.

5. WHO HANDLES THE MOMENT?

Georgia has not trailed this season. The Bulldogs have out-scored opponents 70-7 in the opening quarter and 154-26 in the first half.

Alabama has also made fast starts, including a 21-0 first-quarter lead against Georgia in Tuscaloosa two years ago.

The Bulldogs eventually erased that deficit and went ahead late, only to surrender the lead on Alabama’s next play.

Saturday’s game may demand

more patience. Momentum will shift. The crowd will become a factor. One team may have to recover from its first meaningful deficit of the season.

Smart believes Georgia’s experience can help, but only if the Bulldogs execute around Stockton rather than expecting their quarterback to solve every problem.

“He played a really, really good game the other day, and I was really happy for him because of how hard he works at it,” Smart said. “He’s got to continue to get better to give us a chance to get where we want to go.”

Where Georgia wants to go begins in a place it has not conquered since 2007.

Getting there Saturday may require defeating Alabama, surviving Bryant-Denny Stadium and handling one final opponent neither team can control.

THE WILD CARD: ISAIAS

Football coaches prepare for formations, personnel and tendencies. They cannot game-plan the path of a hurricane.

Rain alone would not necessarily favor either team. Both have productive running games, experienced quarterbacks and defenses built to stop the run. Heavy rain and gusty wind, however, could place greater emphasis on field position, special teams, ball security and third-down execution.

Lightning would create a different problem because it could delay the game. Difficult travel conditions could also affect fans headed toward Tuscaloosa from across Alabama and Georgia.

At press time Thursday, the game remained scheduled for 7:30 p.m. Saturday. Alabama officials encouraged fans to follow university and SEC channels for any changes.

Until then, Georgia and Alabama will prepare for each other — and wait to see what Isaiahs brings with it.

GAME AT A GLANCE

No. 2 Georgia at No. 6 Alabama

Kickoff: 7:30 p.m. Saturday

Site: Bryant-Denny Stadium, Tuscaloosa, Alabama

TV: ABC

Weather: The game remained on schedule at press time Thursday. Alabama and the SEC were monitoring Hurricane Isaiahs and its projected inland track.

SOFTBALL ROUNDUP: Terrell Academy rolls; Lee, Worth enter playoffs ranked No. 2

By Joe Whitfield
Sports Editor

DAWSON — Deerfield-Windsor landed the first punch Tuesday afternoon. Terrell Academy answered with six runs before the opening inning was over.

The Lady Eagles erased an early three-run deficit and closed the regular season with a 13-3 victory over the Lady Knights in a rivalry and region match-up in Dawson.

Deerfield sent nine batters to the plate in the top of the first. Millie Champion delivered the biggest hit, lining a two-out, bases-loaded double to center field that scored two runs. Reynolds Bryson followed with an RBI single to right for a 3-0 lead.

It did not last long. A walk, three Deerfield errors and doubles from Jacey Lane and Jaelyn Oliver helped Terrell score four times before recording an out. By the end of the inning, the Lady Eagles had turned a three-run deficit into a 6-3 advantage.

Terrell added four more runs in the second. Alyssa Godwin opened the inning with a double, Laine Brown singled and Michaela Zingarelli doubled as the Lady Eagles stretched the lead to 10-3. Hadley Webb added an RBI single in the third.

Lane and Zingarelli finished with three hits apiece, while Webb drove in three runs. Caroline Presley earned the win, allowing three runs over 4 2/3 innings. Terrell’s defense also turned two double plays.

Champion, Bryson and Jennings Curington each collected two hits for Deerfield.

Terrell Academy coach Ashley Walker believes a demanding schedule prepared his team for the postseason.

“I’m really proud of our girls because they never shied away from the challenge,” Walker said. “They truly saw the benefits of being pushed to play at a high and uncomfortable level at times.”

Terrell Academy finished the regular season 12-7 overall and 6-2 in the region, placing second behind nine-time defending state champion Westfield. Deerfield-Windsor is 6-13 and finished fourth.

Both teams advance to next week’s state tournament in



Staff Photo: Joe Whitfield

Terrell Academy’s Alyssa Godwin lays down a perfect bunt during the first inning of Tuesday’s game against Deerfield-Windsor in Dawson. The Lady Knights scored first, but the Lady Eagles took the win 13-3.

Columbus. Final seedings will be announced this weekend.

“Now it’s time to try and stay consistent and compete in all areas of the game,” Walker said.

Lee County sweeps Veterans, climbs to No. 2

Lee County completed a remarkable regular season by sweeping Veterans 7-4 and 7-1 in Kathleen on Tuesday, then beat Colquitt County 7-3 Wednesday improving to 26-3 and climbing to No. 2 in the GHSA Class 6A power rankings.

The Region 2 champion Lady Trojans, led by first-year coach Hannah Spencer, sit behind only South Effingham entering the state playoffs.

Lee needed nine innings to win the opener. Tina Benton tied the game 4-4 with a two-run homer in the seventh, and Porter Butler broke the dead-

lock with a two-run shot in the ninth. Reese Watkins added an insurance run on a fielder’s choice.

Butler went 3-for-5, while Benton pitched all nine innings and struck out seven.

Brylyn Parsons homered in the first inning of the second game, and Benton added a two-run shot in the sixth. Parsons finished with three RBIs, while Watkins held Veterans to two hits and one unearned run over seven innings.

Lee County will host the opening round of the state playoffs next week. Pairings are expected Friday.

Pritchard powers Worth County comeback

Worth County trailed Irwin County 7-2 in the third inning before turning the game—and perhaps a few heads—with a

15-8 comeback victory in Syl-vester.

Laurie Pritchard homered twice and drove in six runs for the Lady Rams, who improved to 23-3 and hold the No. 2 spot in the Class 3A power rankings.

Ansley Bartley’s three-run homer highlighted a six-run third inning that gave Worth an 8-7 lead. The Lady Rams added six more in the sixth, capped by Pritchard’s grand slam.

Worth finished with 18 hits. Kamryn Kendrick, Karlee Mathews, Pritchard and Isabelle Hancock collected three apiece, while Pritchard allowed one run over four innings of relief to earn the victory.

The Lady Rams close the regular season against Hawkinsville and are expected to host the opening round of the state playoffs.



Special Photo: Stephen Lew / Imagn Images

Atlanta quarterback Michael Penix Jr. directs the Falcons’ offense against New Orleans. Since returning from injury, Penix has helped Atlanta score an NFL-high 80 points over two games.

Falcons become Must-See TV

Field Level Media

Three weeks ago, fans and media members alike scoffed at the fact that the national audience would be subjected to watching the Atlanta Falcons in three consecutive primetime games.

Ahead of a Sunday night tilt with the visiting Baltimore Ravens, the Falcons (2-2) have turned into appointment viewing.

Since returning quarterback Michael Penix Jr. from injury, no team in the NFL has scored as many points as Atlanta (80) across the last two weeks.

Following blowout road wins at Green Bay and New Orleans, the red-hot Falcons will be in search of a primetime sweep.

Penix, who was sidelined while recovering from a partially torn ACL the first two weeks of the season, has completed 73.3% of his passes for 479 yards in the two victories.

The duo of Bijan Robinson (494 rushing yards, four touchdowns) and backup Brian Robinson Jr. (194 yards, four scores) spearheads an offense that ranks second in the NFL by averaging 181 rushing yards per game.

“When everybody’s doing their job, you’ve got a chance,”

Atlanta head coach Kevin Stefanski said. “And when everybody does their job and then you have talented runners like Bijan and Brian, they don’t need a big hole. You can give these guys creases and they can run through arm tackles. Having said that, these are tough outings and tough defenses that you’re going against. You really have to be on point to have success in the run game versus teams like Baltimore.”

The Ravens (3-1) will gear up for their first trip to Atlanta since quarterback Lamar Jackson’s rookie season in 2018, but they could be playing without their two-time MVP.

Jackson exited last week’s 24-18 victory over the Tennessee Titans just before halftime with an ankle sprain. Baltimore’s first-year head coach, Jesse Minter, wasn’t ready on Wednesday to take a strong stance on his quarterback’s availability.

“There’s a lot of time between now and Sunday,” Minter said. “To Lamar’s credit, he’s getting a lot of treatment, and there will be a point later in the week where we’ll figure out where he’s at. When he’s ready to play, he’ll be ready to play.”

If Jackson can’t go, backup Tyler Huntley will make his 17th career start. In relief last week, Huntley was 8-of-9 passing for 63 yards.

The Ravens acquired two-time Pro Bowl offensive lineman Cam Jurgens and a 2027 seventh-round draft pick from the Philadelphia Eagles on Wednesday for a 2027 fifth-round selection and a 2028 second-round pick.

“He’s been really well developed and well trained,” Minter said of Jurgens. “Mentally, he’s at a really high level. We’ll have to catch him up a bit, but a guy like that, with experience playing in a few different offenses, that will help him.”

Baltimore linebacker Trey Hendrickson (finger) and cornerback Marlon Humphrey (hamstring/calf) didn’t practice on Wednesday.

Atlanta veteran offensive tackle Jake Matthews, who became the fourth player in team history to reach 200 career starts against New Orleans, didn’t practice Wednesday with a groin injury. Defensive end Za’Darius Smith (concussion/neck) also didn’t participate in the session.

From 9A

ASU

Edward Waters—was sitting in a good position and almost got there,” Bowser said.

That larger picture matters only if Albany State handles what is immediately in front of it.

That begins with Lane.

The Dragons are winless and lost 47-6 to Albany State last season, but Bowser does not want his players thinking about either number. Lane produced its best defensive performance of the season Saturday, forcing four turnovers and holding Miles College to one offensive touchdown in a 9-6 loss.

Three of those turnovers were interceptions, including two in the end zone.

“I saw a major stride in the way they played defense on Saturday,” Bowser said. “They are playing with more confidence, so we have to take care of the football and manage the field position. I was impressed with how they played defense last Saturday.”

Lane’s record may say 0-6. Its defense told Bowser something else.

“All it takes is one week of momentum, and it can flip,” he said. “You can’t look at their record.”

That is why protecting the football has been one of Albany State’s biggest points of emphasis during the open week.

Bowser does not want his players fighting for unnecessary extra yards or attempting to turn an ordinary play into something spectacular. Lane

showed against Miles what can happen when it is given additional opportunities.

“We’ve got to cover that ball up,” Bowser said. “Get down and don’t try to do too much. We can’t give them four extra possessions.”

The Golden Rams also used the break to work on an offense that managed only 81 rushing yards against Kentucky State.

Albany State expects starting offensive linemen Ty’Orice Brown and Stanley Tolbert to return. Their absence contributed to the Golden Rams’ struggles in the running game, and Bowser believes getting them back should make a significant difference.

“We’ve got to get back to establishing the run,” Bowser said. “We have a very good quarterback, but we’ve got to be able to run the football.”

Quarterback Jeffery Davis has completed nearly 75% of his passes, but Bowser does not want the offense resting entirely on Davis’ arm. Albany State needs that balance regardless of when the game is played, particularly after struggling to establish the run against Kentucky State.

Bowser wants Albany State to control the ball, manage the field and possess it for as many as 10 to 12 minutes in the opening quarter. Long offensive possessions would establish the tempo while allowing the defense to remain fresh.

“The best offense is when my defense is resting,” Bowser said.

That defense must move forward without two experienced linemen. Junior defensive tackles Monte Burton and Jalen

Woodard are out for the remainder of the season and require surgery.

Their absence creates another test for a roster that includes 52 true freshmen and 28 redshirt freshmen. Bowser used the open week to evaluate younger players and reinforce a lesson coaches have preached since preseason: Every player must be ready when his number is called.

The Golden Rams also must play cleaner football. They committed seven penalties against Kentucky State, mistakes Bowser described as undisciplined and costly.

Albany State has little margin remaining for turnovers, penalties or missed opportunities. The Golden Rams may still have a path to the SIAC championship game, but that path becomes much more difficult with another loss.

Homecoming annually brings thousands of alumni and visitors to campus. This year, Hurricane Isaiahs disrupted those plans and created uncertainty surrounding the game.

Bowser hopes one part of the weekend remains unchanged: He wants fans inside the Coliseum supporting a young team trying to keep its championship hopes alive.

There are two ways to look at Albany State’s season.

Bowser sees opportunity, but only if his team takes advantage of it.

Whether that opportunity arrives Saturday or Sunday, the Golden Rams’ five-game push begins with Lane.



Military families can master their next move with support from SmartMove’s online resources. Special Photo NAPS

Moving resources for military families

(NAPS)—Military families and veterans know that relocating loved ones when PCS orders arrive can be stressful—but there are steps you can take to make things easier.

Keeping Military Families Connected

Internet and TV services typically come at the cost of being bound to a contract for a specific amount of time. This can make Internet changes, TV upgrades, and beyond even more difficult for military families.

What You Can Do

To ensure a seamless transfer of Internet and TV service or to find new providers when relocating, consider these tips:

Plan Ahead: Use SmartMove.us to research Internet and TV in your new location well before your move. If you need to find a new provider, SmartMove makes it easy to compare plans, costs, and reviews to make an informed decision. They have the resources you need to stay connected during your move—from Service Members Civil Relief Act protections to military offers by specific providers.

Keep Important Documents Handy: Have copies of orders and other military documents readily available, as these may be required to terminate current contracts or to take advantage of military-specific offers.

Schedule Disconnection and Installation Dates: Coordinate the disconnection of your current service close to your moving date and schedule installation at your new home as early as possible. This reduces the risk of being without service when you need it most.

Check Equipment Requirements: If you’re transferring service, ensure your current equipment (modems, routers, set-top boxes) is compatible with your new location’s requirements. If you’re switching providers,

confirm whether you need to purchase or rent new equipment.

Backup Important Contacts and Information: Before disconnecting your current service, make sure to back up any important contacts or documents that may be stored with your current Internet or TV provider.

Ask About Temporary Solutions: If there will be a gap between moving out and getting new services installed, ask about temporary Internet solutions. Some providers may offer portable WiFi devices or other short-term options.

Discounts and Support

Several Internet service providers (ISPs) offer military discounts and may provide flexible contracts or assistance tailored to the unique needs of military families. For instance, the Lifeline Program is an FCC program that offers Internet and phone discounts of up to \$9.25/month for eligible customers.

What’s more, several support current and former military members and their families through employment opportunities and military-to-civilian transition programs.

Plus, some streaming services may also offer subscription discounts on Veterans Day and other observed military dates.

The experts at SmartMove make it easy to switch your services to the same provider in a new location, or find a new provider that meets your household’s needs. They provide easy-to-use tools and resources to connect you with the best Internet, TV, and technologies to keep your life in sync while you serve your country.

Learn More

For more tips on getting ahead of your next move with your military family, visit www.smartmove.us/military-internet.

Eight autumn outdoor power equipment tips to avoid headaches later

(NAPS)—Once the grass gets its final cut and the leaves are handled, it’s time to swap out the lawn mower, blower, and trimmer for the snow thrower, generator, and chainsaw. The Outdoor Power Equipment Institute (OPEI) says handling equipment this fall sets the stage for when the weather turns colder.

“A little prep now means less stress—and fewer repair bills—later,” sums up Kris Kiser, President and CEO of OPEI, an international trade association representing manufacturers and suppliers of outdoor power equipment, small engines, battery power systems, portable generators, utility and personal transport vehicles, and golf cars.

What To Do

Here are eight quick tips for getting ready for fall equipment storage and winter weather:

- 1. Follow the manual.** Review the manufacturer’s guide and follow all safety steps—especially how to shut down equipment quickly. Never disable or remove safety features.
- 2. Service before storage.** Do all maintenance as directed by the owner’s manual. Clean, change oil, swap filters, and handle any repairs before parking summer gear. Give winter equipment a once-over, too.
- 3. Manage fuel smartly.** Be sure to run tanks empty before storage. For winter equipment, use fresh fuel (most engines run on no more than 10% ethanol), add stabilizer according to manufacturer’s guidelines, and use fuel within 30 days.
- 4. Charge and store batteries correctly.** Fully charge batteries, keep them away from metal, and store in a climate-controlled space.
- 5. Keep gear sheltered.** Store summer equipment where it’s clean and dry. Keep winter gear handy but out of the weather.
- 6. Clear the way.** Make space in the garage or shed now. Remove yard debris, toys, and other hazards from the yard before tree leaf piles or snow hide them.
- 7. Be generator-ready.** **Stock heavy-duty**, outdoor-rated cords long enough to run your generator at a safe distance from the house. Never operate it indoors or near openings.
- 8. Keep what’s most important inside.** When operating any outdoor power equipment, kids and pets should be indoors and supervised.

Learn More

For more on safety, visit OPEI.org.

Did You Know?

The Outdoor Power Equipment Institute (OPEI) says handling equipment properly this fall sets the stage for when the weather turns colder. Learn more at OPEI.org.

Prepare for the seasons ahead.

Before the cold and snow hits, get your landscape and power equipment in order.

Outdoor Power Equipment Institute



Fall Landscape Prep:

- Assess equipment needed.
- Prune tree limbs that might fail due to ice and snow.
- Aerate your lawn now for lush turf in the spring.
- Keep kids and pets away from working equipment.

Winter Equipment Prep:

- Read and follow your owner’s manual.
- Fuel engines according to manufacturer’s specs.
- Never disable or remove safety features.
- Charge batteries.
- Remove debris from the area before snow falls.

Your outdoor power equipment helps you get the job done right. Check your owner’s manual for the best and safest way to operate it through the changing seasons.





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SATURDAY, OCTOBER 10, 2026 1B

HUNTING SEASON DATES

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



When the going gets wet ...

By Tom Seegmueller
news@albanyherald.com

ALBANY – When the going gets wet, many hunters end up going home.

The discomfort of being hot and wet is only surpassed by the discomfort and danger of being cold and wet. Unfortunately, at the same time hunters are questioning whether to stick it out in the field or go home, the game animals they are pursuing may become more active in their behavior.

Although deer may feel safer during the periods of stable or high barometric pressure associated with clear skies, a falling barometer ahead of a cold front or rainfall seems to encourage movement and feeding. The theory is backed up by hunters frequently observing what appears to be a pre-storm feeding frenzy.

Deer also frequently are observed feeding heavily during a light, steady rain. Heavier rains tend to send deer to heavy cover, especially during thunderstorms. This is generally believed to be a result of the shifting wind currents and increased sounds associated with the storm interfering with the protection offered by their senses of smell and hearing and making them more vulnerable to predation.

However, large numbers of deer can be observed feeding nocturnally in large fields while lightning flashes and thunder rolls. The falling temperatures associated with an approaching storm front also may be a factor in deer behavior as most game animals, including deer, seem to increase significantly when temperatures rapidly drop more than 10 degrees.

While small game and deer hunters may factor weather changes into their hunting plans, waterfowl hunters relish these changes. For them, the wetter and colder the better. To maximize these hunting opportunities, most hunters, pay close attention to approaching storms and falling barometric pressures. They plan their hunts during these periods based on when the associated weather fronts will arrive.

Specialized outerwear focused

on protecting the hunter from falling precipitation is not new. One of the earliest examples of rainwear may be the woven grass cape worn by Otzi the Iceman, dating back more than 5,000 years. In the Americas, indigenous people used woven fiber capes and fringed animal skins to create water-resistant clothing. The fringe created layers for warmth and drew moisture away from the body.

Early Europeans who arrived in the Americas with their traditional fur outerwear were amazed to report that the indigenous inhabitants of Mesoamerica were wearing waterproof capes of rubber-impregnated fabric. It would take European manufacturers more than 300 years to replicate the process of these “primitive” people. Until that time the best solution they could come up with was to use a variety of heavy fabrics soaked in oil for protection against rain and snow.

Although they were somewhat effective at repelling rain, they were both malodorous and uncomfortable. In 1823, Charles Macintosh, a Scottish chemist, created “India rubber cloth” by sandwiching a soft natural rubber core between two pieces of canvas fabric. His early versions were also plagued by odor, stiffness, and a tendency to deteriorate in hot weather. He eventually developed a vulcanized rubber, eliminating many of these problems.

One problem that could not be solved was that these basic suits of latex did not breath, making them extremely uncomfortable in warm climates and dangerous in cold climates. One natural alternative that did breathe was wool clothing, which had long been valued for its warmth and water-repellant properties. Trench coats and shorter Mackinaws made of the material became popular for military and outdoor activities in wet cold environments.

In 1938 polytetrafluorethylene solved part of the problem. It was used to create a lightweight synthetic fabric that was waterproof and lightweight. Unfortunately, it did not breathe.

While the ability to shed water is the basic goal of rainwear, it is

not effective if it causes the person wearing it to perspire so much that the build-up of water vapor from sweat trapped inside is in the end no better than being drenched by the elements. In warm environments, this is uncomfortable. In cold environments, the resulting build-up of moisture can lead to loss of critical core body temperature, chilling the body, and the loss of insulation value in the clothing worn underneath the outer wear. This can lead to the threat of hypothermia.

In extreme environments, moisture can actually freeze inside the layer of outerwear, further accelerating heat loss. While this may be a limited threat in southwest Georgia, it is still a threat. However, there is no escaping the associated discomfort from the clammy

the outside moisture created by weather and the internal moisture created by temperature or exertion. In 1969, while experimenting with pipe thread tape, Bob Gore “accidentally” transformed the PTFE tape from a solid into a microporous structure that was 70% air, creating what we know today as Gore-Tex.

The hollow thread technology Gore created is now the basis for the majority of modern waterproof outerwear, including Salomon, The North Face, and Patagonia. Columbia and other companies now use similar technology in their outerwear.

For more than four decades the products have blocked wind, protected wearers from precipitation, and allowed sweat vapors to escape, keeping inner layers



Rain gear is an outdoors must.

Special Photo

overheated feeling a hunter can experience wearing inappropriate rainwear in the region. Therefore, dressing in layers and wearing appropriate outerwear is important for a hunter’s enjoyment as well as his health.

A good waterproof system allows a wearer to stay dry from

and the wearer dry.

The storms last weekend are a perfect example of the challenges changing weather conditions present to outdoor enthusiasts and hunters in the region. Temperatures fell in the morning, only to rise significantly during the afternoon. Almost like a switch had



Special Photo

Hunters should always prepare for wet weather.

been thrown, the wind picked up, temperatures dropped and the clear sky disappeared ahead of rapidly approaching thunderstorms.

When anyone knows they are going to be hunting, hiking, fishing, or riding in the rain, they can obviously dress for the occasion before leaving the house, camp or stable. Dress in layers to meet any changing challenges associated with the temperature and select rain gear that is appropriate for the activity at hand. If it’s not raining at the start of an adventure, be sure to carry rain gear that is appropriate for the activities to be undertaken.

In some instances, a two-piece rain suit with pants and hooded

top might be best. In others, a poncho or weatherproof anorak may be more appropriate. Factors to consider include how long anyone will be exposed to the elements. What range of motion is needed to achieve success? Will the person be sitting or standing?

Portability is also a key consideration in staying dry. When unexpected rain comes, it pays to have a basic rainsuit close at hand for a fallback plan. A number of lightweight, breathable ponchos are currently available that can be packed in a hunting bag, day pack or even in the game bag of a hunting vest.

One of the cardinal rules to being comfortable in the rain is to not let the first drop hit you.

Using muzzle-loading weapons requires special safety precautions

By Tom Seegmueller
news@albanyherald.com

ALBANY – For the next seven days, hunters can take advantage of the Georgia primitive weapons deer season. For many hunters, it’s an annual opportunity to get in the woods a week early and try to tag their target deer before the “regular” firearms season begins.

For others it’s a way to either make the hunt more challenging or attempt to return to an era when hunting for most people was a matter of subsistence.

For decades, the Georgia Department of Natural Resources classified this early season as the muzzle-loader-only deer season, allowing hunters to take to the woods with muzzle-loading rifles and associated accoutrements reminiscent of the early 1800s. This was originally associated with a period when southwest Georgia was occupied by Creek Indians, runaway slaves, and settlers descending from a variety of European nations, all claiming the region as their own.

However, in 2022, the DNR revised its regulations, expanding the weapons allowed for hunting deer to extend beyond traditional muzzle-loading rifles and shotguns. A variety of weapons, including inline muzzle loaders, air bows, and air rifles that are 30 caliber or larger are now legal to harvest deer in Georgia during the primitive weapons season.

However, black-powder fire-

arms are still popular. The origins of black-powder firearms can be traced back to China and was first brought to the attention of the European world in 1242 when English friar and philosopher Roger Bacon transcribed the recipe for China snow that he discovered in Latin manuscripts. At that time, the explosive powder had already been used in China for more than two centuries, primarily for celebratory fireworks displays and rockets fired on Asian battlefields as an early example of shock and awe.

By 1292 hand cannons were being used as weapons on European

battlefields, leading to the development of the firearms we use today. Five hundred years of technological advancement from early matchlocks to wheellocks, followed by flintlocks to percussion locks, and ultimately the breech-loading metallic cartridges that made repeating firearms a possibility.

Although firearms technology advanced rapidly, the production of black powder has remained relatively unchanged for almost a thousand years. This does not mean that all black powder is equal. Black powder is, and has always been, made from the same precise mixture of

potassium, nitrate, charcoal and sulfur. The ingredients are first ground into fine powders, which are then carefully combined in the correct ratio.

As the ingredients are extremely flammable, they are mixed in a slightly dampened state. The mixture is then pressed into pucks and allowed to dry before it is broken into the granules we know as black powder. However, this does not mean that all black powder is equal. It is crushed into a variety of sizes determined by its intended use. The size of the granules determines the burn rate of the powder.

Traditionally the charges used in muzzle-loaders were measured by volume in grains. Equal volumes of different grades of powder may perform with dramatically different results. As an example, FFFg is excellent for accuracy in small-bore firearms but may overpressurize larger-bore firearms if used as a full charge. Fg is the coarsest grade and is used in very large-bore rifles that are .75 caliber and larger. FFFg is used in rifles with .50 caliber or greater bores, while FFFg is used in rifles with bores smaller than .50 caliber as well as pistols and small revolvers.

FFFFg powder is used for priming only.

Today a variety of alternative propellants are available for use in muzzle-loaders and other black-powder firearms. Pyrodex is one of these products. Although Pyrodex weighs ~30% less than real black powder, it is designed to deliver similar performance when measured by volume. However, this is not true of all alternative propellants, so it is critical that the shooter understand how they compare to original black-powder loads before using them.

Muzzle-loading firearms have other specific considerations for safe use beyond general firearm safety, and these should be reviewed each year and strictly followed, including:

-- Never smoke in the proximity of a muzzle-loader.

-- Use an intermediate device,

such as a measurer, to pour powder into a barrel.

-- Keep flask and powder containers away from flames and sparks to prevent an accidental explosion.

-- Use only powders specific to each muzzle-loader and recommended by that firearms manufacturer.

-- Place percussion cap on nipple only when ready to shoot.

-- A muzzle-loader is safely unloaded only after removing the bullet, powder and percussion cap. If using a flintlock muzzle-loader, remove the bullet and powder, and un-prime the flash pan.

-- Use the recommended loading materials, the correct powder charge, the right diameter and weight bullet, and the correct lead material.

-- Treat a misfire as though the gun could fire at any moment.

-- Make sure the projectile is firmly seated on the powder before capping and firing.

-- Never blow down the barrel of a muzzleloader to clear or extinguish sparks.

-- Keep the muzzle pointed in a safe direction.

-- Read the owner’s manual and be familiar with its operation before using a muzzle-loading firearm.

-- Handle every gun as if it was loaded.

-- Make sure the gun is unloaded before attempting to clean it.

-- Do not use alcohol or drugs while handling a firearm.



Special Photo

Primitive weapons deer season in Georgia opens for seven days.

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Multi-Family Yardsale: Fri. 10/9
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Dadford Drive Leesburg.

Albany Legals

Construction/
Service Bids

A-1001
INVITATION TO BID
Intersection Improvements
BID REF. #27-024
Sealed bids will be received by City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on November 10, 2026. A Pre-Bid Conference will be held at 10:00 AM on October 16, in the Procurement division and simultaneously via Zoom. Zoom credentials are contained within the bid documents. A 5% Bid Bond is required of all bidders. Bid documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Ricky Gladney, Buyer, at rgldadney@albanyga.gov. \by\ Michael Eaton, Chief Financial Officer
October 10, 2026

A-994
INVITATION TO BID
Natural Gas Regulator
Station Refurbishing
BID REF. #27-028
Sealed bids will be received by City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on November 18, 2026. A Pre-Bid Conference will be held at 10:00 AM on October 14, at the Procurement division office. A 5% Bid Bond is required of all bidders. Bid documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Destiny Solomon, Buyer, at dsolomon@albanyga.gov. \by\ Michael Eaton, Chief Financial Officer
October 10, 2026

Corporations

A-990
I, Brad Raffensperger, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that **Global Evangelical Mission & Christian Charitable Foundation Corporation** a Domestic Nonprofit Corporation has filed articles/certificate of amendment in the Office of the Secretary of State on 09/26/2026 changing its name to: **The United Methodist International Congregation, Inc.**, a Domestic Nonprofit Corporation and has paid the required fees as provided by Title 14 of the Official Code of Georgia Annotated. Attached hereto is a true and correct copy of said articles/ certificate of amendment.
WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on 10/02/2026.
October 10, 17, 24, 31, 2026

Debtors & Creditors
A-977
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA, COUNTY OF DOUGHERTY
All creditors of the Estate of Stella Pete, 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.
This 30 day of September, 2026.
Reve Pete, as Administrator of the Estate Stella Pete, deceased
305 Southwood Drive

Debtors & Creditors

Albany, GA 31701
October 10, 17, 24, 31, 2026
A-979
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA, COUNTY OF DOUGHERTY
All creditors of the Estate of CARENE JOHNSON TALLEY, 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 1st day of October 1, 2026.
BRANTLEY TALLEY, Administrator of the Estate of CARENE JOHNSON TALLEY
222 Yellow Pine Court
Niceville, Florida 32578
October 10, 17, 24, 31, 2026

A-980
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA, COUNTY OF DOUGHERTY
NOTICE is hereby given to all debtors and creditors of the Estate of Mamie Carter Nelson said county, Georgia, are hereby notified to render 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 1st day of October, 2026.
Myrtice E. Pullins, Executor of the Estate of Mamie Carter Nelson
c/o William D. Moorhead III, Esq.
314 W. Residence Ave.
Albany, GA 31701
October 10, 17, 24, 31, 2026

A-984
NOTICE TO DEBTORS AND CREDITORS
State of Georgia, County of DOUGHERTY
Estate No. 2026-ES-247
All creditors of the Estate of CLAUD E. HARROLD, SR., deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to the undersigned Administrator.
Claud E. Harrold, Jr. Administrator of the Estate of Claud E. Harrold, Sr.
c/o Christopher A. Flowers.
504 N. Jefferson Street
Albany, GA 31701
October 10, 17, 24, 31, 2026

A-932
NOTICE TO DEBTORS & CREDITORS
All creditors of the Estate of Debra D. Roney, late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 16th day of September 2026.
DWAINE RONEY
Administrator of the Estate of Debra D. Roney
DIVINE FINNEY DAVIS, PC
600 N. Jackson Street
Albany, GA 31701
September 19, 26, October 3, 10, 2026

A-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-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 said county, Georgia, are hereby notified to render 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-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

Debtors & Creditors

A-919
NOTICE
GEORGIA
DOUGHERTY COUNTY
Notice is hereby given to all creditors of the Estate of Sonia Eubanks Brice, deceased, to present an account of their demands to the undersigned within the time prescribed by law, and all persons indebted to the said estate are hereby requested to make immediate payment to the undersigned.
Louie Charles Baggett
Executor of the Estate of Sonia Eubanks Brice
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
(229) 430-9989
September 19, 26, October 3, 10, 2026

A-915
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA, COUNTY OF DOUGHERTY
IN RE: ESTATE OF KATIE J. EVANS, DECEASED
All creditors of the Estate of **Katie J. Evans**, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment to the undersigned.
This 10th day of September, 2026.
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
ergibson law@gmail.com
September 19, 26, October 3, 10, 2026

A-921
NOTICE
GEORGIA
DOUGHERTY COUNTY
Notice is hereby given to all creditors of the Estate of Doris King Taylor James, deceased, to present an account of their demands to the undersigned within the time prescribed by law, and all persons indebted to the said estate are hereby requested to make immediate payment to the undersigned.
Toni Russell and Maria Carter
Executors of the Estate of Doris King Taylor James
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
(229) 430-9989
September 19, 26, October 3, 10, 2026

A-948
GEORGIA, DOUGHERTY COUNTY
NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of James Curtis Gleaton, 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 Gleaton Stahl and James Curtis Gleaton, Jr., Co-Executors of the Estate of James Curtis Gleaton, deceased
c/o W. Edward Meeks, Jr.
Georgia Bar 500850
Meeks and Cannon, P.C.
P O Drawer 720
Leesburg, GA 31763
229-759-9111 phone
September 26, October 3, 10, 17, 2026

A-946
NOTICE TO DEBTORS & CREDITORS
All creditors of the Estate of David Lee George, late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
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-949
GEORGIA, DOUGHERTY COUNTY
NOTICE TO DEBTORS AND CREDITORS
All creditors of the estate of Geraldine Phillips Gleaton, 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 Gleaton Stahl and James Curtis Gleaton, Jr., Co-Executors of the Estate
of Geraldine Phillips Gleaton,

Debtors & Creditors

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

Divorces

A-976
DOUGHERTY COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: Tanakia R. Hunter V.
Respondent: Richard L. Hunter Jr
Civil Action Case Number: 26CV844-3

NOTICE OF SUMMONS
To: Richard L. Hunter Jr, Respondent Named Above: This notice has been published to let you know that a Divorce case was filed against you in Superior Court on 9/1, 2026. The court issued an order for service of summons by publication on 9/24, 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 1424 Cedar Park Dr, Mobile, AL 36605. 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 29th day of September, 2026.
Samantha Sebastian Dep. Clerk
October 10, 17, 24, 31, 2026

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 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-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 Trenea 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

Juvenile Court

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) days of receipt of this notice, he files (1) a petition to legitimate the children pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimate with the Dougherty County Juvenile Court.
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-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 Trenea White, on the 25th day of August, 2026. The Petition alleges the above-referenced child to be dependent according to Georgia law and seeks termination of your parental rights, if any. You may obtain a copy of the Petition, which sets forth the specific allegations in detail, from the Clerk of Juvenile Court of Dougherty County, 225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia, phone is 229-431-2162.
By authority of an Order for Service by Publication by the Judge of said Court on the 9th day of September, 2026, you are commanded to be an appear in the Juvenile Court of Dougherty County, Georgia, at the Dougherty County Courthouse located at 225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia, within sixty (60) days of said Order for Service by Publication and on the 17th day of November, 2026, at 9:00 a.m. to then and there make defense to allegations of the petition, and to show cause why the prayers of the petition should not be granted, and why the said child and all parties named herein should not be dealt with according to the provisions of the law. The hearing is for the purpose of terminating your parental rights.

You or any other interested party may file a written objection or answer on or before the date and time for the hearing stated above by filing the same at the office of the Clerk of Juvenile Court of Dougherty County, Georgia, and the Petitioner's Attorney, Gregory T. Williams.
Be advised that any biological father who is not the legal father of this child shall lose all rights to this child and shall not be entitled to object to the termination of his rights unless within thirty (30) days of receipt of this notice, he files (1) a petition to legitimate the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimate with the Dougherty County Juvenile Court.
Witness the Honorable Valerie Brown-Williams, Judge of said Court this 9th day of September, 2026.
Tequila Woods
Clerk of Dougherty County Juvenile Court

Gregory T. Williams
Special Assistant Attorney General
Post Office Box 1113, Camilla, Georgia 31708
Phone (229) 330-0614, Georgia Bar Number 443607
September 19, 26, October 3, 10, 2026

A-942
PUBLICATION
DOUGHERTY COUNTY JUVENILE COURT
IN THE MATTER OF:
C.L.O., Black/Male, DOB: 03/24/2016;
K.L.O., Black/Male, DOB: 01/07/2022; and
J.E.O., Black/Male, DOB: 09/03/2024.

To: Kourtney Roberts, putative father of the above referenced male child born to Tijuana 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 01/07/2022.
To: Todd Hanning, putative father of a male child born to Tijuana Alexandious Rakhia Ousley on 09/03/2024.
To: "Unknown John Doe" or any other individual who might be the biological father of a male child born to Tijuana Alexandious Rakhia Ousley on 03/24/2016.
To: "Unknown John Doe" or any other individual who might be the biological father of a male child born to Tijuana Alexandious Rakhia Ousley on 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

Juvenile Court

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 legitimate the child pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimate with the Dougherty County Juvenile Court.
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

Miscellaneous

A-995
PUBLIC NOTICE
Notice of Application for National Pollutant Discharge Elimination System Permit to Discharge Treated Wastewater Into Waters of the State of Georgia.
The Georgia Environmental Protection Division has received a new NPDES permit application for the reissuance of an existing NPDES permit. Having reviewed such application, the Environmental Protection Division proposes to issue for a maximum term of five years the following permit subject to specific pollutant limitations and special conditions:
Utilities Inc. of Georgia, 12 Landings Way, Savannah, GA 31411, NPDES Permit No. GA0022675, for the Holland's Folly Subdivision Water Pollution Control Plant located at Broach Avenue, Albany, Georgia 31705. Up to 0.045 MGD of treated wastewater is being discharged to the Dry Creek in the Flint River Basin. In addition, the permit includes language for an approved Sludge Management Plan to deliver sludge to another permitted facility for further treatment and ultimate disposal.
Persons wishing to comment upon or object to the proposed determinations are invited to submit same in writing to the EPD address below, or via e-mail at EPDComments@dnr.ga.gov, no later than thirty (30) days after this notification. If you choose to e-mail your comments, please be sure to include the words "NPDES Permit Reissuance – Holland's Folly Subdivision Water Pollution Control Plant– GA0022675 (Dougherty County)" in the subject line to ensure that your comments will be forwarded to the correct staff. All comments received prior to or on that date will be considered in the formulation of final determinations regarding the application. A public hearing may be held where the EPD Director finds a significant degree of public interest in a proposed permit or group of permits. Additional information regarding public hearing procedures is available by writing the Environmental Protection Division. Individual draft permits, applications, supporting documents, and fact sheets are available on EPD's website accessible through the publicly available Georgia EPD Online System (GEOS) at: <https://geos.epd.georgia.gov/GA/GEOS/Public/GovEnt/Shared/Pages/Main/Login.aspx> by searching for Submittal No: 785375.
A copy of the fact sheet or the draft permit is also available by writing the Environmental Protection Division. A copying charge of 10 cents per page will be assessed. The permit application, draft permit, comments received, and other information are available for review at 2 MLK, Jr. Dr., Suite 1462E, Atlanta, GA 30334, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday.
For additional information contact: Benoit Causse, Wastewater Regulatory Program, phone (404) 463- 1511 or e-mail benoit.causse@dnr.ga.gov.
October 10, 2026

A-962
IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In re the name change of: Trytina Smokes
Civil Action File No. 26CV928-4
NOTICE OF PETITION TO CHANGE NAME
I, Trytina Smokes, filed a petition in the Superior Court of Dougherty County, Georgia on the 25th day of September, 2026, to change my name from Trytina 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.
Trytina Smokes, Petitioner
1430 Owens Ave
Albany, GA 31705
478-403-8984
October 3, 10, 17, 24, 2026

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 Elne. 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

Name Changes

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

Name Changes

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-993
IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In Re: Shameka Alford
Civil Action File No.26CV718-1
NOTICE OF PETITION TO CHANGE NAME
GEORGIA, DOUGHERTY COUNTY
Notice is hereby given that Shameka Alford, the undersigned, filed his petition to the Superior Court of Dougherty County, Georgia on the 31st day of July, 2026, praying for a change in the name of minor child(ren) from Julian Hryeer Bigham to Julian Hryeer Alford and from Baby Boy Bigham to Juelz Hilon Alford. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days of the filing of said petition.
This 6th day of October, 2026.
Shameka Alford
Petitioner
October 10, 17, 24, 31, 2026

A-989
IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In re the name change of: Nkiruka Alex
Civil Action File No. 26CV941-1
NOTICE OF PETITION TO CHANGE NAME
I, Nkiruka Alex, filed a petition in the Superior Court of Dougherty County, Georgia on the 30th day of September, 2026, to change my name from Nkiruka Alex to Nkiruka Belgrave-Seay. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Signed this 30th day of September, 2026.
Nkiruka Alex, Petitioner
525 5th Ave
Albany, GA 31701
786-442-6167
October 10, 17, 24, 31, 2026

A-988
IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In re the Name Change of the Child(ren)
Ismael Moreno, Minor child(ren)
Civil Action File No. 26CV600-3
NOTICE OF PETITION TO CHANGE NAME
I, Carmen Chicas, filed this petition to the Superior Court of Dougherty County, Georgia on the 23rd day of June, 2026, to change the name(s) of the minor child(ren) as follows: Current Name of Child: Ismael Moreno
Date of Birth: 01-22-23
Proposed New Name: Ismael Chicas
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 23 day of June, 2026.
Carmen Chicas
Petitioner pro se
22 Transvilla Pkwy
Albany, GA 31705
October 10, 17, 24, 31, 2026

A-962
IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In re the name change of: Trytina Smokes
Civil Action File No. 26CV928-4
NOTICE OF PETITION TO CHANGE NAME
I, Trytina Smokes, filed a petition in the Superior Court of Dougherty County, Georgia on the 25th day of September, 2026, to change my name from Trytina 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.
Trytina Smokes, Petitioner
1430 Owens Ave
Albany, GA 31705
478-403-8984
October 3, 10, 17,

Name Changes

Albany, GA 31707
229-869-5851
September 19, 26, October 3, 10, 2026

A-937
IN THE SUPERIOR COURT OF
Dougherty COUNTY
STATE OF GEORGIA
In re the name change of: Jenna Hammond
Civil Action File No. 26CV893-1
NOTICE OF PETITION TO
CHANGE NAME

I, Jenna Hammond , filed a petition in the Superior Court of Dougherty County, Georgia on the 17th day of September, 2026, to change my name from Jenna Grayce Hammond to Jenna Grayce-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

Probate Court Administration

A-975
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: OTIS FLOYD
ESTATE FILE NO: 2026-ES-295
Verlincia Green has petitioned to be appointed **administrator** of the estate of **OTIS FLOYD**, 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 10, 17, 24, 31, 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. 53-12-261, 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-933
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: JOHN JEFFREY CASTRO, SR.
ESTATE FILE NO: 2026-ES-306
John Jeffrey Castro, Jr. has petitioned to be appointed **administrator** of the estate of **JOHN JEFFREY CASTRO, SR.**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **October 19, 2026**.

All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
September 26, October 3, 10, and 17, 2026

A-935
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: NANCY COLEMAN MCLENDON
ESTATE FILE NO: 2026-ES-313
Whitney M. Dale has petitioned to be appointed **administrator** of the estate of **NANCY COLEMAN MCLENDON**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed

Probate Court Administration

with the court on or before **October 19, 2026**.
All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
September 26, October 3, 10, 17, 2026

A-955
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: OLAN MARK KIMBRELL
ESTATE FILE NO: 2026-ES-320
Brandy Kimbrell Hickox has petitioned to be appointed **administrator** of the estate of **OLAN MARK KIMBRELL**, 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-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

Probate Court Discharge

A-978
NOTICE
(For Discharge from Office and all Liability)

PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2026-ES-116
PETITION OF PAULA K. HIGGINBOTHAM
FOR DISCHARGE AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF: FRANK GERALD STORY

TO: ALL INTERESTED PARTIES
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before October 20, 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds for any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
LEISA G. BLOUNT, PROBATE JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102
October 10, 2026

A-981
NOTICE
(For Discharge from Office and all Liability)

PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2025-ES-202
PETITION OF STEVEN L. NORRIS
FOR DISCHARGE AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF: ELAINE M. OLIN
TO: ALL INTERESTED PARTIES
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before October 20, 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds for any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you

Probate Court Discharge

quality to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
LEISA G. BLOUNT, PROBATE JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102
October 10, 2026

Public Hearings

A-950
Sowega Council on Aging will be hosting their annual Public Hearing in-person at the Albany Welcome Center, 112 N Front St, Albany, Georgia on October 20, 2026 at 9:00 am. The general public, officials, and business community are encouraged to join. This is an opportunity to learn about gaps in services, needs, redundancies and concerns for older and disabled Georgians in our region.
October 10, 17, 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
Callee 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 Canidate 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 COUNTENTS

Allison Stubbs Unit P18
HOUSEHOLD COUNTENTS

SIMPLESAFE-21ST AVE 808 21ST

Public Sales/ Auctions

AVE
Christcha Oliver Unit B055
HOUSEHOLD COUNTENTS
October 3, 10, 2026

A-1000
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE
You are hereby notified, in accordance with OCGA § 40-11-19(a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at Professional Locators and Recovery, Inc. 1107 Centennial Ave. Albany, GA 31707. The vehicle(s) subject to liens as stated above are identified as:

2004 Ford F250SD- GREY- Vin #1FTNW20PX4EA04661- NO TAG

2012 Ford Focus SE- Vin #1FAHP3F23CL192404- DRIVE OUT TAG

2017 Toyota Corolla- GREY- Vin#2T1BURHEXHC874052- WRA615/ GA

2013 Chevrolet Cruze- BLUE- Vin #1G1PA5SG5D7250746- SNE1539/ GA
October 10, 17, 2026

A-991
NOTICE OF SALE
Family Heirloom Storage of Albany
431 S. Mock Rd
Albany GA 31705
Personal property consisting of sofas, TVs, clothes, boxes, household goods and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the date & time indicated below to satisfy Owners Lien for rent & fees due in accordance with Georgia Statutes: Self-Storage Act, All items or spaces may not be available for sale. Credit cards only for all purchases & tax resale certificates required, if applicable. **OWNER RETAINS THE RIGHT TO BID**

M006 A. Peterson
B007 F. Zaire
H031 B. Ferrell
A002 L. Burnett

Auction will be held at www.bid13.com and will end on or after 11:00AM on 10/26/2026
October 10, 17, 2026

A-985
Auction Date: October 21, 2026
Hickory Grove Storage
1159 Hwy 82 W
Leesburg, GA 31763
The following units at Hickory Grove Storage will be sold to the highest bidder on October 21, 2026 at 10:00am.
The auction will be whole bin absolute sale. Buyers will have until Saturday October 24, 2026 at 5:00 pm to remove all property.
Units must be left in broom clean condition.

Alvino Mack - Unit 7071
Household goods

Quinetta Hall- Unit 2127, 4139
Household goods

Jacques Williams - Unit 2709
Household goods

Lashanne Shedrick - Unit 4142
Household goods
October 10, 17, 2026

Service by Publication

A-1003
Dougherty COUNTY SUPERIOR COURT OF GEORGIA
Petitioner: Skylar Fox V.
Nyoman Kurniawan
Civil File Case Number: 26CV822-1
Respondent: Nyoman Kurniawan
ORDER FOR SERVICE BY PUBLICATION

Petitioner having moved the Court for an order directing service to be made upon Respondent Nyoman Kurniawan the case named above, and it appearing to the Court from the verified Complaint and Affidavit in support of such motion that Respondent is a nonresident and that the action is an action in which a Respondent may be served by publication pursuant to O.C.G.A. § 9-10-71, it is ORDERED, that service upon the Respondent be made by publication as provided by law. This 6th day of October, 2026.
Denise Marshall
JUDGE / Clerk
October 10, 17, 24, 31, 2026

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

A-1004
Dougherty COUNTY SUPERIOR COURT OF GEORGIA
Petitioner: Borderick Jackson V.
Tavia Jackson, Respondent
Civil File Case Number: 26CV866-2
Respondent: Nyoman Kurniawan
ORDER FOR SERVICE BY

Service by Publication

PUBLICATION
Petitioner having moved the Court for an order directing service to be made upon Respondent Tavia Jackson the case named above, and it appearing to the Court from the verified Complaint and Affidavit in support of such motion that Respondent is a nonresident and that the action is an action in which a Respondent may be served by publication pursuant to O.C.G.A. § 9-10-71, it is ORDERED, that service upon the Respondent be made by publication as provided by law. This 28th day of September, 2026.
Victoria S. Darrisaw
JUDGE / Clerk
October 10, 17, 24, 31, 2026

Foreclosures

A-971
NOTICE OF FORECLOSURE RIGHT TO REDEEM
TAKE NOTICE THAT : JEFFERY MARC WILLIAMS AND HEIRS KNOWN AND UNKNOWN AND LIENHOLDERS

The right to redeem the following described property to-wit: Map & Parcel 000HH-00027-022 All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, being all of lots 5 and 6 in Block 17 in Ragsdale-Odom Addition of said city, as shown on a plat recorded in Deed Book 15, Pages 344 and 345 in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, said lots being 50 feet wide and 150 feet front 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-972
NOTICE OF SALE UNDER POWER STATE OF GEORGIA, COUNTY OF DOUGHERTY

By virtue of a Power of Sale contained in that certain Security Deed from Richard W Jordan, Sr and Martha Jordan to Mortgage Electronic Registration Systems, Inc., as nominee for Fidelity Mortgage, a division of Delta Funding Corporation, dated August 23, 2006 and recorded on September 21, 2006 in Deed Book 3218, Page 211 Instrument Number 010380, in the Office of the Clerk of Superior Court of Dougherty County, Georgia, said Security Deed having been given to secure a Note of even date, in the original principal amount of Sixty-Eight Thousand Four Hundred and 00/100 dollars (\$68,400.00) with interest thereon as provided therein, as last transferred to HSBC Bank USA, N.A., as Indenture Trustee for the Registered Noteholders of Renaissance Home Equity Loan Trust 2006-3, recorded in Deed Book 5377, Page 478, aforesaid records, will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, or at such place as has or may be lawfully designated as an alternative location, within the legal hours of sale on the first Tuesday in November, 2026, all property described in said Security Deed including but not limited to the following described property:

TRACT ONE:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF DOUGHERTY AND STATE OF GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF LOT NO. 32 IN BLOCK "A" IN PECAN TERRACE SUBDIVISION AS PER MAP OR PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 232 (PLAT CABINET 1, SLIDE A-66), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, DOUGHERTY COUNTY, GEORGIA.

TRACT TWO:
ALL THAT TRACT OR PARCEL OF LAND AND LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING ALL OF LOT 84 OF EAST GATE SUBDIVISION ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 3, PAGES 329 AND 330 (PLAT CABINET 1, SLIDE B-15), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, DOUGHERTY COUNTY, GEORGIA.

TRACT THREE:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ALBANY, DOUGHERTY COUNTY GEORGIA, AND BEING A TRACT OF LAND 72.7 FEET ON THE NORTH SIDE, 138.0 FEET ON THE EAST SIDE, 67.8 FEET ON THE SOUTH SIDE AND 101.3 FEET ON THE WEST SIDE, AND BOUNDED AS FOLLOWS:

ON THE NORTH BY THE NORTH LAND LOT LINE OF LAND LOT 154 OF THE FIRST LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA; ON THE EAST BY OTHER PROPERTY OF RUSSELL C. AND KATHERINE S. HAND; ON THE SOUTH BY A PUBLIC ALLEY; AND ON THE WEST BY YORKTOWN AVENUE.

SUBJECT TO ALL VISIBLE EASEMENTS AND RESTRICTIONS OF RECORD

Said property may more commonly be known as 149 Force Drive, Albany, GA 31705.

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees (notice of intent to collect attorney's fees having been given).

The individual or entity that has full authority to negotiate, amend and modify all terms of the loan is HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2006-3, c/o Shellpoint Mortgage Servicing, 75 Beattie Place, Greenville, SC 29601, 1-800-365-7107. Said property will be sold on an "as-is" basis without any

Foreclosures

representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: a) zoning ordinances; b) matters which would be disclosed by an accurate survey or by an inspection of the property; c) any outstanding ad valorem taxes, including taxes, which constitute liens upon said property whether or not now due and payable; d) special assessments; e) the right of redemption of any taxing authority; f) all outstanding bills for public utilities which constitute liens upon said property; g) all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the owners and party in possession of the property are Martha Jordan, Richard W. Jordan, Sr. and tenant(s). 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.

HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2006-3 as Attorney-in-Fact for Richard W Jordan, Sr and Martha Jordan Contact: Padgett Law Group: 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312; (850) 422-2520 26-015798
October 10, 17, 24, 31, 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**

Foreclosures

Pursuant to the power of sale contained in the Security Deed executed by JACKIE G BRIGGS to SUNTRUST MORTGAGE, INC. in the original principal amount of \$54,000.00 dated June 26, 2003, and recorded in Deed Book 2614 , Page 337, Dougherty County records, said Security Deed being last transferred to TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE in Deed Book 5380, Page 636, 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 DOUGHERTY COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 34 OF GAILSHAR GARDENS SUBDIVISION "B", ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 186 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. Said property being known as: **1906 GAIL AVE, ALBANY, GA 31707**

To the best of the undersigned's knowledge, the party or parties in possession of said property is/are JACKIE G BRIGGS or tenant(s).

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

Said property will be sold subject to the following: (1) any outstanding ad valorem taxes (including taxes which are a lien, whether or not yet due and payable); (2) the right of redemption of any taxing authority; (3) any matters which might be disclosed by an accurate survey and inspection of the property; and (4) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

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

Select Portfolio Servicing, Inc.
3217 S. Decker Lake Drive
Salt Lake City, UT 84119
800-635-9698

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE,
as Attorney-in-Fact for
JACKIE G BRIGGS

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 26-394040
October 10, 17, 24, 31, 2026

A-997
NOTICE OF SALE UNDER POWER STATE OF GEORGIA DOUGHERTY COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by, Rodney B. Dixon, Sr., to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Carrington Mortgage Services, LLC, dated 11/15/2013, and recorded on 12/2/2013, in Book 4082, Page 191, Dougherty County, Georgia Records, as last assigned to as last assignment to Carrington Mortgage Services, LLC by assignment recorded 3/6/2017 as Instrument No. in book 4396, Page 307, conveying the after described property securing the payment of a Note in the amount of \$125,681.00 with interest thereon as set forth therein.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Security Deed by the Holder, and by virtue of the power of sale and authority vested in it, will on 15/2027 sell at public outcry to the highest bidder for cash: During the legal hours of sale before the door of the courthouse of Dougherty County, Georgia., the following described property situated in Dougherty County, Georgia, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DOUGHERTY COUNTY, GEORGIA AND BEING ALL OF LOT 5 OF THE C.E. JACKSON SUBDIVISION ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 3 PAGE 311 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

Tax Parcel ID: 00182/00001/20G

Being real property commonly known as **108 SE ROSEWOOD DR ALBANY, GA 31705**

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

Foreclosures

borrower and/or other persons with the consent and acquiescence of the borrower.

Except to the extent that the Holder may bind and obligate Mortgagors to warrant title to the Property under the terms of the Security Deed, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. All sales are "as is", "where is".

The entire purchase price is due and payable at the conclusion of the auction in the form of certified funds. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser. This property is being sold with express reservation that the sale is subject to 1) confirmation and audit of the status of the loan by the holder of the security deed, 2) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, 3) procedures for rescission of sale under O.C.G.A. Section 9-13-172.1, whereby the the Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided above.

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:

Carrington Mortgage Services, LLC,
500 N. State College Blvd., Suites 1030, 1300 & 1400 Orange, CA 92688
Telephone No.: 800-561-4567

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

Please be advised that the trustee may require equity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a deed under power will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. Additional information regarding these regulations and the required transferee information and certifications can be found at: <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and https://www.fincen.gov/rre-faqs#D_5

Carrington Mortgage Services, LLC as Attorney in Fact for Rodney B. Dixon, Sr.

For Foreclosure sale information please contact Villa Solutions, LLC, P.O. Box 3309, Anaheim, California 92803, Phone: (888) 313-1969 TS #26-42435

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

October 10, 17, 24, 31, November 7, 14, 21, 28, December 5, 12, 19, 26, January 2, 2026

A-987
Notice Of Sale Under Power State Of Georgia, County Of Dougherty. Under And By Virtue Of The Power Of Sale Contained In A Deed To Secure Debt Given By Moses Martinez To Mortgage Electronic Registration Systems, Inc., As Grantee, As Nominee For Ameris Bank, Its Successors And Assigns , Dated 05/13/2024, And Recorded On 05/14/2024 As Book No. 5190 And Page No. 324-338, Dougherty County, Georgia Records, As Last Assigned To Pennymac Loan Services, LLC (The Secured Creditor), By Assignment, Conveying The After-Described Property To Secure A Note Of Even Date In The Original Principal Amount Of \$235,554.00, With Interest At The Rate Specified Therein, There Will Be Sold By The Undersigned At Public Outcry To The Highest Bidder For Cash At The Dougherty County Courthouse Within The Legal Hours Of Sale On The First Tuesday In November, 2026, The Following Described Property: All That Tract Or Parcel Of Land, Lying And Being In Land Lots 222 And 247 Of The First Land District, City Of Albany, Dougherty County, Georgia, And Being A Part Of Tracts 3 And 26 Of The Dixie Pecan Orchards Company Subdivision "E", And Being More Particularly Described As Follows: Commence At The Northwest Corner Of Tract 3 Of Dixie Pecan Orchards Company Subdivision "E" As Shown On A Plat Of Said Subdivision Recorded In Deed Book 18, Page 361, Dougherty County Public Deed Records, And Go Thence South 04 Degrees 39 Minutes East Along The Eastern Boundary Of The Albany-Camilla Highway (State Road 3) A Distance Of 230 Feet To The Point Of Beginning; Continue Thence South 04 Degrees 39 Minutes East A Distance Of 221.8 Feet To A Point Marked By An Iron Pin; Go Thence North 87 Degrees 20 Minutes East A Distance Of 1047.5 Feet To A Point Marked By An Iron Pin; Go Thence North 00 Degrees 45 Minutes East A Distance Of 220 Feet To A Point, Go Thence South 87 Degrees 20 Minutes West A Distance Of 1067.8 Feet To The Point Of Beginning. Said Tract Is Further Described On A Plat Of Survey Prepared By William Lowe, Registered Surveyor, Dated March 12, 1980. The Debt Secured By Said Deed To Secure Debt Has Been And Is Hereby Declared Due Because Of, Among Other Possible Events Of Default, Failure To Pay The Indebtedness And When Due And In The Manner Provided In The Note And Deed To Secure Debt. Because The Debt Remains In Default, This Sale Will Be Made For The Purpose Of Paying The Same And All Expenses Of This Sale, As Provided In The Deed To Secure Debt And By Law, Including Attorney's Fees (Notice Of Intent To Collect Attorney's Fees Having Been Given). Pennymac Loan Services, LLC Holds The Duly Endorsed Note And Is The Current Assignee Of The Security Deed To The Property. Pennymac Loan Services, LLC, Acting On Behalf Of And, As Necessary, In Consultation With Pennymac Loan Services, LLC (The Current Investor On The Loan), Is The Entity With The Full Authority To Negotiate, Amend, And Modify All Terms Of The Loan. Pursuant To

Foreclosures

O.C.G.A. § 44-14-162.2, Pennymac Loan Services, LLC May Be Contacted At: Pennymac Loan Services, LLC, 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361, 866-549-3583. Please Note That, Pursuant To O.C.G.A. § 44-14-162.2, The Secured Creditor Is Not Required To Amend Or Modify The Terms Of The Loan. To The Best Knowledge And Belief Of The Undersigned, The Party/Parties In Possession Of The Subject Property Known As **3404 Radium Springs Rd, Albany, Georgia 31705** Is/Are: Moses Martinez Or Tenant/Tenants. Said Property Will Be Sold Subject To (A) Any Outstanding Ad Valorem Taxes (Including Taxes Which Are A Lien, But Not Yet Due And Payable), (B) Any Matters Which Might Be Disclosed By An Accurate Survey And Inspection Of The Property, And (C) All Matters Of Record Superior To The Deed To Secure Debt First Set Out Above, Including, But Not Limited To, Assessments, Liens, Encumbrances, Zoning Ordinances, Easements, Restrictions, Covenants, Etc. The Sale Will Be Conducted Subject To (1) Confirmation That The Sale Is Not Prohibited Under The U.S. Bankruptcy Code; And (2) Final Confirmation And Audit Of The Status Of The Loan With The Holder Of The Security Deed. Pursuant To O.C.G.A. Section 9-13-172.1, Which Allows For Certain Procedures Regarding The Rescission Of Judicial And Nonjudicial Sales In The State Of Georgia, The Deed Under Power And Other Foreclosure Documents May Not Be Provided Until Final Confirmation And Audit Of The Status Of The Loan As Provided In The Preceding Paragraph. Pennymac Loan Services, LLC As Attorney In Fact For Moses Martinez, This Law Firm Is Acting As A Debt Collector Attempting To Collect A Debt. Any Information Obtained Will Be Used For That Purpose. 00000010712636 Barrett Daffin Frappier Turner & Engel, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.

October 10, 17, 24, 31, 2026

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: **GREENLEE RESIDENTIAL ESTATE LLC** and **persons claiming thereunder**

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

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

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, being more particularly described as all of lots 107 and 108 of North Slappey Heights Subdivision, according to a plat of said subdivision recorded in Plat Book 1, Page 258, in the land records of Dougherty County Records. The above property is at present improved with a **Frame Dwelling known as 1205 Eleventh Avenue according to the present system of numbering in Albany, Georgia**.

Map & Parcel: 0000G/00002/005
Location Address: 1205 Eleventh Avenue will expire and forever foreclose and barred on and after the **10TH day of October 2026**.

The tax deed to which the notice relates is dated the **5th day of August 2025** and is recorded in the

Foreclosures

Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Deed Book 5339 Page 150.

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

F4K REAL ESTATE LLC
SEBRICA MOORE -- Authorized Agent

3724 Castle Pine Lane
Albany, GA 31750

September 19, 26, October 3, 10, 2026

A-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-956
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION

TO: **FREDERICK SHANE BELL**

1018 Lincoln Avenue, Albany, Georgia 31701

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

Take Notice that:

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

All that tract or parcel of land lying and being in Land Lot 363 in the First Land District, City of Albany, Dougherty County, Georgia, and being all of Lot 5X, Block 161, of the Redivision of West Highlands Subdivision, according to a map or plat of said Redivision of West Highlands Subdivision, as the same is recorded in Plat Book 2, Page 2 (Plat Cabinet 1, Slide A-37), in the Office of the Clerk of Superior Court of Dougherty County, and is located at 1018 Lincoln Avenue, according to the present system of numbering house in the City of Albany, Dougherty County, Georgia.

Parcel No. 000DD/00024/020 will expire and be forever foreclosed and barred on and after the **23rd 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 277**.

The property may be redeemed at any time before the **23rd day of November 2026**, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

HIGHER HEIGHTS FELLOWSHIP MINISTRIES, INC.
Divine Finney Davis, PC
600 N. Jackson Street
Albany, GA 31701

PLEASE GOVERN YOURSELF ACCORDINGLY.

By:/s/ (SEAL)TIMOTHY O. DAVIS

Attorney for Higher Heights Fellowship Ministries, Inc.
GA State Bar No. 213025
600 N. Jackson Street
Albany, GA 31701
229/883-1610
tim@dfdclaw.com
October 3, 10, 17, 24, 2026

A-923
STATE OF GEORGIA COUNTRY 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 is 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,

Foreclosures

liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.

The property is or may be in the possession of **Rico B Anderson and Odella Smith Anderson, successor in interest or tenant(s).**

NewRez LLC as Attorney-in-Fact for Rico B Anderson

File no. 26-084157
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
1050 Crown Pointe Parkway, Suite 500
Atlanta, GA 30338
(770) 220-2535
<https://www.logs.com/>

"THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE."

September 26, October 3, 10, 17, 24, 31, November 7, 14, 21, 28, 2026

A-952
State of Georgia
County of Dougherty

Notice of Foreclosure of Equity of Redemption Pursuant to O.C.G.A §48-4-45 and O.C.G.A §48-4-46

TO: Greenlee Development LLC, Thomas Marshall, any and all heirs at law of Thomas Marshall, and all Persons both known and unknown having any right, title, or interest in or lien upon or occupying the following described property.

TAKE NOTICE THAT:

The right to redeem the following described property, to wit: 00146-00001-013

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LAND LOT 94, 1ST LAND DISTRICT, DOUGHERTY COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 13, ACCORDING TO A MAP OR PLAT OF SURVEY ENTITLED "PLAT PROPERTY OF MRS. FRANCES WELLMAN", DATED JANUARY 26, 1959, AND RECORDED IN PLAT BOOK 3, PAGE 28, IN THE DOUGHERTY COUNTY, GEORGIA SUPERIOR COURT CLERK'S OFFICE.

will expire and will be forever foreclosed and barred on or after 4:00 pm on the 10th day of November, 2026. The Tax Deed to which this notice relates is dated the 5th day of August, 2025, and is recorded in the Office of the Clerk of Superior Court of Dougherty County, Georgia, in Deed Book 5339, Page 63. The property may be redeemed at any time before the 10th day of November, by payment of redemption price as fixed and provided by law to the undersigned at the following address:

Villa Watts & Lorenzo Covin
Please be governed accordingly.
c/o Mallory Wall Jones
Attorney at Law
410 West Lamar Street Post Office Box 488
Americus, Georgia 31709
Wallas Walls
Mallory Wall Jones Georgia Bar No. 599788
Gena
Gatewood, Skipper, Rambo & Moore, P.C.
410 West Lamar Street
Post Office Box 488
Americus, Georgia 31709
Telephone: (229) 924-9316
September 26, October 3, 10, 17, 2026

A-951
State of Georgia
County of Dougherty

Notice of Foreclosure of Equity of Redemption Pursuant to O.C.G.A §49-4-45 and O.C.G.A §48-4-46

TO: Carlton Kavaski Jenkins, any and all heirs at law of Carlton Kavaski Jenkins, and all Persons both known and unknown having any right, title, or interest in or lien upon or occupying the following described property.

TAKE NOTICE THAT:

The right to redeem the following described property, to wit: 000T7-00019-020

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

will expire and will be forever foreclosed and barred on or after 4:00 pm on the 10th day of November, 2026. The Tax Deed to which this notice relates is dated the 5th day of August, 2025, and is recorded in the Office of the Clerk of Superior Court of Dougherty County, Georgia, in Deed Book 5339, Page 306. The property may be redeemed at any time before the 10th day of November, by payment of redemption price as fixed and provided by law to the undersigned at the following address:

Lorenzo Covin c/o Mallory Wall Jones Attorney at Law
410 West Lamar Street Post Office Box 488
Americus, Georgia 31709
Please be governed accordingly.
Mallory Wall Jones
Georgia Bar No. 599788
Gatewood, Skipper, Rambo & Moore, P.C.
410 West Lamar Street
Post Office Box 488
Americus, Georgia 31709
Telephone: (229) 924-9316
September 26, October 3, 10, 17, 2026

A-947
STATE OF GEORGIA COUNTRY 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

Foreclosures

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.

Said sale will be conducted subject to the following: (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed.

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

Planet Home Lending, LLC
321 Research Parkway, Suite 303
Meriden, CT 06450
1-855-884-2250

Note that pursuant to O.C.G.A. § 44-14-162.2, the above individual or entity is not required by law to negotiate, amend, or modify the terms of the mortgage.

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

PLANET HOME LENDING, LLC, as Attorney-in-Fact for CHIAKA NEALY

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
13010 Morris Rd., Suite 450
Alpharetta, GA 30004
Phone: 470-321-7112
Firm File No. 26-445818
October 3, 10, 17, 24, 31, 2026

A-986
10742583
Notice Of Sale Under Power State Of Georgia, County Of Dougherty. Under And By Virtue Of The Power Of Sale Contained In A Deed To Secure Debt Given By Jamaica Allen And Travis Allen To Mortgage Electronic Registration Systems, Inc. ("MERS") As Nominee For Carrington Mortgage Services LLC , Dated 08/17/2023, And Recorded On 08/17/2023 As Book No. 5116 And Page No. 210-225, Dougherty County, Georgia Records, As Last Assigned To Bank United N.A. (The Secured Creditor), By Assignment, Conveying The After-Described Property To Secure A Note Of Even Date In The Original Principal Amount Of \$263,145.00, With Interest At The Rate Specified Therein, There Will Be Sold By The Undersigned At Public Outcry To The Highest Bidder For Cash At The Dougherty County Courthouse Within The Legal Hours Of Sale On The First Tuesday In November, 2026, The Following Described Property: All That Tract Or Parcel Of Land Situate, Lying And Being In The City Of Albany, County Of Dougherty, State Of Georgia, And Being More Particularly Described As Follows: All Of Lot Nos. 116 And 117 In Lake Park Subdivision "A", According To Plat Of Same As Recorded In Plat Book 2, Page 30 In The Office Of The Clerk Of Superior Court Of Dougherty County, Georgia. This Conveyance Is Made Subject To The Public Utility Easements And Other Easements, Visible And/Or Of Record, Affecting The Conveyed Property; To Any Valid And Enforceable Protective Covenants And Restrictions Applicable To The Property And To The Valid And Enforceable Laws, Ordinances And Regulations Governing And Regulating The Use Of The Conveyed Property. The Debt Secured By Said Deed To Secure Debt Has Been And Is Hereby Declared Due Because Of, Among Other Possible Events Of Default, Failure To Pay The Indebtedness As And When Due And In The Manner Provided In The Note And Deed To Secure Debt. Because The Debt Remains In Default, This Sale Will Be Made For The Purpose Of Paying The Same And All Expenses Of This Sale, As Provided In The Deed To Secure Debt And By Law, Including Attorney's Fees (Notice Of Intent To Collect Attorney's Fees Having Been Given). Bank United N.A. Holds The Duly Endorsed Note And Is The Current Assignee Of The Security Deed To The Property. Carrington Mortgage Services, LLC, Acting On Behalf Of And, As Necessary, In Consultation With Bank United N.A. (The Current Investor On The Loan), Is The Entity With The Full Authority To Negotiate, Amend, And Modify All Terms Of The Loan. Pursuant To O.C.G.A. § 44-14-162.2, Carrington Mortgage Services, LLC May Be Contacted At: Carrington Mortgage Services, LLC, 500 N. State College Blvd., Suites 1030, 1300 And 1400, Orange, CA 92688, 800-561-4567. Please Note That, Pursuant To O.C.G.A. § 44-14-162.2, The Secured Creditor Is Not Required To Amend Or Modify The Terms Of The Loan. To The Best Knowledge And Belief Of The Undersigned, The Party/Parties In Possession Of The Subject Property Known As **1009 Summit Drive, Albany, Georgia 31707** Is/Are: Jamaica Allen And Travis Allen Or Tenant/Tenants. Said Property Will Be Sold Subject To (A) Any Outstanding Ad Valorem Taxes

Foreclosures

(Including Taxes Which Are A Lien, But Not Yet Due And Payable), (B) Any Matters Which Might Be Disclosed By An Accurate Survey And Inspection Of The Property, And (C) All Matters Of Record Superior To The Deed To Secure Debt First Set Out Above, Including, But Not Limited To, Assessments, Liens, Encumbrances, Zoning Ordinances, Easements, Restrictions, Covenants, Etc. The Sale Will Be Conducted Subject To (1) Confirmation That The Sale Is Not Prohibited Under The U.S. Bankruptcy Code; And (2) Final Confirmation And Audit Of The Status Of The Loan With The Holder Of The Security Deed. Pursuant To O.C.G.A. Section 9-13-172.1, Which Allows For Certain Procedures Regarding The Rescission Of Judicial And Nonjudicial Sales In The State Of Georgia, The Deed Under Power And Other Foreclosure Documents May Not Be Provided Until Final Confirmation And Audit Of The Status Of The Loan As Provided In The Preceding Paragraph. Bank United N.A. As Attorney In Fact For Jamaica Allen And Travis Allen. This Law Firm Is Acting As A Debt Collector Attempting To Collect A Debt. Any Information Obtained Will Be Used For That Purpose. To Obtain Options And Alternatives To Foreclosure Please Contact Carrington Mortgage Services, LLC Directly, Toll-Free By The Following Telephone Number: (800-561-4567). 00000010742583 Barrett Daffin Frappier Turner & Engel, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.

October 10, 17, 24, 31, 2026

Calhoun Co. Legals

A-974
CALHOUN COUNTY NOVEMBER 2026 TAX SALE
SHERIFF'S SALE
ANGELA D. VARNUM
EX-OFFICIO SHERIFF
STATE OF GEORGIA
COUNTY OF CALHOUN

Under and by virtue of certain tax Fi.Fa.'s issued by the **Tax Commissioner of Calhoun County, Georgia, in favor of the State of Georgia and County of Calhoun** against the following named persons and the property as described immediately below their respective name(s).

There will be sold for cash or certified funds at public outcry, before the **Courthouse steps in Morgan, Calhoun County, Georgia**, between the legal hours of sale, on the **first Tuesday in November 2026, the same November 3, 2026**. The following property will be sold **between the legal hours of sale, 10:00 AM and 4:00 PM**. The below listed and described properties, or as much thereof as will satisfy the State and County tax execution on the respective individual and property. The properties hereinafter described have been levied on as the property of the persons whose names immediately precede the property description. Each of the respective parcels of property are located in **Calhoun County, State of Georgia**. The years for which said Fi.Fa.'s are issued and levied are stated below the name of the owner in each case. **This is a buyer beware sale and all property will be sold as is. The Tax Commissioner makes no warranty, neither expressed nor implied, as to title, and all properties are subject to all recorded covenants, easements, and right of ways. Properties are sold under the power of a tax sale deed with specific rights of redemption.**

Each defendant and tenant in possession, if applicable, has been notified of levy time and place of sale. Purchaser shall pay for title, all transfer cost, all taxes, advertising cost and recording fees. At the discretion of the Tax Commissioner's office, payment will be required within two (2) hours after the completion of the tax sale. In the event a bid is not properly paid, the property may be **re-offered later on the day of the sale, or the following business day, that being November 4, 2026**.

File #: **2**
Map/Parcel Number: A009 018
Defendant(s) in FiFa: Alexander, Robert ETAL; A009 018 / 18691 Morgan Rd NE
Current Property Owner: Alexander, Robert; Brown, Morella A; Brown, Bessie A; Scrubbs, Lura Lee A; Alexander, Annie Pearl; Brown, Mandi A; Alexander, Flozell; Alexander, Lonnie; Alexander, Willie Jim; Alexander, Emmanuel
Reference Deed: 48/789
Property Description: All and only that parcel of land designated as Tax Parcel A009 018, lying and being in Land Lot 149, Calhoun County, Georgia, containing 0.50 acres, more or less, described in Deed Book 48, Page 789, the description contained therein being incorporated herein by this reference, known as 18691 Morgan Road.
Years Due: 2025

File #: **5**
Map/Parcel Number: 0022 012C
Defendant(s) in FiFa: Bethel, Anissiya; 0022 012C / 3AC/2095 Dickey Bypass
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 196/73
Property Description: All and only that parcel of land designated as Tax Parcel 0022 012C, lying and being in Land Lot 120 of the 3rd Land District, Calhoun County, Georgia, containing 3.00 acres, more or less, described in Deed Book 196, Page 73, the description contained therein being incorporated herein by this reference, known as 2095 Dickey Bypass.
Years Due: 2025

File #: **6**
Map/Parcel Number: L004 002
Defendant(s) in FiFa: Black, Vashti (Estate); L004 002 / Lot H SE/39254 Mercer Ave
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: V/305
Property Description: All and only that parcel of land designated as Tax Parcel L004 002, in the City of Leary

Calhoun Co. Legals

020 / House 52 First Ave
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 182/118
Property Description: All and only that parcel of land designated as Tax Parcel E010 020, lying and being in Land Lot 203 of the 4th Land District, City of Edison, Calhoun County, Georgia, described in Deed Book 182, Page 118, the description contained therein being incorporated herein by this reference, known as 52 First Avenue.
Years Due: 2025

File # 8

Map/Parcel Number: A005 018
Defendant(s) in FiFa: Blocker, Charlie Estate IN REM; A005 018 / 180 SE R E Jennings Ave
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 142/4
Property Description: All and only that parcel of land designated as Tax Parcel A005 018, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.39 acres, more or less, being Lot 1, described in Deed Book 142, Page 4, the description contained therein being incorporated herein by this reference, known as 180 R E Jennings Avenue SE.
Years Due: 2025

File # 9

Map/Parcel Number: A005 101
Defendant(s) in FiFa: Blue Wright Holdings Opportunity Zone LLC; A005 101 / 17343 Highland Avenue
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 217/249
Property Description: All and only that parcel of land designated as Tax Parcel A005 101, lying and being in Land Lot 189 of the 4th Land District, City of Arlington, Calhoun County, Georgia, described in Deed Book 217, Page 249, the description contained therein being incorporated herein by this reference, known as 17343 South Highland Avenue.
Years Due: 2025

File # 10

Map/Parcel Number: L006 041
Defendant(s) in FiFa: Brown, Edward (Est in REM); L006 041 / 3808 South Depot St
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 91/60
Property Description: All and only that parcel of land designated as Tax Parcel L006 041, lying and being in the City of Leary, Calhoun County, Georgia, being Tract C, shown in Plat Book 2, Page 12, described in Deed Book 91, Page 60, the description contained therein being incorporated herein by this reference, known as 3808 South Depot Street.
Years Due: 2025

File # 12

Map/Parcel Number: E005 063A
Defendant(s) in FiFa: Brown, Lula Mae; E005 063A / 19471 Hartford St
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 168/485
Property Description: All and only that parcel of land designated as Tax Parcel E005 063A, lying and being in Land Lot 203 of the 4th Land District, City of Edison, Calhoun County, Georgia, containing 0.04 acres, more or less, described in Deed Book 168, Page 485, the description contained therein being incorporated herein by this reference, known as 19471 Hartford Street.
Years Due: 2025

File # 13

Map/Parcel Number: A004 052
Defendant(s) in FiFa: Bryant, Timothy B (Estate in REM); A004 052 / Lot 3 & 4 / 39 Magnolia Ave NE
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 200/558; 174/569
Property Description: All and only that parcel of land designated as Tax Parcel A004 052, lying and being in Calhoun County, Georgia, containing 0.52 acre, more or less, being Lots 3 & 4, Carver Heights Subdivision, shown in Plat Book 2, Page 105, described in Deed Book 200, Page 558, the description contained therein being incorporated herein by this reference, known as 39 Magnolia Avenue.
Years Due: 2025

File # 14

Map/Parcel Number: A003 054
Defendant(s) in FiFa: Butler, Ben & Judye Estate; A003 054 / Lot/Camellia St SW
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: NRF
Property Description: All and only that parcel of land designated as Tax Parcel A003 054, lying and being in Land Lot 189 of the 4th Land District, City of Arlington, Calhoun County, Georgia, the description contained therein being incorporated herein by this reference, located on Camellia Street.
Years Due: 2024-2025

File # 15

Map/Parcel Number: 0030 065B07
Defendant(s) in FiFa: Butler, Ruby Estate IN REM; 0030 065B07 / Lot & MH/Dismukes MHP #20
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 95/216
Property Description: All and only that parcel of land designated as Tax Parcel 0030 065B07, lying and being in Land Lot 245 of the 4th Land District, Calhoun County, Georgia, containing 0.299 acres, more or less, being Tract 7, shown in Plat Book 5, Page 307, described in Deed Book 95, Page 216, the description contained therein being incorporated herein by this reference, known as 20621 Highway 37 20.
Years Due: 2025

File # 16

Map/Parcel Number: E002 026
Defendant(s) in FiFa: Collins, Faye (Fay) Lee (Estate); E002 026 / 801 Martin Luther King Dr
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 35/101
Property Description: All and only that parcel of land designated as Tax Parcel E002 026, lying and being in Land Lot 204 of the 4th Land District, City of Edison, Calhoun County, Georgia, being Lot 10, Oak Grove Subdivision, described in Deed Book 35, Page 101, the description contained therein being incorporated herein by this reference, known as 801 MLK Jr Drive.
Years Due: 2025

File # 17

Map/Parcel Number: A005 021
Defendant(s) in FiFa: Conley, Diane Barnes; A005 021 / 222 Arles St SE
Current Property Owner: Same as

Calhoun Co. Legals

Defendant(s) in FiFa
Reference Deed: 53/237
Property Description: All and only that parcel of land designated as Tax Parcel A005 021, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.28 acres, more or less, described in Deed Book 53, Page 237, the description contained therein being incorporated herein by this reference, known as 222 Arles Street.
Years Due: 2025

File # 19

Map/Parcel Number: L007 011
Defendant(s) in FiFa: Crayton, Alex Jr; L007 011 / 3337 S Depot St
Current Property Owner: Crayton, Alex & Crayton, Alex Jr
Reference Deed: 28/57; 165/564; 206/421
Property Description: All and only that parcel of land designated as Tax Parcel L007 011, lying and being in Land Lot 307 of the 3rd Land District, Calhoun County, Georgia, containing 0.46 acre, more or less, being Lot 11, Bill Jordan's Bermuda Plantation Subdivision, shown in Plat Book 2, Page 282, described in Deed Book 206, Page 421, the description contained therein being incorporated herein by this reference, known as 3337 South Depot Street.
Years Due: 2025

File # 20

Map/Parcel Number: 0018 007D04
Defendant(s) in FiFa: CTA Properties Management LLC; 0018 007D04/ Lot 4/110 Daisy Court
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 208/443
Property Description: All and only that parcel of land designated as Tax Parcel 0018 007D04, lying and being in Land Lots 205 & 206 of the 4th Land District, Calhoun County, Georgia, containing 1.50 acres, more or less, being Lot 4, Sealy Place Subdivision, Phase 1, shown in Plat Book 6, Page 196, described in Deed Book 208, Page 443, the description contained therein being incorporated herein by this reference, known as 110 Daisy Court.
Years Due: 2025

File # 21

Map/Parcel Number: 0022 002B
Defendant(s) in FiFa: CTA Properties Management LLC; 0022 002B / Bond Estates Tract C/ Dickey BYP
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 215/314; 145/293
Property Description: All and only that parcel of land designated as Tax Parcel 0022 002B, lying and being in Land Lot 83 of the 3rd Land District, Calhoun County, Georgia, containing 9.71 acres, more or less, being Tract C, shown in Plat Book 5, Page 186, described in Deed Book 145, Page 293, the description contained therein being incorporated herein by this reference, known as 1291 Fountain Bridge Road.
Years Due: 2025

File # 23

Map/Parcel Number: 0040 016A
Defendant(s) in FiFa: Davis, Lacarrie Renea; 0040 016A / 3.43 AC/665 Bluffton Rd
Current Property Owner: Davis, Lacarrie Renea & Robinson, Veronica
Reference Deed: 210/150;232/456
Property Description: All and only that parcel of land designated as Tax Parcel 0040 016A, lying and being in Land Lot 323 of the 4th Land District, Calhoun County, Georgia, containing 3.43 acres, more or less, shown in Plat Book 5, Page 217, described in Deed Book 232, Page 456, the description contained therein being incorporated herein by this reference, known as 665 Bluffton Road.
Years Due: 2025

File # 24

Map/Parcel Number: E010 031
Defendant(s) in FiFa: Davis, Patrick (Partick) & Hill, LaCarie (LaCarrie); E010 031 / MH 18098 College St
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 182/76
Property Description: All and only that parcel of land designated as Tax Parcel E010 031, lying and being in Land Lot 203 of the 4th Land District, City of Edison, Calhoun County, Georgia, described in Deed Book 182, Page 76, the description contained therein being incorporated herein by this reference, known as 18098 College Street.
Years Due: 2025

File # 25

Map/Parcel Number: A005A001BB
Defendant(s) in FiFa: Denis, Fredy Jean Jr; A005A001BB / 518 Pioneer Rd NE
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 218/434; 157/14
Property Description: All and only that parcel of land designated as Tax Parcel A005A001BB, lying and being in the City of Arlington, Calhoun County, Georgia, being part of Lots 37 & 39, Block B, described in Deed Book 218, Page 434, the description contained therein being incorporated herein by this reference, known as 518 Pioneer Road.
Years Due: 2025

File # 26

Map/Parcel Number: 0041 014AC
Defendant(s) in FiFa: Duke, Larry E Jr & Marilyn (Marilynn); 0041 014AC / 1.5 AC/ Davis Chapel Rd
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 193/492
Property Description: All and only that parcel of land designated as Tax Parcel 0041 014AC, lying and being in Land Lot 283 of the 4th Land District, Calhoun County, Georgia, containing 1.50 acres, more or less, shown in Deed Book 193, Page 493, described in Deed Book 193, Page 492, the description contained therein being incorporated herein by this reference, known as 1390 Davis Chapel Road.
Years Due: 2025

File # 27

Map/Parcel Number: A002 041
Defendant(s) in FiFa: Dunham, Rodney Estate; Dunham, Roxie; A002 041 / V/L John McMurria Rd
Current Property Owner: Dunham, Rodney & Harper, Jura Dunham
Reference Deed: N/30
Property Description: All and only that parcel of land designated as Tax Parcel A002 041, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.25 acre, more or less, described in Deed Book N, Page 230, the description contained therein being incorporated herein by this

Calhoun Co. Legals

reference, located on John McMurria Road.
Years Due: 2021-2025

File # 29

Map/Parcel Number: 0016 030
Defendant(s) in FiFa: Ferguson, Virginia H & Jason M; 0016 030 / 1 AC/ 4639 Ferguson Rd
Current Property Owner: Ferguson, Oscar Malone & Mrs. Agnes B
Reference Deed: 33/697; 34/679; 28/519
Property Description: All and only that parcel of land designated as Tax Parcel 0016 030, lying and being in Land Lot 337 of the 4th Land District, Calhoun County, Georgia, containing 0.932 acre, more or less, being Tract 3, shown in Plat Book 8, Page 8, described in Deed Book 34, Page 679 & being a portion of the property described in Deed Book 28, Page 519, the description contained therein being incorporated herein by this reference, known as 4639 Ferguson Road.
Years Due: 2025

File # 30

Map/Parcel Number: A005 101C
Defendant(s) in FiFa: George, Vernell K (Estate IN REM); A005 101C / Lot & House/116 Creek Ave
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 54/432;79/75
Property Description: All and only that parcel of land designated as Tax Parcel A005 101C, lying and being in Land Lot 189 of the 4th Land District, City of Arlington, Calhoun County, Georgia, being Lots 2 & 3, shown in Plat Book 4, Page 159, described in Deed Book 79, Page 75 & Deed Book 54, Page 432, the description contained therein being incorporated herein by this reference, known as 116 Creek Avenue.
Years Due: 2024-2025

File # 34

Map/Parcel Number: 0087 002
Defendant(s) in FiFa: Griffin, Cassell W (Estate in REM); 0087 002 / 474 AC / 129 Hwy 37
Current Property Owner: Division 7 Properties LLC
Reference Deed: 230/525
Property Description: All and only that parcel of land designated as Tax Parcel 0087 002, lying and being in Land Lots 101 & 140 of the 3rd Land District, Calhoun County, Georgia, described in Deed Book 230, Page 525, the description contained therein being incorporated herein by this reference, known as 129 Highway 37.
Years Due: 2025

File # 35

Map/Parcel Number: A003 104
Defendant(s) in FiFa: Hall, Columbus & Ethel Estates; A003 104 / Creek Ave & Butlers Alley
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: NRF
Property Description: All and only that parcel of land designated as Tax Parcel A003 104, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.07 acre, more or less, the description contained herein being incorporated by this reference, located on Creek Avenue & Butlers Alley.
Years Due: 2025

File # 36

Map/Parcel Number: A003 098
Defendant(s) in FiFa: Hall, Columbus & Ethel Estates; A003 098 / City Lot/Cherokee St SW
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: NRF
Property Description: All and only that parcel of land designated as Tax Parcel A003 098, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.07 acre, more or less, the description contained herein being incorporated by this reference, located on Cherokee Street.
Years Due: 2025

File # 39

Map/Parcel Number: 0074 070
Defendant(s) in FiFa: Harrell, Lillie Mae; 0074 070 / 4087 W Main Street
Current Property Owner: Bowman, Floyd & Miller, Turner A
Reference Deed: Y/554
Property Description: All and only that parcel of land designated as Tax Parcel 0074 070, lying and being in the City of Leary, Calhoun County, Georgia, described in Deed Book Y, Page 554, the description contained therein being incorporated herein by this reference, known as 4087 West Main Street.
Years Due: 2025

File # 45

Map/Parcel Number: A005 058
Defendant(s) in FiFa: Hightower, Charles & Deanne (WROS); A005 058 / 49 Pepper St SE
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 192/409
Property Description: All and only that parcel of land designated as Tax Parcel A005 058, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.21 acre, more or less, described in Deed Book 192, Page 409, the description contained therein being incorporated herein by this reference, known as 49 Pepper Street.
Years Due: 2025

File # 46

Map/Parcel Number: 0028 007A
Defendant(s) in FiFa: Karter, William Jeffrey & Hill, Jay Kirkman; 0028 007A / 1.338 AC/Sandy Bottom Rd
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 182/499; 216/342
Property Description: All and only that parcel of land designated as Tax Parcel 0028 007A, lying and being in Land Lot 325 of the 4th Land District, Calhoun County, Georgia, containing 1.34 acres, more or less, shown in Plat Book 7, Page 94, described in Deed Book 216, Page 342, the description contained therein being incorporated herein by this reference, known as 1390 Sandy Bottom Road.
Years Due: 2025

File # 47

Map/Parcel Number: A003 103
Defendant(s) in FiFa: Hill, McKenzie; A003 103 / City Lot/Creek Ave
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: NRF
Property Description: All and only that parcel of land designated as Tax Parcel A003 103, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.13 acre, more or less, the description contained herein being incorporated by this reference, located on Creek Avenue.

Calhoun Co. Legals

Years Due: 2022-2025

File # 48

Map/Parcel Number: E004 082
Defendant(s) in FiFa: Hodge, Elijah Jr; E004 082 / 344 MLK Jr Dr
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: W/194;227/704
Property Description: All and only that parcel of land designated as Tax Parcel E004 082, lying and being in Land Lot 203 of the 4th Land District, City of Edison, Calhoun County, Georgia, containing 0.25 acre, more or less, described in Deed Book 227, Page 704, the description contained therein being incorporated herein by this reference, known as 344 Martin Luther King Jr Drive.
Years Due: 2025

File # 49

Map/Parcel Number: E004 105
Defendant(s) in FiFa: Hodge, John R Jr Et Al; E004 105 / Lot 25/ 31 Jay Street
Current Property Owner: Hodge, John R (Est)
Reference Deed: 30/505-506; 206/610
Property Description: All and only that parcel of land designated as Tax Parcel E004 105, lying and being in Land Lot 203 of the 4th Land District, City of Edison, Calhoun County, Georgia, containing 0.34 acre, more or less, being Lot 25, shown in Plat Book 3, Page 162, described in Deed Book 30, Pages 505-506, the description contained therein being incorporated herein by this reference, known as 31 Jay Street.
Years Due: 2025

File # 52

Map/Parcel Number: E003 039
Defendant(s) in FiFa: Jackson, Joyce Ann; E003 039 / 122 Lark Street
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 190/263
Property Description: All and only that parcel of land designated as Tax Parcel E003 039, lying and being in the City of Edison, Calhoun County, Georgia, described in Deed Book 190, Page 263, the description contained therein being incorporated herein by this reference, known as 122 Lark Street.
Years Due: 2025

File # 57

Map/Parcel Number: E002 019
Defendant(s) in FiFa: Johnson, Inell S; E002 019 / 60 Turner Chapel Lane NW
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: Y/546; 226/483
Property Description: All and only that parcel of land designated as Tax Parcel E002 019, lying and being in Land Lot 204, City of Edison, Calhoun County, Georgia, containing 0.21 acre, more or less, being a portion of City Lot 33, described in Deed Book 226, Page 483, the description contained therein being incorporated herein by this reference, known as 60 Turner Chapel Lane.
Years Due: 2025

File # 58

Map/Parcel Number: E004 019
Defendant(s) in FiFa: Johnson, Inell S; E004 019 / 739 Turner Street
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 226/481
Property Description: All and only that parcel of land designated as Tax Parcel E004 019, lying and being in Land Lot 203 of the 4th Land District, City of Edison, Calhoun County, Georgia, described in Deed Book 53, Page 680, the description contained therein being incorporated herein by this reference, known as 739 Turner Street.
Years Due: 2019,2025

File # 63

Map/Parcel Number: L006 024
Defendant(s) in FiFa: Mansfield, Sabrina; L006 024 / Lts 81-83/ 21 & 25 Florence Ave
Current Property Owner: Mansfield, Sabrina & Jackson, Lonzie & Lonzie Jr & Eddie & Wilman
Reference Deed: 196/493; 195/323
Property Description: All and only that parcel of land designated as Tax Parcel L006 024, lying and being in the City of Leary, Calhoun County, Georgia, being Lots 81, 82 & 83, Hammond Annex, shown in Plat Book 2, Page 142, described in Deed Book 196, Page 493, the description contained therein being incorporated herein by this reference, known as 25 Florence Avenue.
Years Due: 2025

File # 64

Map/Parcel Number: A008 023
Defendant(s) in FiFa: Mardesti LLC; A008 023 / Lot 1 & 2/18199 Morgan Rd
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 45/324; 52/86; 146/370; 223/445
Property Description: All and only that parcel of land designated as Tax Parcel A008 023, lying and being in Land Lot 149 of the 4th Land District, Calhoun County, Georgia, containing 0.83 acre, more or less, being Lots 1 & 2, shown in Plat Book 3, Page 173, described in Deed Book 223, Page 445, the description contained therein being incorporated herein by this reference, known as 18199 Morgan Road.
Years Due: 2025

File # 65

Map/Parcel Number: L005 028A
Defendant(s) in FiFa: Marshall, Christine; L005 028A /MH/66 Boyd St
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 48/586
Property Description: All and only that parcel of land designated as Tax Parcel L005 028A, lying and being in the City of Leary, Calhoun County, Georgia, being a portion of Lot 21, described in Deed Book 48, Page 586, the description contained therein being incorporated herein by this reference, known as 66 Boyd Street.
Years Due: 2025

File # 67

Map/Parcel Number: E005 021
Defendant(s) in FiFa: McIntosh, Samuel L (Lavan) & Monique L; E005 021 / Duplex / 194 Strickland St
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 181/373
Property Description: All and only that parcel of land designated as Tax Parcel E005 021, lying and being in Land Lot 203 of the 4th Land District, City of Edison, Calhoun County, containing 0.96 acres, more or less, described in Deed Book 181, Page

Calhoun Co. Legals

373, the description contained therein being incorporated herein by this reference, known as 194 Strickland Street.
Years Due: 2025

File # 73

Map/Parcel Number: 0030 06521
Defendant(s) in FiFa: Oliver, Donald E; 0030 06521 / Lot 21 / 221 Bunny Ln
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 207/174
Property Description: All and only that parcel of land designated as Tax Parcel 0030 06521, lying and being in Land Lots 217 & 218 of the 4th Land District, Calhoun County, Georgia, containing 1.16 acres, more or less, being Lot 21, shown in Plat Book 5, Page 107, described in Deed Book 207, Page 174, the description contained therein being incorporated herein by this reference, known as 221 Bunny Lane.
Years Due: 2025

File # 76

Map/Parcel Number: E004 068
Defendant(s) in FiFa: Porter, Rodriguez; E004 068 / 277 Martin Luther King Dr
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 225/198
Property Description: All and only that parcel of land designated as Tax Parcel E004 068, lying and being in Land Lot 203 of the 4th Land District, City of Edison, Calhoun County, Georgia, containing 0.14 acre, more or less, described in Deed Book 225, Page 198, the description contained therein being incorporated herein by this reference, known as 277 Martin Luther King Junior Drive.
Years Due: 2025

File # 77

Map/Parcel Number: E007 010
Defendant(s) in FiFa: Porter, Rodriguez; E007 010 / MH 406 Dixie Circle
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 225/200
Property Description: All and only that parcel of land designated as Tax Parcel E007 010, lying and being in Land Lot 204 of the 4th Land District, City of Edison, Calhoun County, Georgia, containing 0.34 acre, more or less, described in Deed Book 225, Page 200, the descriptions contained therein being incorporated herein by this reference, known as 406 Dixie Circle.
Years Due: 2025

File # 80

Map/Parcel Number: 0079A001
Defendant(s) in FiFa: Reed, Nora Mae; 0079A001 / 17557 Woodvalley Rd NW
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 44/599
Property Description: All and only that parcel of land designated as Tax Parcel 0079A001, lying and being in Land Lot 191 of the 4th Land District, City of Arlington, Calhoun County, Georgia, containing 0.40 acre, more or less, being Lots 910 & 912, shown in Plat Book 3, Page 107, described in Deed Book 44, Page 599, the description contained therein being incorporated herein by this reference, known as 17557 Woodvalley Road.
Years Due: 2025

File # 82

Map/Parcel Number: E009 021
Defendant(s) in FiFa: Rivas, Araujo Magda Y (aka Araujo, Magda Yadira Rivas); E009 021 / House 402 Bay Ave
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 212/288
Property Description: All and only that parcel of land designated as Tax Parcel E009 021, lying and being in Land Lot 176 of the 4th Land District, City of Edison, Calhoun County, Georgia, being property shown in Plat Book 2, Page 260, described in Deed Book 212, Page 288, the description contained therein being incorporated herein by this reference, known as 402 Bay Avenue.
Years Due: 2025

File # 84

Map/Parcel Number: L002 013E
Defendant(s) in FiFa: Robinson, Diane; L002 013E / Lot 4 / 53 Melvin St
Current Property Owner: Walker, Cornelius
Reference Deed: 229/420
Property Description: All and only that parcel of land designated as Tax Parcel L002 013E, lying and being in Land Lot 293 of the 3rd Land District, City of Leary, Calhoun County, Georgia, being Lot 4, Sherwood Hawke Subdivision, shown in Plat Book 4, Page 493, described in Deed Book 229, Page 420, the description contained therein being incorporated herein by this reference, known as 53 Melvin Street.
Years Due: 2025

File # 85

Map/Parcel Number: L002 013G
Defendant(s) in FiFa: Robinson, Diane; L002 013G / Lot 3 / Melvin Street
Current Property Owner: Walker, Cornelius
Reference Deed: 229/420
Property Description: All and only that parcel of land designated as Tax Parcel L002 013G, lying and being in Land Lot 293 of the 3rd Land District, City of Leary, Calhoun County, Georgia, being Lot 3, Sherwood Hawke Subdivision, shown in Plat Book 4, Page 493, described in Deed Book 229, Page 420, the description contained therein being incorporated herein by this reference, known as 41 Melvin Street.
Years Due: 2025

File # 86

Map/Parcel Number: 0061 073BIN
Defendant(s) in FiFa: Sanders, Shirley Ann (Estate in REM); 0061 073BIN / 1.25 AC/Blue Springs Rd
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 82/61
Property Description: All and only that parcel of land designated as Tax Parcel 0061 073BIN, lying and being in Land Lot 310 of the 3rd Land District, Calhoun County, Georgia, containing 1.251 acres, more or less, shown in Plat Book 5, Page 235, described in Deed Book 82, Page 61, the description contained therein being incorporated herein by this reference, known as 2995 Blue Springs Road.
Years Due: 2025

File # 87

Map/Parcel Number: E004 094

Calhoun Co. Legals

Defendant(s) in FiFa: Severson, Joann Roe; E004 094 / Lot 16/90 Robin Street
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 155/292
Property Description: All and only that parcel of land designated as Tax Parcel E004 094, lying and being in Land Lot 203 of the 4th Land District, City of Edison, Calhoun County, Georgia, containing 0.34 acres, more or less, being Lot 16, Singer Heights Subdivision, shown in Plat Book 3, Page 162, described in

Calhoun Co. Legals

or less, described in Deed Book 60, Page 260, the description contained therein being incorporated herein by this reference, known as 1352 Pine Street.
Years Due: 2025
October 10, 17, 24, 31, 2026

A-945 NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF DOUGHERTY
IN RE: ESTATE OF Deryl Sudderth, DECEASED
All creditors of the Estate of Deryl Sudderth, 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.
Marie Darsey
8278 GA Hwy 55
Leary, GA 39862
229-894-1052
Executor of Deryl Sudderth, 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 26, October 3, 10, 17, 2026

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THE CLASSIFIEDS!

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

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

Previous Solution: "My mom was a single mom and she ... gave up her dreams to make sure she could take me to my auditions and support me." — Angelina Jolie
TODAY'S CLUE: H s i m b e r d
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Fun Fact

Philadelphia's Fairmount Park Commission distributed the first U.S. license plates in 1900, in the form of leather tags.

In the last few years, specialty license plate design options number in the thousands, reflecting all kinds of interests.

Source: history.com

top 10 movies!

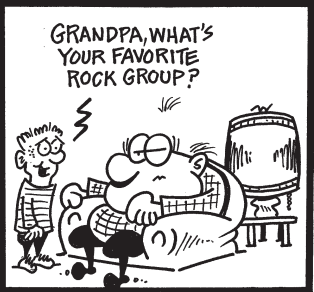
1. **Avengers: Endgame** (PG-13) Robert Downey Jr., Chris Evans
2. **Resident Evil** (R) Austin Abrams, Zach Cherry
3. **Heart of the Beast** (PG-13) Brad Pitt, J.K. Simmons
4. **Primetime** (R) Robert Pattinson, Merritt Wever
5. **Forgotten Island** (PG) H.E.R., Liza Soberano
6. **Practical Magic 2** (PG-13) Sandra Bullock, Dianne Wiest
7. **Spider-Man: Brand New Day** (PG-13) Tom Holland, Zendaya
8. **The Odyssey** (R) Matt Damon, Tom Holland
9. **Coyote vs. Acme** (PG) Will Forte, Lana Condor
10. **Daniel and the Fiery Furnace** (PG-13) Mena Massoud, Elijah Alexander

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Trivia test by Fifi Rodriguez

1. LITERATURE: Who wrote the novel "The Invisible Man"?
 2. GEOGRAPHY: In which country is the Topkapi Palace located?
 3. ASTRONOMY: How long is a year on the planet Mars?
 4. MOVIES: What is the name of the sex witch in the animated film "The Little Mermaid"?
 5. ANATOMY: What is the average lifespan of a red blood cell?
 6. MATH: What is the Arabic equivalent of the Roman numerals MMI?
 7. GENERAL KNOWLEDGE: What are the three secondary colors in traditional color theory?
 8. TELEVISION: Which TV sitcom features the Bluth family?
 9. ANIMAL KINGDOM: What is a group of jellyfish commonly called?
 10. GAMES: How many squares are on a checkerboard?
- Trivia answers**
1. H.G. Wells.
 2. Istanbul, Turkey.
 3. 687 Earth days.
 4. Ursula.
 5. 120 days.
 6. 2,001.
 7. Orange, green and purple.
 8. "Arrested Development."
 9. A smack.
 10. 64.
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The Spats



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Out on a Limb



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Call 229-888-9300 to subscribe to the Albany Herald.

by Jeff Pickering



by Gary Kopervas



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Just Like Cats & Dogs

by Dave T. Phipps



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

" U Y J A V V X S O V J W Z U O C J Y U F S P J A D S
J A F H Z J E J Z Z I U A F O X L H J P V O . U V ' O
V C J V O X P V X L J B V U A D B J P S S P U
P S J Z Z E P S O H S B V . " — V U N B Q P P E

Previous Solution: "I don't think I know every single detail about my characters, but I do know more than what is on the page." — Celeste Ng
TODAY'S CLUE: O s i m b e r d
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7 LITTLE WORDS

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

CLUES

- 1 deserves (6)
- 2 putting down (9)
- 3 1985 Elton John hit (6)
- 4 crab (8)
- 5 graduation & marriage, e.g. (10)
- 6 hoi polloi member (4)
- 7 "out of the box," perhaps (9)

SOLUTIONS

MER	MIL	NG	DE	ITA
ANI	NES	SIC	ES	EXT
TO	EB	URP	NIK	ME
SO	RIN	ITS	PL	USS

Thursday's Answers: 1. ALARMS 2. PASSES 3. NOTCH 4. LEGGY 5. ESPIONAGE 6. CHYRON 7. UNSHOD 10/9

7 LITTLE WORDS

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

CLUES

- 1 makes a promise (4)
- 2 revealed (8)
- 3 British actress Cynthia (5)
- 4 "The Little Mermaid" author (8)
- 5 Swiss cheese plant (8)
- 6 pass the summer (8)
- 7 Penelope's "epic" husband (8)

SOLUTIONS

AN	VO	EN	ED	RA
EST	MON	UNM	EUS	DE
WS	OD	IVA	RS	ERI
TE	ASK	STE	VO	YSS

Friday's Answers: 1. MERITS 2. DEMEANING 3. NIKITA 4. SOURPUSS 5. MILESTONES 6. PLEB 7. EXTRINSIC 10/10

62/11/10/16

ANSWER TO TODAY'S PUZZLE

Got a Great Local News Story?

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Release Date: Saturday, October 10, 2026

Los Angeles Times Daily Crossword Puzzle

Edited by Patti Varol

ACROSS

- 1 "___ Supreme"
- 6 Hebrew name that means "who is like God"
- 11 Folks who are often recognized
- 12 One who is recognized
- 14 Like many John Cage compositions
- 15 Piece of crude machinery
- 16 Less ridiculous
- 17 Drambuie cocktail
- 18 Whole lot
- 19 Caresses
- 20 Plum kin
- 21 Pretend
- 22 Spanish dairy animal
- 23 Journalist Cabrera
- 25 Smart, in a way
- 31 Ankylosaurus, for one
- 32 "That's not so outrageous"
- 33 "Au revoir, ___ amis"
- 34 Farm unit that may be round or square
- 35 Sigur ___: ethereal Icelandic band
- 36 Zoë of "The Afterparty"
- 39 Need for some pan sauces
- 40 Grand piano trio
- 41 Starts to look really cold
- 44 Hasbro toy that tests reaction speed
- 45 Looping
- 46 Traditional Chinese dumplings
- 47 Giving nightmares, maybe
- 48 Spotless?
- 49 "Be more here" hotel chain
- 50 Licks
- 22 Frost bit?
- 23 "Frog and Toad" series writer
- 24 "... said ___ ever"
- 26 Modern dating phrase
- 27 Herbal infusion
- 28 Solution pages?
- 29 Shares passing thoughts?
- 30 Ascot alternative
- 36 Some A.I. execs
- 37 Suspicion
- 38 Assortment
- 39 Icon in a World Cup score
- 40 Doesn't work
- 42 One taking turns cooking?
- 43 Kinked
- 44 ___ one's time
- 46 Vaccination, to a Brit

ANSWER TO TODAY'S PUZZLE:

10/10/26

By August Miller
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10/10/26

RELEASE DATE—Sunday, October 11, 2026

Los Angeles Times Sunday Crossword Puzzle

Edited by Patti Varol

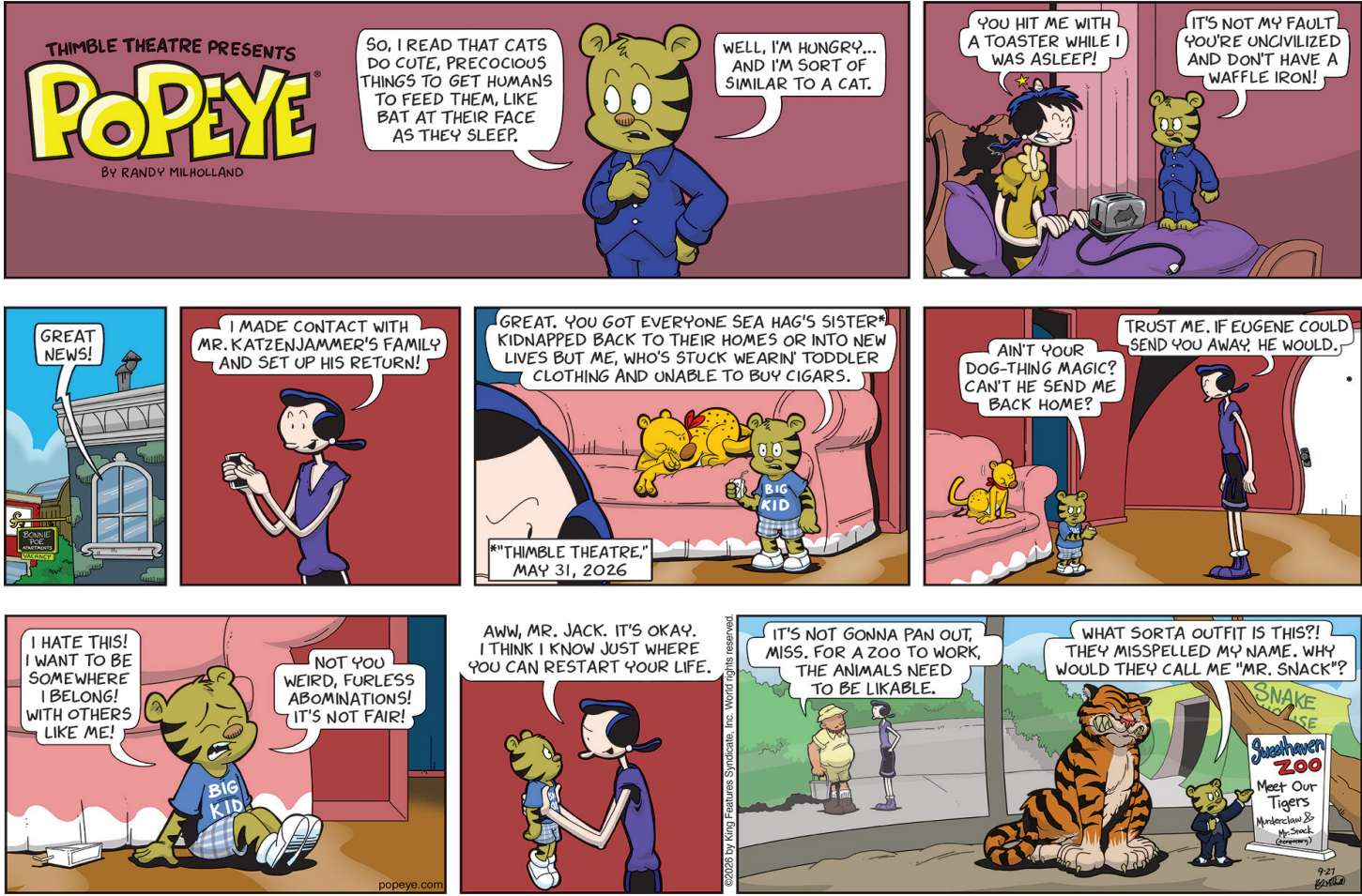
"RECIPE FOR DISASTER" BY DANNY EBBIGHAUSEN

ACROSS

- 1 Glances in a pool hall
- 7 Longtime Miami Heat star, familiarly
- 12 Some desktop clutter
- 18 Sprouts up
- 19 Italian sausage seasoning
- 20 Cure-all
- 21 Arrive à la Cinderella?
- 23 Saturated with
- 24 Focus of an outdoor museum in Las Vegas
- 25 People of the Sioux Nation
- 26 Lb. and oz.
- 27 Muscle property
- 28 Moody genre
- 30 Studio sign
- 32 Internet pioneer acquired by the tech conglomerate Bending Spoons in 2026
- 33 Chef who plans to retire with the perfect tan?
- 42 Signed up
- 43 R&B legend Redding
- 44 Spring bloom
- 45 Dove call
- 46 Up to the task
- 47 Purple shade
- 48 Festival that bestows a Grand Prix
- 49 Inspiring start?
- 50 Dental advice from Lea & Perrins?
- 54 Paint finish
- 56 Drain
- 57 Cry over spilled milk
- 58 ___ of the pack
- 61 Sunflower bit
- 62 Distress call
- 63 Nourished
- 64 Piece of coal
- 66 Mount Ka'ala's island
- 69 Some unofficial sequels, informally
- 72 19-Across flavor
- 74 Paramount channel
- 77 Dug a little too deep
- 79 Dinner guest who refuses to use chopsticks and probably won't show up?
- 82 Half a zygote
- 83 Short program
- 120 Balance sheet item
- 121 Real ___
- 17 Levelheaded
- 19 Boating hazard
- 20 Membership platform for content creators
- 22 Mickey or Minnie
- 26 Expanded, as a search area
- 29 Coffee, in slang
- 31 Llama kin
- 32 Chasm
- 33 Hooded snake
- 34 Slather with grease
- 35 Singles
- 36 Talks up
- 37 Like poison ivy
- 38 "It's all untrue!"
- 39 Opposite of SSW
- 40 "Holy guacamole!"
- 41 On and on and on
- 42 Ring exchange
- 47 Kate Middleton's sister
- 48 Prompted from the wings
- 51 Garden tool
- 52 Threat in some fairy tales
- 53 Smart ___
- 55 Nile 33-Down
- 59 Top-tier
- 60 Work quickly
- 62 Shade
- 63 Italian automaker
- 65 "Give ___ break!"
- 66 One-sided columns
- 67 Jargon
- 68 Like premium gasoline
- 70 Contest between Giants and Titans, e.g.
- 71 Take to the cleaners
- 72 Pulitzer Prize, for one
- 73 Number in the NATO alphabet
- 74 Stand-up performer
- 75 Stabilizing piece
- 76 Largest of the Inner Hebrides
- 78 Challenged
- 80 Rotten to the core
- 81 World Cup org.
- 84 Taro dish
- 85 Full-groan person?
- 90 Places for pots fresh from the oven
- 91 Photo ___
- 92 Mexican dish with fried tortillas
- 94 Suite sharer
- 95 "Full House" twins
- 96 Mongolian dwelling
- 100 Basics
- 101 Sign in a construction zone
- 102 Iowa college town
- 104 "So that's how it is"
- 105 Terse caution
- 106 Sinus doc
- 108 Lickety-split
- 109 Worker welfare org.
- 110 "Ignore that suggested edit"
- 112 Baby newt
- 113 One-named "Chandelier" singer
- 114 Laudatory poem
- 115 Before, in classic
- 114-Downs

10/11/26

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Training a dog to be nonreactive

DEAR PAW'S CORNER: My 1-year-old, mixed breed rescue dog “Shelly” barks at every noise and tries to lunge away from me when he sees another dog. He’s skittish around certain people, and can be unpredictable when more than a few people are in the house — sometimes he’s relaxed, sometimes he barks furiously. I know he needs more than basic obedience training, but where do I start? — Jethro H., Dallas

DEAR JETHRO: Talk to Shelly’s veterinarian first. They can recommend specific professional training, socialization techniques, and can also prescribe medication to calm your dog. A calm dog is easier to work with, so any training will be more effective.

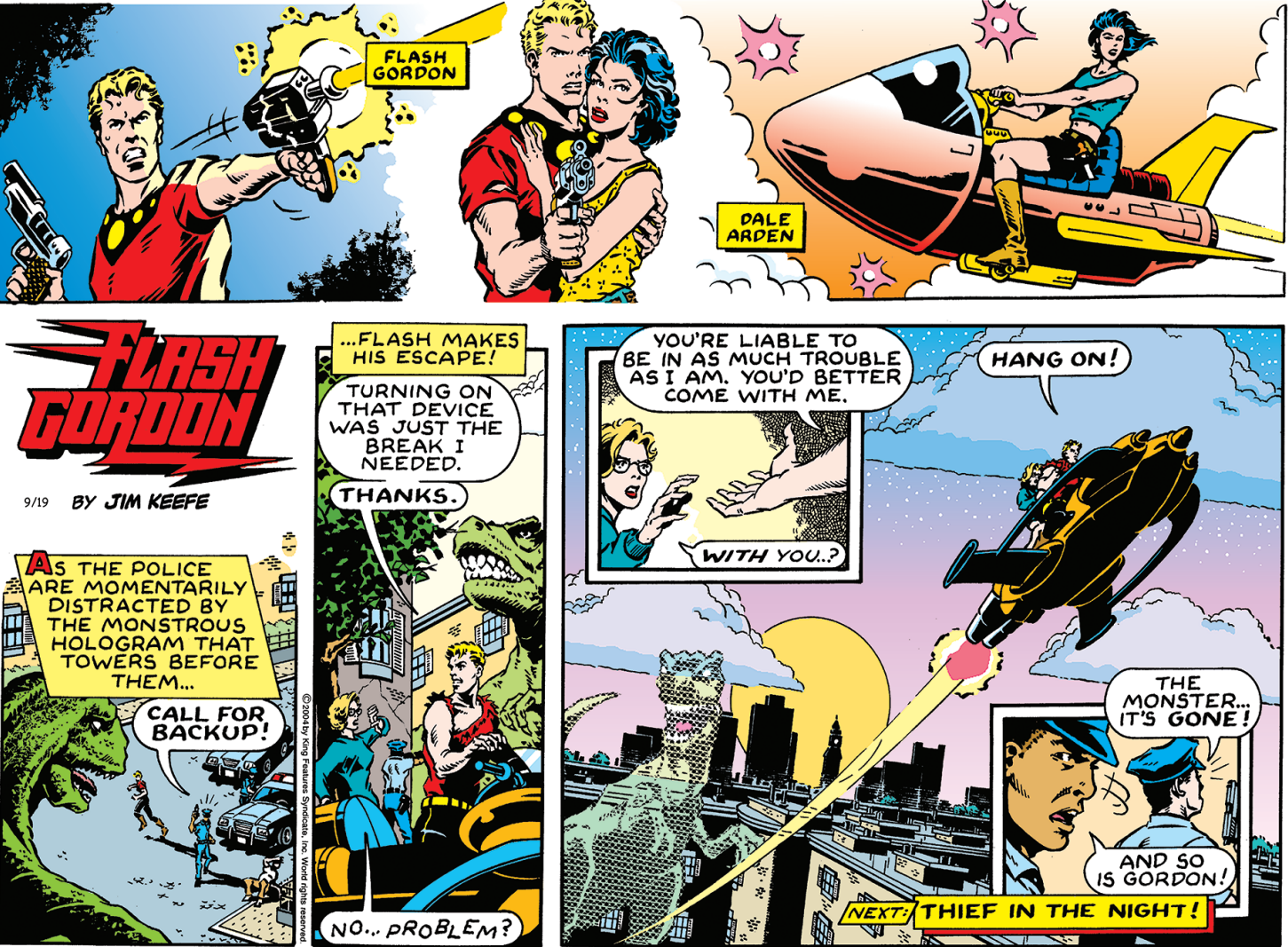
With rescue dogs, it can be difficult to imagine what their life was like before they ended up at a shelter. The shelter experience itself can be stressful. Building a daily routine for Shelly — always feeding, walking and training at the same time — helps reassure him that you are not abandoning him. He’s part of your family and always will be.

Keep working on basic commands while you research trainers in your area. Keep a notebook (or the note app on your phone) with you and write down Shelly’s behaviors during specific events, like encountering another dog, other people or wildlife. Note what situations trigger reactivity, and avoid those setups until they can be addressed in training.

One-on-one training costs more, but may be the best option at first so that Shelly gets constant attention and correction. After each training session, reinforce the new commands by working with your dog every day. Commit to continual reinforcement for the rest of Shelly’s life.

Send your tips, comments or questions to ask@pawscorner.com.

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What to watch SATURDAY

October 10, 2026

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

The Spirit of Halloween

Hallmark Channel, 8 p.m. ■ **Original Film**
Hallmark darling Meghan Ory plays Everly Stone, a woman who is very firmly anti-Halloween until she is visited by three friendly yet spooky spirits. The spirits help her rediscover her true self and see what she’s been missing all along.

The Monster She Married

Lifetime, 8 p.m. ■ **Original Film**
This film is based on the book *Fatal Prescription: A Doctor Without Remorse* by John Griffiths. Shelley Charalambous (Molly Saunders) has spent years building a life with Joseph (Matthew Morrison), the man she once trusted as her pediatrician, while also enduring the abuse and manipulation that has trapped her since she was a teenager. But when another one of Joseph’s teenage patients is murdered just days before testifying against him, Shelley is forced to face the dark truth of her marriage that she’s long avoided.

48 Hours

CBS, 10 p.m. ■ **Season Premiere**
The newsmagazine investigating fascinating cases that touch on all aspects of the human experience returns for Season 39.

Saturday Night Live: ‘Shane Gillis/Rosalía’

NBC, 11:25 p.m. **Live**
Actor and comedian Shane Gillis (*Tires*) hosts with Spanish singer-songwriter Rosalía as musical guest.



ALBERT CAMICIOLI, HALLMARK MEDIA

CATCH A CLASSIC Two for One: Maggie Gyllenhaal

TCM, beginning at 8 p.m.
Actor and filmmaker Maggie Gyllenhaal presents a pair of acclaimed international films. Federico Fellini’s *Nights of Cabiria* (1957) stars Giulietta Masina as a Roman sex worker who keeps searching for love despite one disappointment after another. Next is 1987’s *Babette’s Feast* (pictured), which follows a French refugee who prepares an extraordinary meal for the members of a strict religious community in Denmark. The Danish film became the first movie from Denmark to win the Academy Award for Best Foreign Language Film.



NORDISK FILM

MOVIES YOU’LL LOVE



- The Perfect Guy** (2015, Suspense) Sanaa Lathan, Michael Ealy **VH1, 6 p.m.**
- 50 First Dates** (2004, Romance-comedy) Adam Sandler, Drew Barrymore **Comedy Central, 6:30 p.m.**
- Enough** (2002, Suspense) Jennifer Lopez, Billy Campbell **POP, 6:30 p.m.**
- Blade** (1998, Horror) Wesley Snipes, Stephen Dorff **SYFY, 7 p.m.**
- Casper** (1995, Children) Christina Ricci, Bill Pullman **Freeform, 7:25 p.m.**
- The Guest Who Wouldn’t Leave** (2026, Suspense) Molly Flanagan, Alex Trumble **LMN, 8 p.m.**
- The Housemaid** (2025, Suspense) Sydney Sweeney, Amanda Seyfried **HBO, 8 p.m.**
- Tremors** (1990, Horror) Kevin Bacon, Fred Ward **AMC, 8 p.m.**
- Bruce Almighty** (2003, Comedy) Jim Carrey, Morgan Freeman **CMT, 8:15 p.m.**
- Beetlejuice** (1988, Comedy) Michael Keaton, Alec Baldwin **Freeform, 9:55 p.m.**
- Pumpkin Regatta Romance** (2026, Romance) Mishaël Morgan, Corey Sevier **Hallmark, 10 p.m.**
- The Super Mario Bros. Movie** (2023, Family) Chris Pratt, Anya Taylor-Joy **E!, 10 p.m.**

From the editors of TV Weekly and tvinsider.com



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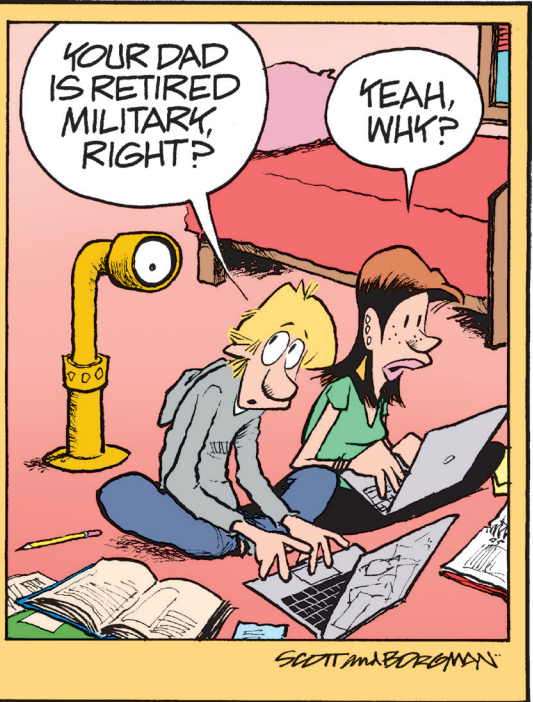
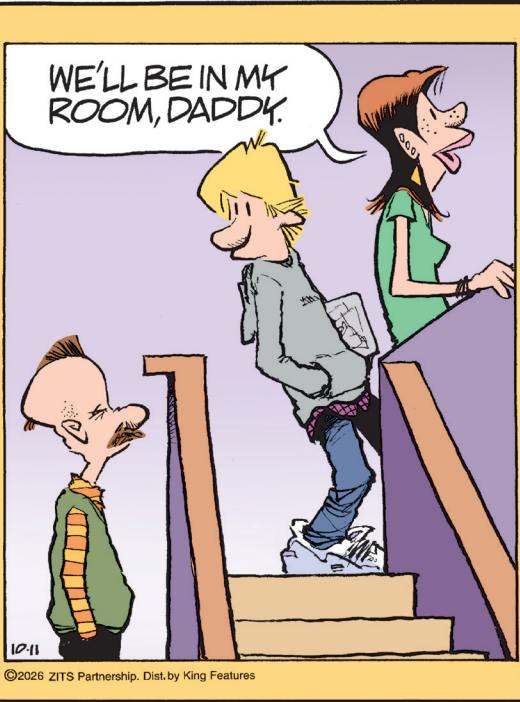
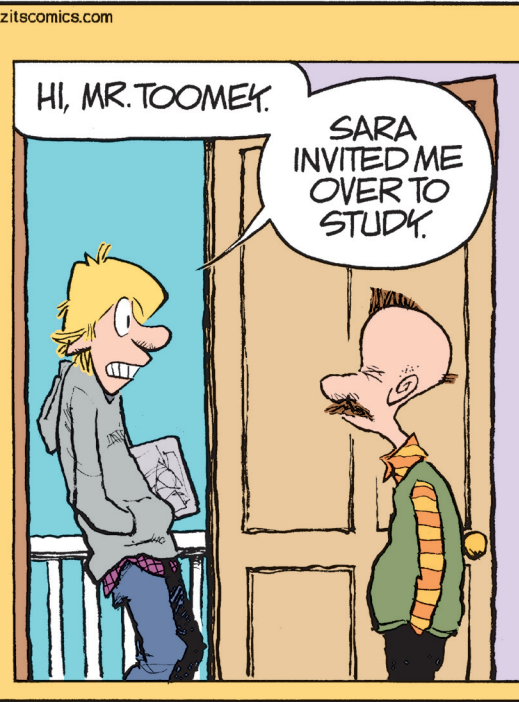
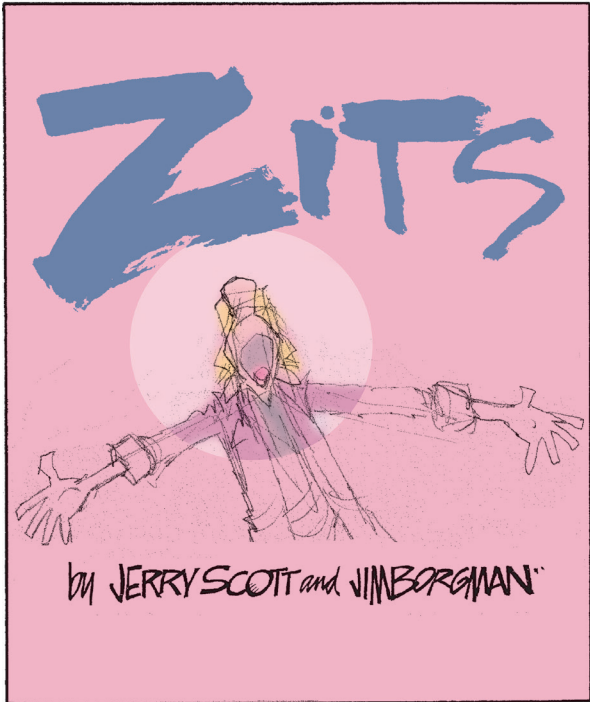
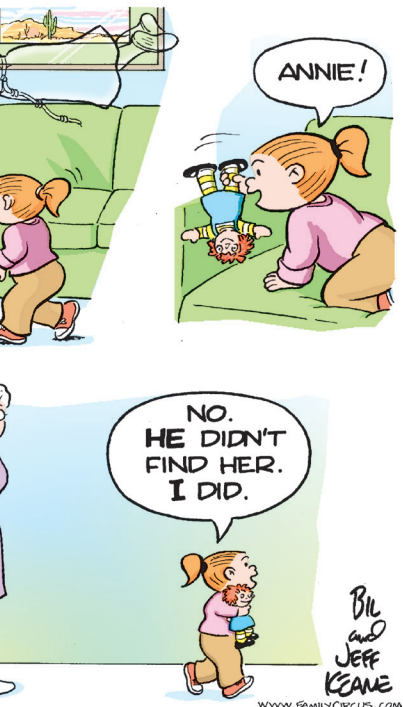
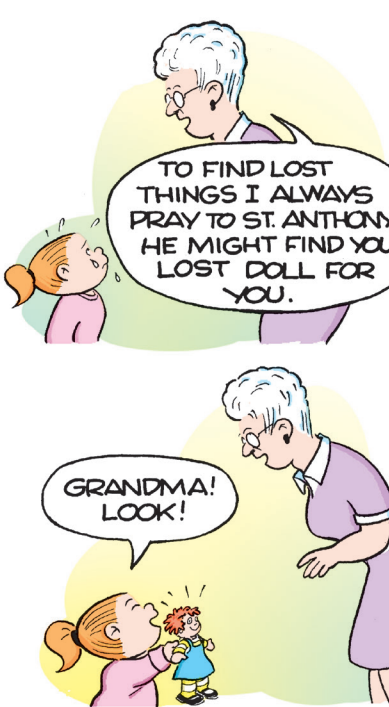
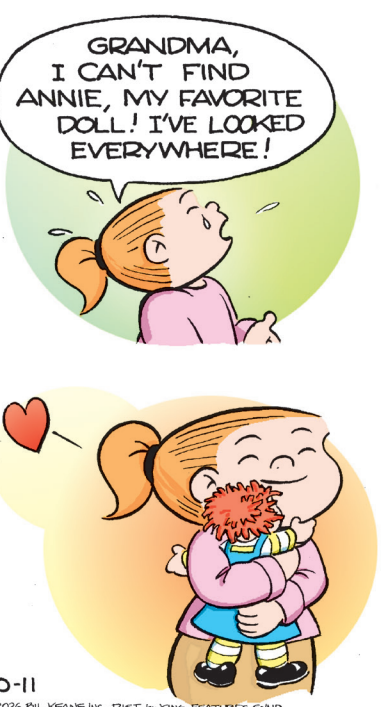
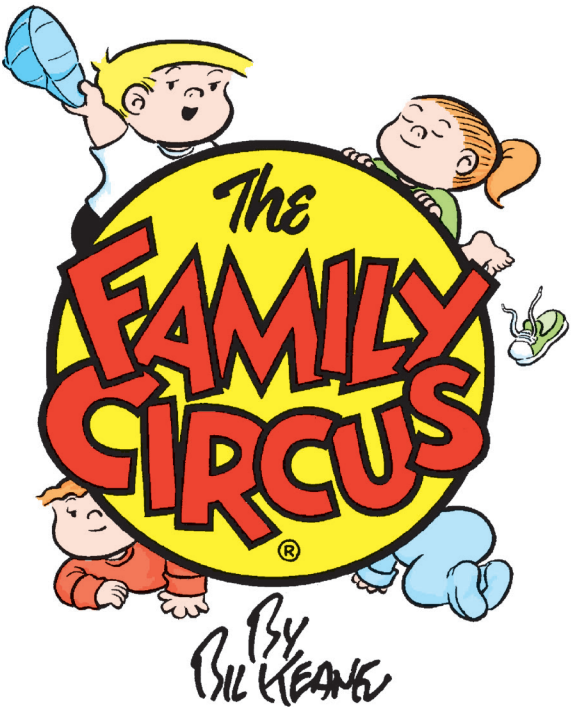
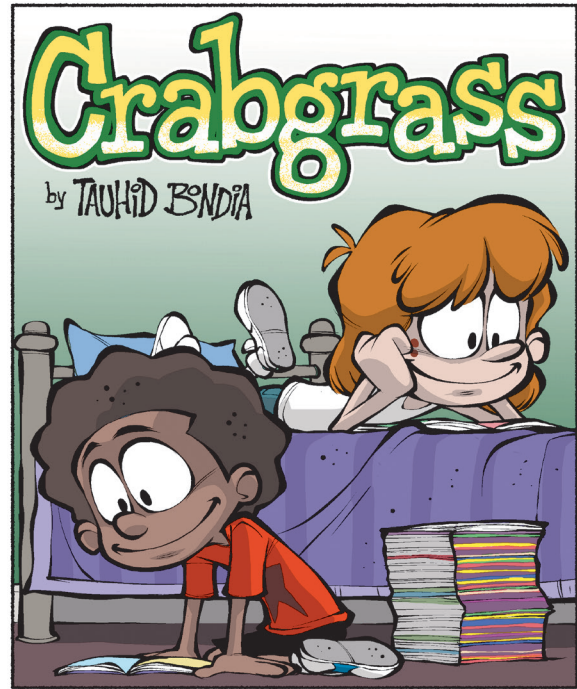
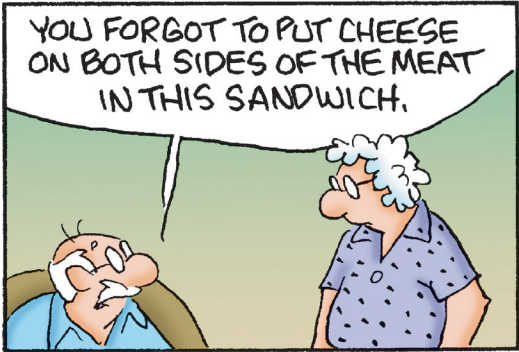
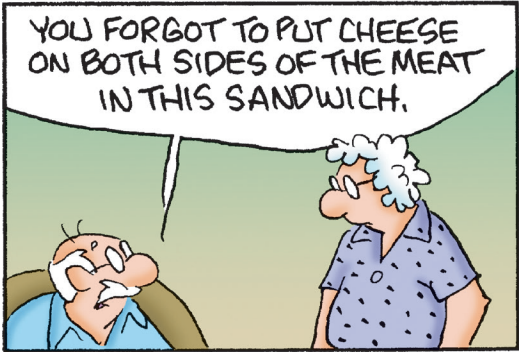
Mention code: tune1

TV-What to watch

The Albany
HERALD
ALBANYHERALD.COM

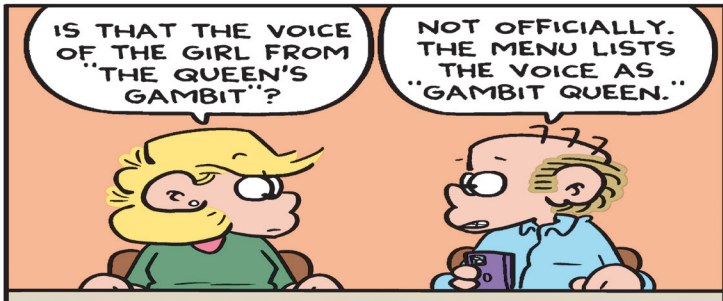
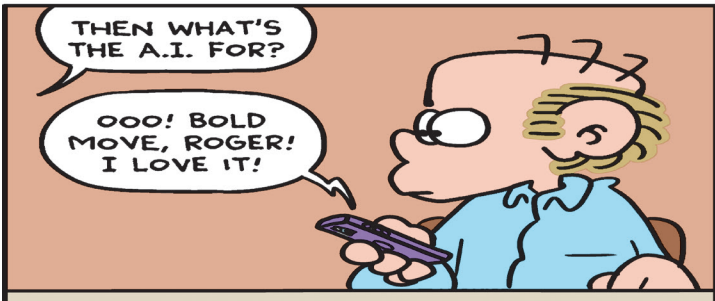
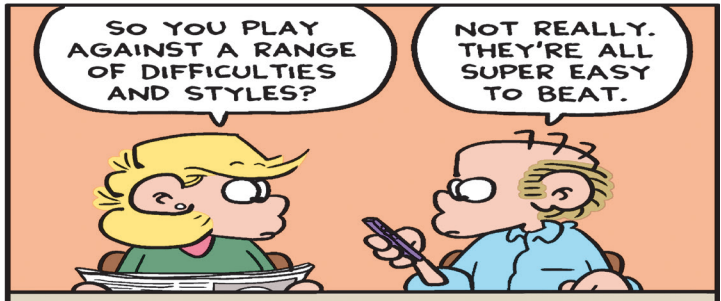
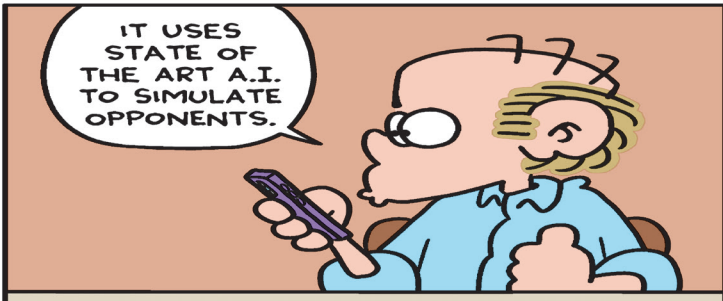
Weekend Comics

OCTOBER 10-11, 2026



FoxTrot

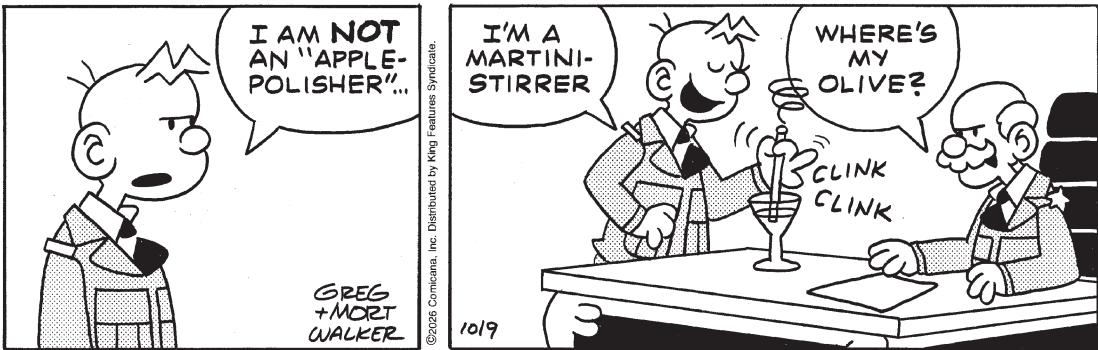
by Bill Amend



CLOSE TO HOME John McPherson



BEETLE BAILEY Mort & Greg Walker



BLONDIE Dean Young & John Marshall



THE BORN LOSER Art & Chip Sansom



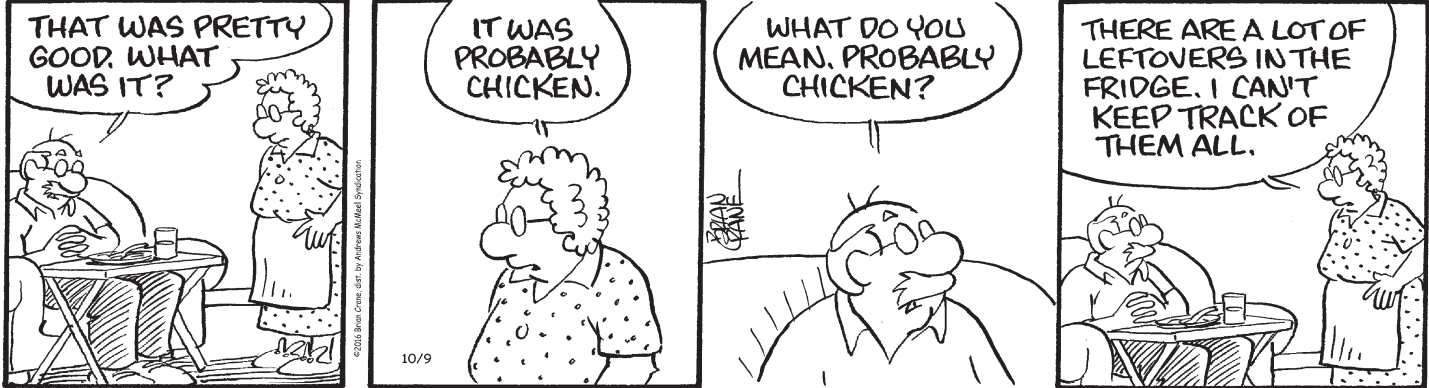
ZITS Jim Borgman & Jerry Scott



GARFIELD Jim Davis



PICKLES Brian Crane



SUDOKU

DIFFICULTY RATING:☆☆☆☆☆

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

WHATZIT?

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

firmameπt

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

TODAY'S WHATZIT SOLUTION:

Pie in the sky

Los Angeles Times Daily Crossword Puzzle

Edited by Patti Varol

ACROSS

1 C in shop class?
6 Blu-ray precursor
9 South Asian crepes
14 Hispaniola nation
15 Outdoor co-op with an "Uncommon Path" blog
16 Loosen, as laces
17 "Two-time Oscar winner with a stoic bearing?"
19 Recline atop
20 Charge
21 Horn sound
22 Briquettes
23 "Nursery rhyme lad with one eye closed?"
26 Talk into a bigger purchase
29 Warped Tour sponsor
30 Protective trench
31 Golfing goof
33 Lid
36 Finally meet in person, or how to make the starred clues match their answers
40 Grads-to-be
41 Sarge's superior
42 Hieroglyphic snakes
43 Insider's argot
44 Check
46 "Fictional spy sporting a big yellow button?"
51 Partygoer who might stock up on glow sticks
52 Many a Yemeni
53 Sweets
56 Carne burrito
57 "NFL analyst with a sad demeanor?"
59 Romantic poet who died fighting for Greek independence
60 "Eddington" director Aster
61 Caused
62 Utter, as thou might
63 Pewter component
64 Eye sores

DOWN

1 Many a cooking show host
2 Fabric with metallic threads
3 Love, in French
4 NYC transit org.
5 Flower part
6 Salivate
7 Starbucks order
8 Drop to 0%
9 Woman of La Mancha?
10 Mirepoix vegetables
11 Swordfish cut
12 Garlicky mayo
13 Intuit
18 Per-axle charge
23 Large New Zealand cricket in the name of an Oscar-winning digital effects company
24 Paperless Post alternative
25 Baylor University city
26 Pros who work at home
27 Really come down
28 College Board exams
31 Many Highland Games participants
32 Fragrant garland
33 Instance
34 Boxes in an arena?
35 Annoyance
37 Like a foul that might earn an automatic ejection
38 Super-duper
39 Less than hardly, quaintly
43 Assertions of faith
44 Jai
45 Fights back
46 Snatches
47 GPA booster
48 Egg-producing organ
49 Language of a haka chant
50 Conservationist
53 Hair quality
54 Upfront stake
55 Obstacles to teamwork
57 Lid
58 Permit

TODAY'S SOLUTION:

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

10/09/26

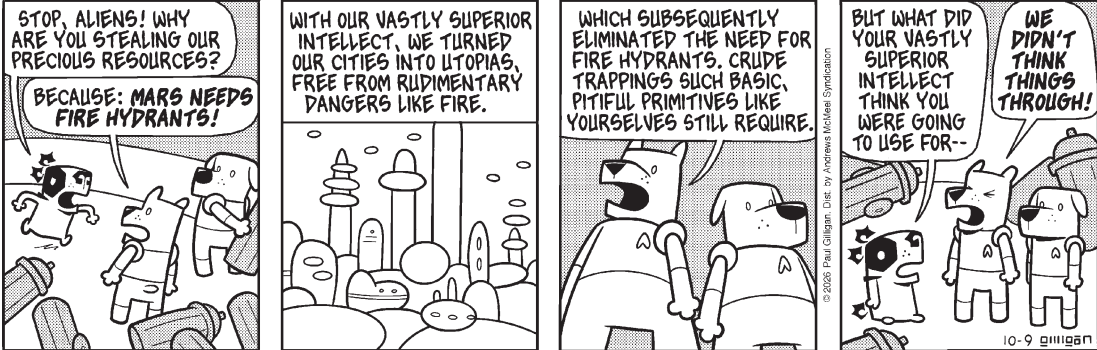
HAGAR THE HORRIBLE Chris Browne



PEANUTS Charles M. Schulz



POOCH CAFE Paul Gilligan



WONDERWORD

By DAVID OUELLET

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

NEAL MCDONOUGH (ACTOR)

Solution: 11 letters

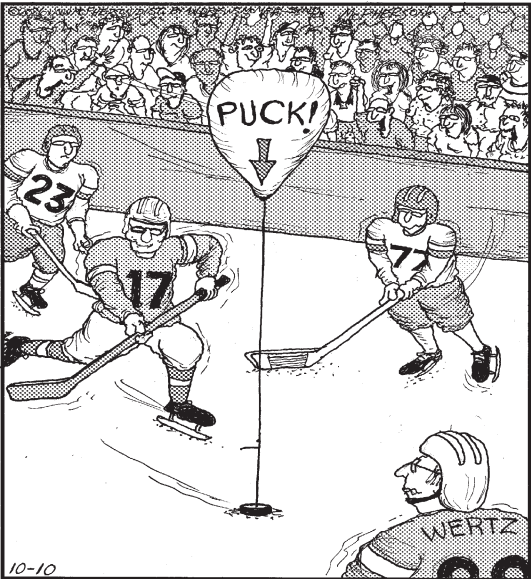
Y R E V O L C A T H E R I N E
E L H S I R I G H T E O U S N
L Y A E I S E N H O W E R O N
A R W M R B S C I H T E T O Y
P O K A U O F O N M H P I T L
E T N J V W S O C T M S U E T
X S A T E R O D O O I P C L N
L R M O E B O R C C E R T E A
O O N V O N B N E D E U A V N
N R I S O F N R G E L L H I E
D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

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American, Apex, Band of Brothers, Boomtown, Boon, Boston, Captain, Catherine, Clover, Compton, Creed, Deputy, Edgy, Eisenhower, Ethics, FBI, Halo, Hawk, Hero, Horror Story, Irish, James, King, Lawman, Lieutenant Lynn, London, McDonough, Mission, Morgan, NBC, Neal, Noble, Precision, Righteous, River, Ruvé, Television, Tin Man, Tulsa

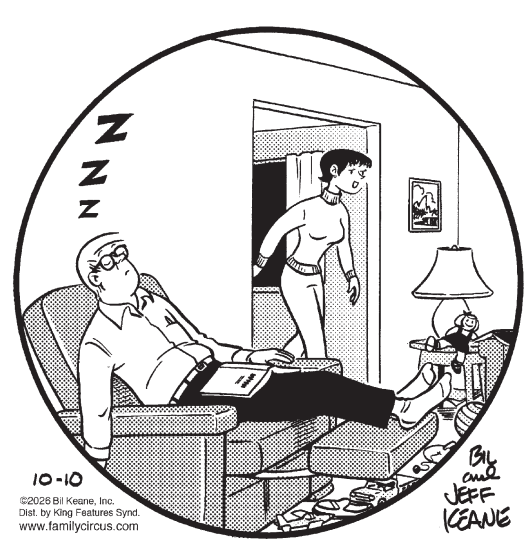
TODAY'S ANSWER: Yellowstone

CLOSE TO HOME John McPherson



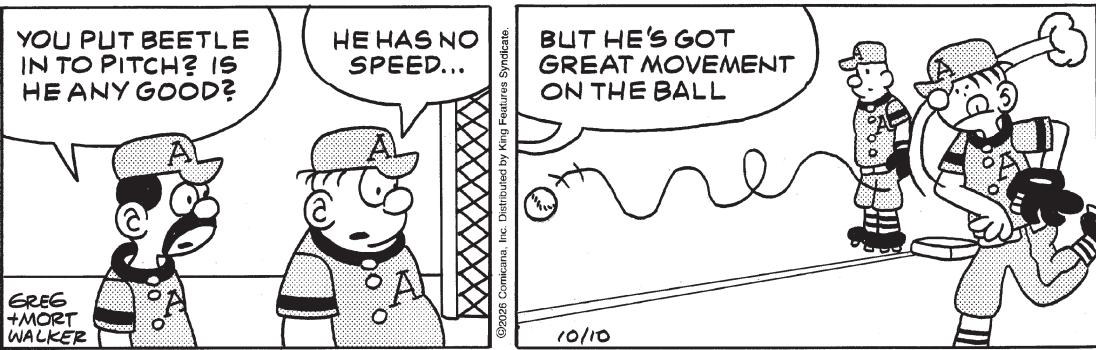
After years of complaints from fans that the puck is too hard to follow, the NHL devises a solution.

THE FAMILY CIRCUS Bil Keane



"They're all asleep. Now we can finally have some time for ourselves."

BEETLE BAILEY Mort & Greg Walker



BLONDIE Dean Young & John Marshall



THE BORN LOSER Art & Chip Sansom



ZITS Jim Borgman & Jerry Scott



GARFIELD Jim Davis



PICKLES Brian Crane



SUDOKU

DIFFICULTY RATING: ★★★★★

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

WHATZIT?

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

♠ J109
♥ J8
♦ 8652
♣ 7432

♠ A86
♥ Q542
♦ A10
♣ J1098

♠ KQ74
♥ 93
♦ J34
♣ AKQ6

♠ 532
♥ AK1076
♦ KQ97
♣ 5

DECK

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

TODAY'S WHATZIT SOLUTION:

CROSSWORD

- ACROSS**
- 1 Cup edge
 - 4 Group of sea otters
 - 8 Grouch
 - 12 One — kind
 - 13 At any time
 - 14 Ship part
 - 15 Toward the stern
 - 16 "Dibs!"
 - 17 Concerning (2 wds.)
 - 18 Innumerable
 - 20 Appointment misser (Hyph.)
 - 22 Sign
 - 23 Owed
 - 24 Place of study
 - 28 Pie shell
 - 32 Actress — Steenburg
 - 33 Obi
 - 35 Legume
 - 36 Catchall abbr.
 - 37 Unsightly
- DOWN**
- 1 Wander
 - 2 Doubtful
 - 3 Family head
- 38 Easier said — done**
- 39 Amy Winehouse song**
- 41 Absorb
 - 43 Ump kin
 - 45 Trouble
 - 46 Chanted word
 - 49 Unfriendly
 - 52 Jai —
 - 53 Frigid
 - 55 Overly
 - 56 Coin flip
 - 57 Fencing sword
 - 58 "To — is human ..."
 - 59 Warmth
 - 60 Jazz saxophonist — Getz
 - 61 "The Catcher in the —"

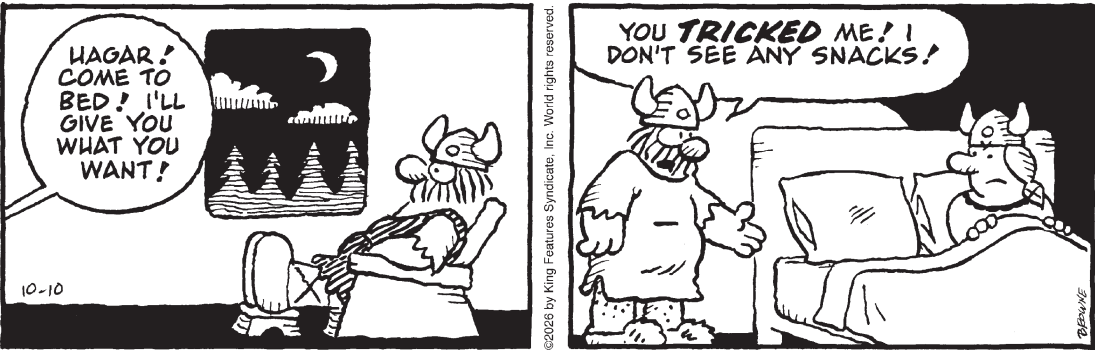
TODAY'S SOLUTION:

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

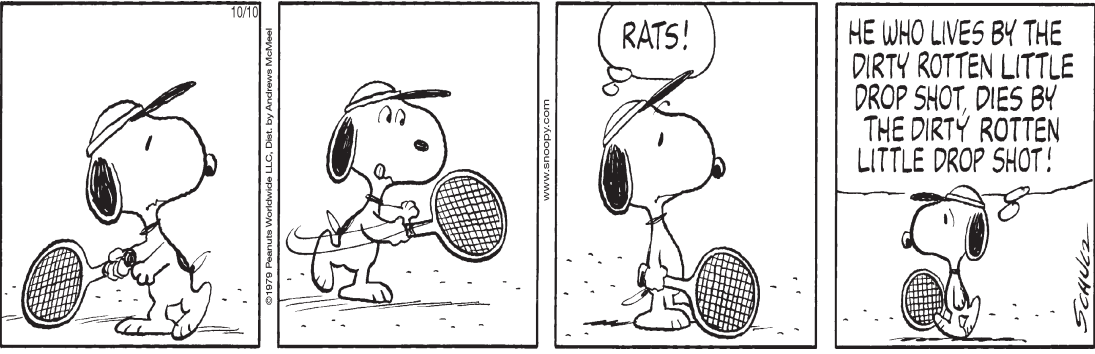
- 4 Do over
- 5 Eager
- 6 Swamp
- 7 Inclination
- 8 Beer after a shot
- 9 Go quickly
- 10 Palo —, California
- 11 Gust
- 19 — 500 race
- 21 "That stings!"
- 24 From the U.S.
- 25 Actress — Blanchett
- 26 NYC sports venue
- 27 Lock brand
- 29 Cover furniture
- 30 Seven —
- 31 Gets browner
- 34 Thesaurus entry: Abbr.
- 37 Ride-share company
- 38 Group of three
- 40 Painter
- 42 — of Eden
- 44 Confronts
- 46 School subj.
- 47 Succulent plant
- 48 Space Shuttle grp.
- 49 Parasitic insect
- 50 Whig's opponent
- 51 Days gone by
- 54 Choose

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

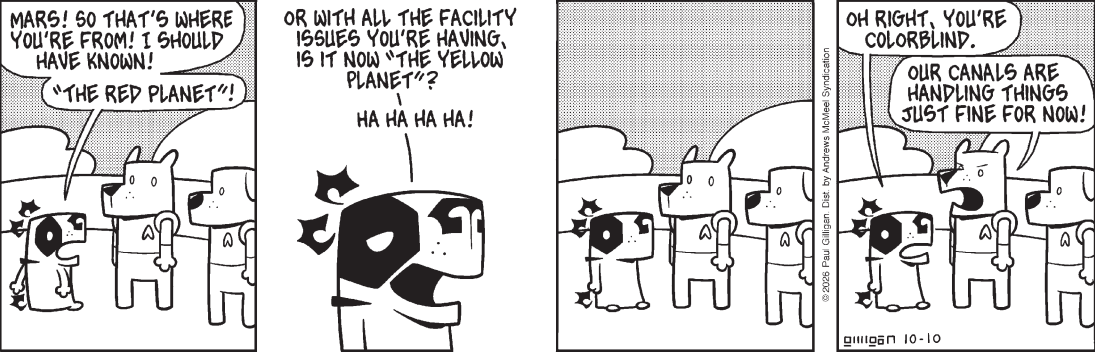
HAGAR THE HORRIBLE Chris Browne



PEANUTS Charles M. Schulz



POOCH CAFE Paul Gilligan



WONDERWORD

By DAVID OUELLET

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

CLEANING UP OCEAN GARBAGE Solution: 9 letters

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

Basin, Beach, Biodegradable, Boat, Bottles, Climate, Coast, Conservation, Crab, Current, Depth, Filter, Fish, Float, Gloves, Green, Gyre, Help, Kelp, Litter, Marine, Microplastics, Nets, Oils, Pacific, Patch, Pool, Protect, Recycle, Sail, Salt, Sand, Save, Seabirds, Shark, Shore, Sink, Skimmer, Solar, Spills, Straws, Surface, Tide, Turtle, Volunteer, Water, Whale

TODAY'S ANSWER: Pollution

ADAM@HOME

BY ROB HARRELL

I GOT IN TROUBLE AT SCHOOL.

WHAT'D YOU DO?

I BIT MS. NELSON.

WHAT? WHY?

NO, NO. I JUST NIBBLED HER ARM.

CLAYTON! YOU ARE NOT A VAMPIRE!

I KNOW, I KNOW. I'M LIKE... VAMPIRE LIGHT.

CAN I GET NEW FANGS? SHE KEPT MINE.

SIGH. WE HAVE EXTRAS.

ADAM! DO NOT ENABLE THE UNDEAD!

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HARRELL

10-11

CLOSE TO HOME

BY JOHN McPHERSON

HEY, SCOTTY, THAT NEW GUY, MAXWELL? HE'S GOTTA GO. HE'S MAKING S'MORES OVER THERE.

©2016 JOHN McPHERSON DIST. BY ANDREWS MCMEEL FOR UPS

10/11

THE BORN LOSER®

by Art & Chip Sansom

STOP YOUR GAME AND GET YOUR JACKET!

WE'RE GOING SHOPPING FOR SOMETHING FOR YOU TO WEAR,

OH, BOY! CAN WE GET MY HALLOWEEN COSTUME?

WE'LL HAVE TIME TO DO THAT LATER. THE PRIORITY FOR TODAY IS SCHOOL CLOTHES. YOU'VE OUTGROWN MOST OF YOURS.

AW, GEE! I'D RATHER GET MY HALLOWEEN COSTUME TODAY!

CAREFUL WHAT YOU WISH FOR—YOU WOULDN'T WANT TO HAVE TO WEAR YOUR COSTUME TO SCHOOL EVERYDAY, WOULD YOU?

HECK YEAH!

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10/11 Art/Chip

Jeff MacNelly's **Shoe**

By Ben Lansing & Susie MacNelly

This space Available call Mort 555-GONE

MY UNCLE BINK DIED AFTER SMOKING JUST ONE CIGAR.

JUST ONE???

HE WAS FIXING A GAS LEAK AT THE TIME.

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Susie MacNelly Ben Lansing 10/11

THAVES

WHY DO YOU HAVE YOUR UMBRELLA, ERNIE?

THERE COULD BE RAIN SHOWERS.

FOLD SNAP TWIST

AND, UM, A HELMET?

IN CASE OF METEOR SHOWERS.

AND A STROLLER IF A BABY SHOWER OCCURS!

ERNIE! ENOUGH WITH THE SHOWER REFERENCES.

AND NOW A GIFT?

THERE MAY BE A BRIDAL SHOWER!

SEEMS IT IS TIME TO CLOSE THE SHOWER CURTAIN!

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10-11 THAVES

BLONDIE

BY DEAN KURTZ & JOHN MARSHALL

DAD, CHECK OUT ALL THESE DIFFERENT VERSIONS OF YOU WE CREATED WITH A.I.

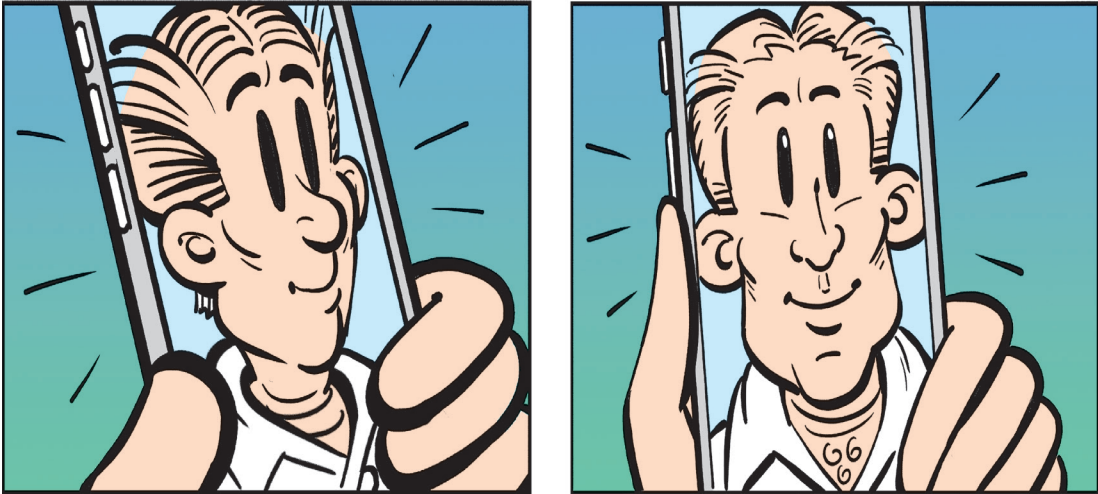
HONEY, HAVE YOU SEEN THE A.I. VERSION OF YOU THAT THE KIDS MADE?

YES, AND I JUST MADE IT MY NEW PROFILE PICTURE ON FACEBOOK

BUT THESE MAKE ME LOOK WAY MORE HANDSOME THAN I COULD EVER POSSIBLY LOOK IN REAL LIFE!

I KNOW!

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Mort Walker's beetle bailey

IS THAT A WEINER-DOODLE?

WHAT KIND OF DOG IS THAT?

HE'S A BERNE-DOODLE

THAT LOOKS LIKE A GOLDEN-DOODLE

CORRECT

SHE'S A LABRADOODLE

I SEE

THERE ARE SO MANY POODLE MIXES THESE DAYS

HOW ABOUT AN "OTTO-DOODLE"?

GREG + MORT WALKER

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Hank Ketchum's Dennis the Menace PUPPY LOVE

DOGS LIKE TO LOOK GOOD TOO.

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CLASSIC PEANUTS

BY CHARLES SCHULZ

I SUPPOSE THERE COMES A TIME WHEN MOST RELATIONSHIPS SIMPLY COME TO AN END...MAYBE THAT'S HAPPENED TO US...

HA HA HA HA! BOY, I REALLY HAD YOU FOOLED, DIDN'T I? I REALLY HAD YOU WORRIED! HA HA HA HA! I'M SORRY IF I UPSET YOU...I REALLY HAD YOU GOING, DIDN'T I? HA HA HA HA! I HAD NO IDEA YOU'D GET SO UPSET...

I GUESS IT WILL BE BETTER ALL AROUND IF WE JUST PART SORT OF FRIENDLY AND ADMIT THAT THE LOVE WE ONCE HAD IS NOW GONE...

RATS!

THESE THINGS HAPPEN EVERY DAY... I GUESS WE JUST THINK IT'LL NEVER HAPPEN TO US, BUT IT DID...WE HAD OUR LOVE, BUT NOW IT'S GONE!

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PEARLS BEFORE SWINE

BY STEPHAN PASTIS

Political Science 101
FINAL EXAM

State the function of the three branches of government and explain our system of checks and balances.

SUPREME COURT:
People who said this is all okay.

CHECKS AND BALANCES:
If you want a say in the system, send CHECKS on accounts with very large BALANCES.

CONGRESS:
People who take lots of money from rich people to do what they want them to do.

PRESIDENT:
Same as Congress, but for more loot.

I DON'T KNOW WHETHER TO GIVE HIM AN 'A' OR CRY.

GOOD TEACHERS ARE WAY PAST CRYING.

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