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A-1058
REQUEST FOR QUALIFICATIONS
Roadway Engineering and Traffic Signal Design
PROPOSAL REF. #27-034
Sealed proposals will be received by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 5:00 PM, on November 23, 2026. A Pre-Proposal Conference will be held November 2, at 10:00 AM in the Procurement division. Proposal documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Joshua Williams, Procurement Manager, at jswilliams@albanyga.gov.
\by\ Michael Eaton, Chief Financial Officer
October 31, 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

A-1044
NOTICE OF INCORPORATION
Notice is given that articles of incorporation which incorporate MNR EXPRESS CORP have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The initial registered office of the corporation is located at 404 Forest Glen Drive, Albany, Dougherty County, Georgia 31707. The initial registered agent of the corporation at such address is RUBINA ASLAM.
LISA M. GABLE ROBERTSON & GABLE, LLC 3595 Engineering Drive, Suite 101 Peachtree Corners, GA 30092 (770) 736-5182
October 24, 31, 2026

Debtors & Creditors

A-1021
GEORGIA,
DOUGHERTY COUNTY.
NOTICE
Notice is hereby given to all creditors of the Estate of **JEFFREY H. CORNELL**, Deceased,
to submit an account of their demands to the undersigned within the time prescribed by law, and all persons indebted to the said Estate are hereby requested to make immediate payment to the undersigned.
Run in newspaper:
SARAH ELIZABETH MCDANIELS,
Petitioner 2721 Rushland Park Blvd.
Knoxville, TN 39724
October 17, 24, 31, November 7, 2026

A-1020
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF DOUGHERTY
All creditors of the Estate of NE'AHMAD ALFRED, 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

Debtors & Creditors

are required to make immediate payment to us.
This 8th day of October, 2026.
Lauren H. Williamson,
Administrator of the Estate of Ne'Ahmad Alfred
P.O. Box 70639
Albany, GA 31708
October 17, 24, 31, November 7, 2026

A-1071
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of RONALD H. SLEDGE, late of Dougherty County, Georgia, 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 28th day of October 2026.
Smith Wilson, Attorney for Deborah M. Sledge
Executor of the Estate of RONALD H. SLEDGE
GARDNER WILLIS PLAIRE & WILSON, LLP
P.O. Drawer 71788
Albany, Georgia 31708-1788
229-883-2441
October 31, November 7, 14, 21, 2026

A-1047
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE is hereby given to all debtors and creditors of the Estate of George M. Chastain III of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the estate are hereby requested to make immediate payment to the undersigned.
This 20th day of October 2026.
George M. Chastain IV, Executor of the
Estate of George M. Chastain III
c/o John M. Moorhead, Esq.
314 W. Residence Ave.
Albany, GA 31701
October 24, 31, November 7, 14, 2026

A-1036
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE is hereby given to all debtors and creditors of the Estate of Margie King Fullerton of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the estate are hereby requested to make immediate payment to the undersigned.
This 13th day of October, 2026.
Michael Glenn Fullerton and Robert Douglas Fullerton, Executors of the Estate of Margie King Fullerton
c/o William D. Moorhead III, Esq.
314 W. Residence Ave.
Albany, GA 31701
October 17, 24, 31, November 7, 2026

A-1037
GEORGIA, CALHOUN COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of **SADIE HOLT CONLEY**, deceased, late of Calhoun County, Georgia.
All creditors of this estate 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 me.
JOHN KEVIN CONLEY, Co-Administrator SHEILA DAVIS, Co-Administrator
of the **Estate of SADIE HOLT CONLEY** Collier & Gamble, LLP
Edward R. Collier
P.O. Box 577
Dawson, Georgia 39842
October 17, 24, 31, November 7, 2026

A-1038
GEORGIA, CALHOUN COUNTY
NOTICE TO DEBTORS AND CREDITORS
RE: Estate of JOHN ANDREW CONLEY, deceased, late of Calhoun County, Georgia.
All creditors of this estate 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 me.
JOHN KEVIN CONLEY, Co-Administrator
SHEILA DAVIS, Co-Administrator
of the Estate of JOHN ANDREW CONLEY
Collier & Gamble, LLP
Edward R. Collier
P.O. Box 577
Dawson, Georgia 39842
October 17, 24, 31, November 7, 2026

A-1046
NOTICE
GEORGIA
DOUGHERTY COUNTY
Notice is hereby given to all creditors of the Estate of Jimmy E. Martin, 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.
Genelle Denise Martin
Administratrix of the Estate of Jimmy E. Martin
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
(229) 430-9989
October 24, 31, November 7, 14, 2026



Debtors & Creditors

A-1060
NOTICE TO DEBTORS AND CREDITORS
STATE OF GEORGIA,
COUNTY OF DOUGHERTY
All creditors of the Estate of VICKIE OHMART 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 26TH day of October, 2026.
Benjamin Ohmart,
Administrator of the Estate of Vickie Ohmart
1317 Edgewater Dr. #110
Orlando, FL 32804
October 31, November 7, 14, 21, 2026

A-1063
NOTICE TO DEBTORS AND CREDITORS
GEORGIA, DOUGHERTY COUNTY
All debtors and creditors of the estate of Dwain Rex Hackley, deceased, late of said State and County, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned Executor.
This 20th day of October, 2026.
To be published: four consecutive weeks
Bessie Mae Hackley
as Executor of the Estate of Dwain Rex Hackley, deceased
c/o Perry & Walters, LLP
Post Office Box 71209
Albany, Georgia 31708
October 31, November 7, 14, 21, 2026

A-1010
NOTICE
GEORGIA
DOUGHERTY COUNTY
Notice is hereby given to all creditors of the Estate of Sabrina W. Brown, 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.
Michael E. Brown
Executor of the Estate of Sabrina W. Brown
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
(229) 430-9989
October 17, 24, 31, November 7, 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-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
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-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 of said county, deceased, to render an account of their demands to the undersigned within the time prescribed by law. All persons indebted to the estate are hereby requested to make immediate payment to the undersigned.
This 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

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

Divorces

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

Miscellaneous

A-943
SUMMARIES OF PROPOSED CONSTITUTIONAL AMENDMENTS
Pursuant to requirements of the Georgia Constitution, Attorney General Christopher Carr, Secretary of State Brad Raffensperger, and Legislative Counsel Betsy Howerton hereby provide the summaries of the proposed constitutional amendments that will appear on the November 3, 2026, general election ballot for consideration by the people of Georgia (short captions are those adopted by the Constitutional Amendments Publication Board):
-1 -
Increases the maximum qualifying acreage for assessment and taxation as bona fide conservation use property.
House Resolution No. 32
Ga. L. 2025, p. 1081
( ) YES
( ) NO
Shall the Constitution of Georgia, for the purpose of protecting family farmland, be amended so as to increase the maximum acreage to qualify for assessment and taxation as a bona fide conservation use property from 2,000 acres to 4,000 acres?"
Summary
This proposal increases the maximum acreage to qualify for assessment and taxation as a bona fide conservation use property from 2,000 acres to 4,000 acres. It amends Article VII, Section I, Paragraph III of the Georgia Constitution, relating to uniformity, classification of property, assessment of agricultural land, and utilities, by revising subparagraph (e)(1).
A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.
- 2 -
Provides for the nonpartisan election of all probate court judges.
House Resolution No. 251
Ga. L. 2026, p. 1110
( ) YES
( ) NO
Shall the Constitution of Georgia be amended so as to require that all probate court judges be elected in nonpartisan elections?"
Summary
This proposal provides that all probate judges shall be elected in nonpartisan elections. It amends Article VI, Section VII, Paragraph I of the Georgia Constitution, relating to selection and term of office of judges, by revising subparagraph (a).
A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.
- 3 -
Authorizes creation of Georgia Next Generation 9-1-1 Fund for 9-1-1 systems expansion, maintenance, and operation.
House Resolution No. 1243
Ga. L. 2026, p. 1109
( ) YES
( ) NO
Shall the Constitution of Georgia be amended so as to authorize the General Assembly to dedicate certain existing revenues, including revenues reallocated by law, to a nonlapsing fund to be used exclusively for the expansion, maintenance, and operation of emergency 9-1-1 systems in this state?"
Summary
This proposal authorizes the General Assembly to provide by general law for the creation of the Georgia Next Generation 9-1-1 Fund. It amends Article III, Section IX, Paragraph VI of the Georgia Constitution, relating to appropriations to be for specific sums, by adding a new subparagraph (s).
A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.
October 17, 24, 31, 2026

Name Changes

A-1042
IN THE SUPERIOR COURT OF Dougherty COUNTY STATE OF GEORGIA
In re the name change of: Malorie Dixon
Civil Action File No. 26CV983-3
NOTICE OF PETITION TO CHANGE NAME
I, Malorie Dixon , filed a petition in the Superior Court of Dougherty County, Georgia on the 14th day of October, 2026, to change my name from Malorie Dixon to Malorie Jackson. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Signed this 14th day of October, 2026.
Malorie Dixon, Petitioner
2029 Stuart Avenue
Albany, GA 31707
470-399-3853
October 17, 24, 31, November 7, 2026

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Name Changes

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-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-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-1023
IN THE SUPERIOR COURT OF Dougherty COUNTY STATE OF GEORGIA
In re the name change of: Kinshishi Imani Mathis
Civil Action File No. 26CV963
NOTICE OF PETITION TO CHANGE NAME
I, Kinshishi Imani Mathis , filed a petition in the Superior Court of Dougherty County, Georgia on the 8th day of October, 2026, to change my name from Kinshishi Imani Mathis to Kinshishi Imani Young. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Signed this 8th day of October, 2026.
Kinshishi Imani Mathis, Petitioner
503 Rosenburg St
Albany, GA 31707
229-439-3349
October 17, 24, 31,November 7, 2026

A-1048
IN THE SUPERIOR COURT OF Dougherty COUNTY STATE OF GEORGIA
In re the name change of: Seth Aaron Best
Civil Action File No. 26CV994
NOTICE OF PETITION TO CHANGE NAME
I, Seth Aaron Best , filed a petition in the Superior Court of Dougherty County, Georgia on the 19th day of October, 2026, to change my name from Seth Aaron Best to Elliot Silvi-Best. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Signed this 19th day of October, 2026.
Seth Aaron Best, Petitioner
October 24, 31, November 7, 14, 2026

A-1072
DOUGHERTY COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: Joana Roblero
V.
Respondent: Alexis Enriquez
Civil Action Case Number: 26CV882-2
NOTICE OF SUMMONS
To: Alexis Enriquez, Respondent Named Above: This notice has been published to let you know that a Name Change case was filed against you in Superior Court on 9/15, 2026. The court issued an order for service of summons by publication on 9/23, 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 700 Cason St., 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 Name Change.
This the 23rd day of October, 2026.
Samantha Sebastain, Dep
October 31, November 7, 14, 21, 2026

Probate Court Administration

A-1053
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: RANDALL RAYMOND EVANS
ESTATE FILE NO: 2026-ES-302
Cassandra Rebecca Mullins has petitioned to be **appointed administrator** of the estate of **RANDALL RAYMOND EVANS**, 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 **November 16, 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 24, 31, November 7, 14, 2026

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 **November 2, 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-1033
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF WILLIAM KELVIN LANE, SR.
ESTATE NO: 2026-ES-331
NOTICE
TO: Lindsey Zevnik, Mary Cole, All Heirs of William Kelvin Lane, Jr., and All Other Interested Parties:
Tommy Mims and Tracy Mims have petitioned for the appointment of the County Administrator as Administrator of the above referenced estate of said County for the sole purpose of making it possible to commence or continue a lawsuit against the estate of said decedent. If the petition is granted, the County Administrator shall be relieved by the Court from all liabilities, duties and obligations otherwise imposed on the administrator of an estate, including but not limited to the marshaling of assets, the publication of notice to creditors, the filing of an inventory, the filing of returns, and the posting of a separate bond, except for these duties and obligations directly related to the acceptance of service of process and qualification as administrator and other duties directly related to the lawsuit.
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 of any such objections, and must be filed with the court on or before **November 23, 2026**. 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 of the Probate Court
225 Pine Avenue, Room 123
PO Box 1827
Albany, GA 31702-1827
229-431-2102
October 17, 24, 31, November 7, 2026

A-1047
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: CHARLES HENRY GOODROE
ESTATE FILE NO: 2026-ES-343
Ethan Lee Goodroe has petitioned to be appointed **administrator** of the estate of **CHARLES HENRY GOODROE**, 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 **November 16, 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

Probate Court Administration

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 24, 31, November 7, 14, 2026

A-1032
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: EFFIE CALLAHAN TUCKER
ESTATE FILE NO: 2026-ES-334
Dina Kay Sutherland has petitioned to be appointed **administrator** of the estate of **EFFIE CALLAHAN TUCKER**, 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 **November 9, 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 17, 24, 31, November 7, 2026

A-1064
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: WILLIE JAMES GATSON, JR.
ESTATE FILE NO: 2026-ES-280
Brittany Marie Gatson-Lassiter has petitioned to be appointed **administrator** of the estate of **WILLIE JAMES GATSON, JR.**, 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 **November 23, 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 of the Probate Court
225 Pine Avenue, Room 123
PO Box 1827
Albany, GA 31702-1827
229-431-2102
October 31, November 7, 14, 21, 2026

A-1042
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF CHARLES REUBEN KIRKPATRICK
ESTATE NO: 2026-ES-340
NOTICE
Matthew Kirtlink, Esquire, has petitioned for the appointment of the County Administrator as Administrator of the above referenced estate of said County for the sole purpose of making it possible to commence or continue a lawsuit against the estate of said decedent. If the petition is granted, the County Administrator shall be relieved by the Court from all liabilities, duties and obligations otherwise imposed on the administrator of an estate, including but not limited to the marshaling of assets, the publication of notice to creditors, the filing of an inventory, the filing of returns, and the posting of a separate bond, except for these duties and obligations directly related to the acceptance of service of process and qualification as administrator and other duties directly related to the lawsuit.
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 of any such objections, and must be filed with the court on or before November 23, 2026. 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 of the Probate Court
225 Pine Avenue, Room 123
PO Box 1827
Albany, GA 31702-1827
229-431-2102
October 24, 31, November 7, 14 2026

A-999
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: LONNIE CHARLES GREEN, SR.
ESTATE FILE NO: 2026-ES-329
TO: Kanyana Green Grimsley, Lonnie Green, Jr., and Pearlie Necole Green and to whom it may concern:
Lekeya Shante Jackson has petitioned to be appointed **administrator** of the estate of **LONNIE GREEN, SR.**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261,

Probate Court Administration

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 **November 16, 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 17, 24, 31, November 7, 2026

Probate Court Misc.

A-1009
IN THE PROBATE COURT OF DOUGHERTY COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF FRANK H. SCHAFFER, DECEASED
ESTATE NO. 2026-ES-330
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS
NOTICE

Deanna R. Schaffer has petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons 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 of any such objections, and must be filed with the Court on or before **November 9, 2026**.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel 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 of the Probate Court
Dougherty County Probate Court
225 Pine Ave, Suite 123
Albany, GA 31702
229-431-2102
October 17, 24, 31, November 7, 2026

Probate Court 12 mth Support

A-1039
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: CLIFFORD LEON TOLBERT
ESTATE FILE NO: 2026-ES-336
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of **Sonja Lee Tolbert** for a year's support from the above referenced estate of the Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before **November 16, 2026**, why said petition should not be granted.
All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed on or before the time stated in the preceding sentence. All pleading/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
October 17, 24, 31, November 7, 2026

A-1031
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: ORVEN GLENN HARP
ESTATE FILE NO: 2026-ES-335
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of **Sylvia C. Harp** for a year's support from the above referenced estate of the Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before **November 16, 2026**, why said petition should not be granted.
All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed on or before the time stated in the preceding sentence. All pleading/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
October 17, 24,31, November 7, 2026

A-1029
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: ERNEST R. ROGERS
ESTATE FILE NO: 2026-ES-333
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of **Joyce Segler Rogers** for a year's support from the above referenced estate of the Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before **November 16, 2026**, why said petition should not be granted.
All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed on or before the time stated in the preceding sentence. All pleading/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
October 17, 24, 31, November 7, 2026

Probate Court 12 mth Support

A-1043
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: VALARIE J. McDONALD
ESTATE FILE NO: 2026-ES-338
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of Daniel C. McDonald for a year's support from the above referenced estate of the Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before November 16, 2026, why said petition should not be granted.
All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed on or before the time stated in the preceding sentence. All pleading/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
October 17, 24, 31, November 7, 2026

Public Hearings

A-1055
REQUEST FOR QUALIFICATIONS
ALBANY HOUSING AUTHORITY
RFQ NO. PIN-55 -001
LAND ACQUISITION DUE DILIGENCE, CIVIL ENGINEERING AND LAND PLANNING SERVICES

The Housing Authority of the City of Albany, Georgia (AHA) invites qualified civil engineering firms to submit qualifications for comprehensive acquisition due diligence and preliminary land planning services for approximately 55.27 acres on Pinson Road and Rosebrier Avenue in Albany, Georgia.
AHA seeks one prime consultant responsible for providing and managing all required technical disciplines, including surveying, environmental assessments, geotechnical investigations, wetlands and floodplain evaluation, utilities, drainage, access, zoning, preliminary development planning, cost estimates, and technical closing support. Qualified subconsultants are permitted. Services will support a proposed mixed-use development and a 90-day acquisition inspection period.
Selection will be based on qualifications, relevant experience, proposed personnel, approach, availability, and past performance, followed by negotiation of scope and compensation. **Do not submit pricing with qualifications.**
The complete RFQ and submission instructions may be obtained by contacting Douglas Holdridge, Director of Modernization, at dholdridge@albanyha.com.
Qualifications must be received by no later than 2:00 PM **Eastern Time on 11-19-2026**, in accordance with the RFQ. Written questions are due by **12:00 PM Eastern Time on 11-05- 2026**
AHA reserves the right to reject any or all submissions and to cancel or amend this solicitation in accordance with applicable requirements. Small, minority-owned, and women-owned firms are encouraged to participate.
October 24, 27, 29, 31, November 3, 5, 7, 10, 12, 14, 17, 19, 2026

Public Sales/ Auctions

A-1056
UNKNOWN VEHICLES STRUMS ELITE TOWING & RECOVERY
You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions will be filed in the Magistrate Court of Dougherty County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is:
Strum's Elite Towing & Recovery
2800 Phillips Dr
Albany Ga 31721
Anyone with an ownership interest in a vehicle listed herein contact us at 229-319-5924

1.VIN:1FTEW1CF7GKE29676
Year: 2016
Make: FORD
Model: F-150

2.VIN:1C4HJXEN1JW304448
Year: 2018
Make: Jeep
Model: Wrangler

3.VIN: 2C3CD2BT4KH661546
Year: 2019
Make:Dodge
Model: challenger

4.VIN:2C3KA53G36H125627
Year:2006
Make: Chrysler
Model:300

5.VIN:1FTRW12869FA31892
Year:2009
Make:Ford
Model: F150

6.VIN:1HGCP2F3XAA056157
Year:2010
Make:Honda
Model:Accord

7.VIN: 5FNRL38275B105746
Year:2005
Make:Honda
Model: Odyssey

8. Vin: 1HGES15582L000096
Year:2002
Make: Honda
Model: civic

9. VIN:5NPE24AF3HH448662
year:2017
Make: Hyundai
Model: sonata

10. VIN: 3N1CN8EV4ML847052
Year: 2021
Make: Nissan
Model: Versa

11. VIN: 1N4BL4BV6RN367068
Year: 2024
Make: Nissan
Model: Altima

12. VIN: WBAYE8C50ED134417
Year:2014
Make: BMW
Model: Alpina

13. VIN: 1VWBH7A37DC004437
Year: 2013
Make: Volkswagen
Model: Passat navy
October 31, November 7, 2026

A-1045
You are hereby notified, in accordance with OCGA 40-11-19 (A) (2), that petitions were filed in the Magistrate Court of Dougherty County to foreclose liens for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at: A-1 Wrecker Service, 213 7th Ave, Albany, GA.
Corrections to advertisement of 8/8/26 and 8/15/26 incorrect vin # listed:

Make: Dodge
Model: Dakota
Year: 2007
Vin #: 1D7HE22K07S232326
License: NONE
State:
Case #: 2026-229A

Make: Honda
Model: CRV
Year: 2006
Vin #: SHSRD68516U403888
License: GR1962
State: GA
Case: 2026-228AV
Octobers 24, 31, 2026

A-1034
Public Auction
Location:
Royal Storage
2801 Palmyra Road
Albany, GA 31707
229-446-2038
Date & Time:
Tuesday, November 17, 2026
Bids due by 12:00 PM Sharp
Auction by Sealed Bid Only
Viewing:
Monday, November 16, 2026
9:00 am – 5:00 pm
Unit 254 Jo Ann Sagendorgh: Furniture, mattress

Unit 449 Tamika Barkley: Furniture & misc.

Unit 638 Carmen Spencer: Furniture, boxes & misc.

Unit 668 Shakeita Mackey: Furniture, boxes & misc.

Unit 715 Christina Williams: Bike, suitcase & misc.

Unit 726 Carmen Spencer: Furniture & misc.
October 31, November 7, 14, 2026

A-1043
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. Vehicles are currently located at: A1 Wrecker Service
The vehicles subject to liens as stated above are identified as:

Make: Jeep
Model: Cherokee
Year: 2014
Vin #: 1C4PJMCS4EW147670
Tag: GBK935
State: GA

Makek: Jeep
Model: Cherokee
Year: 2015
Vin #: 1C4PJMCS3FW565039
Tag: None
State;

Make: Jeep
Model: Wrangler
Year: 2006
Vin #: 1J4FA69S46P722841
Tag: NONE
State:

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:
A1 Wrecker
213 7th Ave
Albany, GA 31701
Phone: (229)-436-3990
October 24, 31, 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

Service by Publication

October 10, 17, 24, 31, 2026

A-1038
IN THE SUPERIOR COURT OF DOUGHERTY COUNTY
LAKEVIEW LOAN SERVICING, LLC, Plaintiff,
V.
DENNIS ADDISON, and UNITED STATES
OF AMERICA on behalf of the DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT,
Defendants.
Case No. SUCV2026000269
TO: DENNIS ADDISON
NOTICE OF PUBLICATION
By Order for Service by Publication, entered the 13th day of October 2026, and filed on this Court's Docket the 14th day of October, 2026, you are hereby notified that Lakeview Loan Servicing, LLC (the "Plaintiff") filed a Complaint for Judicial Foreclosure (the "Complaint") on March 20, 2026 and you have been named as a party-in-interest.
You are required to file with the Clerk of the Superior Court, and to serve upon Plaintiff's attorneys, Bret J. Chaness and Patty Bramlett of Rubin Lublin, LLC, 3145 Avalon Ridge Place, Suite 100, Peachtree Comers, Georgia 30071, an Answer in writing within sixty (60) days of the date of the Order for Publication.
WITNESS, the Honorable Denise Marshall, Judge of this Superior Court. This 14th day of October, 2026
Phyllis Johnson
CLERK OF SUPERIOR COURT
DOUGHERTY COUNTY, GEORGIA
October 24, 31, November 7, 14, 2026

A-1041
DOUGHERTY COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: Tiffany Jackson
V.
Respondent: Kavin R. Wilburn
Civil Action Case Number: SUCV2026000362
NOTICE OF SUMMONS
To: Kavin R. Wilburn, Respondent Named Above: This notice has been published to let you know that a Petition for Child Support case was filed against you in Superior Court on 4/14, 2026. The court issued an order for service of summons by publication on 9/22, 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 152 Patriots Trail #117, Hinesville, GA 31313. 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 Child Support.
This the 22nd day of September, 2026.
Samantha Sebastian, Dep
Clerk
October 24, 31, November 7, 14, 2026

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

Trade Names

A-1039
TRADE NAME REGISTRATION STATEMENT AND AFFIDAVIT
Trade Name: Smith's Transporting
203 Independence Dr Albany, GA 31705
(1) (Description of Registrant; if natural person, give name and full address: if firm or partnership, give name and address of each member of firm or partnership; if corporation, give name of corporation and its legal domicile. If limited partnership the firm name shall have added the word "limited" in parentheses).
Dontavia Farley, 203 Independence Dr Albany, GA 31705
(2) (Describe the business owned or being or to be carried on and the county in which said business is chiefly carried on, and, if a corporation, it's legal domicile; and the trade name used).
Providing hotshot trucking and transportation services for businesses and individuals. Freight transportation, local and long distance hauling, equipment and general cargo.
(3) This registration made and filed to comply with requirements of Act of General Assembly of Georgia, approved March 29, 1937, and amendment approved March 20, 1943.
Dontavia Farley
GEORGIA, DOUGHERTY COUNTY
Personally appeared before me
Dwan Cantrell, an officer authorized to administer oaths, the undersigned, who being duly sworn deposes and says that the facts stated in the foregoing registration are true. Sworn to and subscribed before me the 16th day of October, 2026.
Dwan Cantrell
MY COMMISSION EXPIRES: December 22, 2028
October 24, 31, 2026

A-1054
TRADE NAME REGISTRATION STATEMENT AND AFFIDAVIT
Trade Name: Sunnyside Landscaping
2214 Taft St, Albany, GA 31707
(1) (Description of Registrant; if natural person, give name and full address: if firm or partnership, give name and address of each member of firm or partnership; if corporation, give name of corporation and its legal domicile. If limited partnership the firm name shall have added the word "limited" in parentheses).
Anthony Phillips, 2214 Taft St, Albany, GA 31707
(2) (Describe the business owned or being or to be carried on and the county in which said business is chiefly carried on, and, if a corporation, it's legal domicile; and the trade name used).
Landscaping/Construction business in Dougherty County. 2214 Taft St, Albany, GA 31707 dba Sunnyside Landscaping
(3) This registration made and filed to comply with requirements of Act of General Assembly of Georgia, approved March 29, 1937, and amendment approved March 20, 1943.
Anthony Phillips
GEORGIA, DOUGHERTY COUNTY
Personally appeared before me
Anthony Phillips, an officer authorized to administer oaths, the undersigned, who being duly sworn deposes and says that the facts stated in the foregoing registration are true. Sworn to and subscribed before me the 21st day of October, 2026.
D. Elaine Hunt Nichols
MY COMMISSION EXPIRES: July 20, 2028
October 24, 31, 2026

Foreclosures

A-947
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER
Pursuant to the power of sale contained in the Security Deed executed by CHIAKA NEALY to Mortgage Electronic Registration Systems, Inc., as grantee, as a nominee for Southpoint Financial Services, Inc. in the original principal amount of $93,279.00 dated August 29, 2024, and recorded in Deed Book 5223, Page 266, Dougherty County records, said Security Deed being last transferred to PLANET HOME LENDING, LLC in Deed Book 5397, Page 1-2, Dougherty County records, the undersigned will sell at public outcry to the highest bidder for cash, before the Courthouse door in said County, or at such other place as lawfully designated, within the legal hours of sale, on 11/3/2026, the property in said Security Deed and described as follows:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 371 IN THE FIRST LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA AND BEING ALL OF LOT 37 OF NORTH SLAPPEY HEIGHTS, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS THE SAME IS RECORDED IN PLAT BOOK 1, PAGE 258 (PLAT CABINET 1, SLIDE A-33), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORIGA,
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-923
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by Rico B Anderson to Mortgage Electronic Registration Systems, Inc. as grantee, as nominee for Mortgage Research Center, LLC dba Paddio, a Missouri Limited Liability Company dated November 30, 2021, and recorded in Deed Book 4912, Page 222-232, Dougherty County Records, said Security Deed having been last sold, assigned, transferred and conveyed to NewRez LLC dba Shellpoint Mortgage Servicing, securing a Note in the original principal amount of $122,735.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, December 1, 2026, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:
All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being all of Lot 15, Block 2, of Palmyra Homes Subdivision according to a map or plat of said subdivision as the same is recorded in Plat Book 1, Page 210 (Plat Cabinet 1, Slide A-27), in the Office of the Clerk of the Superior Court of Dougherty County, Georgia.
Said property is known as **1308 6Th Avenue, Albany, GA 31707**, together with all fixtures and personal property attached to and constituting a part of said property, if any.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.
The property is or may be in the possession of **Rico B Anderson and Odella Smith Anderson, successor in interest or tenant(s).**
NewRez LLC as Attorney-in-Fact for Rico B Anderson
File no. 26-084157
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
1050 Crown Pointe Parkway, Suite 500
Atlanta, GA 30338
(770) 220-2535
https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
September 26, October 3, 10, 17, 24, 31, November 7, 14, 21, 28, 2026

A-963
NOTICE OF SALE
GEORGIA, DOUGHERTY COUNTY
By virtue of a power of sale contained in that certain Deed to Secure Debt from THOMAS G. HALL to : RENASANT BANK, as successor by corporate merger to HERITAGEBANK OF THE SOUTH, dated April 1, 2004, and recorded in Deed Book 2777, Page 022 et seq., as same was modified by Modification of Security Deed dated April 15, 2019 as recorded in Deed Book 4597, Page 175 in the Office of the Clerk of Superior Court of Dougherty County, Georgia, said Deed to Secure Debt having originally been given to secure that certain Promissory Note in the original principal amount of FORTY-FOUR THOUSAND AND 00/100 DOLLARS ($44,000.00) of even date therewith, as well as all extensions, renewals and modifications thereof, together with any and all other indebtedness, of any type or description, then or thereafter owing by THOMAS G. HALL to RENASANT BANK as successor by corporate merger to HERITAGEBANK OF THE SOUTH, there will be sold by the undersigned, at public outcry, to the highest bidder for cash, before the courthouse door at Albany, Dougherty County, Georgia, within the legal hours of sale on the first Tuesday in November 3, 2026, the following described property:
All that tract or parcel of land lying and being in Dougherty County, Georgia, and being the north 188.2 feet of Tract A of the Albany Georgia Pecan Company Subdivision "D", according to a map of said subdivision as same is recorded in Contract Book 2, Page 152, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, and being more particularly described as follows: Begin at the intersection of the north line of said tract "A" with the east right of way line of U.S. Highway 19 and run thence south 1°41' wets a distance of 180.2 feet to a point; run thence north 87°30' east a distance of 1,031.5 feet to the west right of way line of the Atlantic Coastline Rail Road; run thence north 0°30' east along the west right of way line of said rail road a distance of 188.2 feet to a point; run thence south 87°30' west a distance of 1,028.59 feet to the point of beginning; said property being described according to a plat of the property of Thomas G. Hall and Candace Lee Hall, dated December 22, 1976, by William Lowe, Registered Land Surveyor.
This is the same property as that conveyed to Grantor and Grantee by Warranty Deed as the same appears of record in the office of the Clerk of Superior Court of Dougherty County, Georgia, in Deed Book 575, Page 24.
THE STREET ADDRESS OF THE ABOVE-DESCRIBED PROPERTY, UPON INFORMATION AND BELIEF OF RENASANT BANK ACCORDING TO THE PRESENT NUMBERING SYSTEM OF STREETS IN DOUGHERTY COUNTY, GEORGIA IS 4100 RADIUM SPRINGS ROAD, ALBANY, GEORGIA.
The indebtedness secured by the aforementioned Security Deed has been and is hereby declared immediately due and payable in full because of the failure of THOMAS G. HALL to maintain payments upon said indebtedness owing to the RENASANT BANK as successor by corporate merger to HERITAGEBANK OF THE SOUTH in accordance with its terms. Said indebtedness remaining in default, this sale shall be made for the purpose of paying such indebtedness, as well as all expenses of this sale, including attorneys' fees.
The above-described property will be sold as the property of THOMAS G. HALL and will be sold subject to the following items which may affect the title to said property: all zoning and subdivision ordinances and/or regulations; matters which would be disclosed by an accurate survey or an inspection of the property; all real property ad valorem taxes or assessments, which may constitute liens upon said property; all liens which, under applicable law, would take priority over the Deed to Secure Debt described above; and all easements, restrictions, rights-of-way, security deeds or other encumbrances of record which have priority over the referenced Deed to Secure Debt.
To the best of the knowledge and belief of the undersigned, the party presently in possession of said property is THOMAS G. HALL, and/or a tenant or tenants.
Please be further advised that the entity which has full authority to negotiate, amend and modify all terms of your Notes, Security Deed, and related documents, is:
Renasant Bank
104 Heritage Lane
Leesburg, GA 31763
(229) 878-2008

Foreclosures

ATTN: Joey Shiver
Please note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of such loan.
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
RENASANT BANK, as successor by corporate merger to HERITAGEBANK OF THE SOUTH as Attorney-in-Fact for THOMAS G. HALL
October 10, 17, 24, 31, 2026

A-969
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER
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-1069
NOTICE OF SALE UNDER POWER
GEORGIA, ROCKDALE COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from DEVONATE BARKSDALE A/K/A DE'VONATE BARKSDALE and LESSIE SHORTER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR LOANDEPOT.COM, LLC, dated December 26, 2023, recorded December 29, 2023, in Book 7707, Page 111, Rockdale County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Three Hundred Forty-One Thousand Five Hundred Ninety-Eight and 00/100 dollars ($341,598.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Lakeview Loan Servicing, LLC, there will be sold at public outcry to the highest bidder for cash at the Rockdale County Courthouse, within the legal hours of sale on the first Tuesday in January, 2027, all property described in said Security Deed including but not limited to the following described property:
ALL THOSE TRACTS OR PARCELS OF LAND LYING AND BEING IN LAND LOTS 215 & 216 OF THE 10TH DISTRICT, ROCKDALE COUNTY, GEORGIA, AND BEING LOT 88, AVONDALE NORTH - PHASE 1, AS PER PLAT RECORDED IN PLAT BOOK 42, PAGES 10-13, INCLUSIVE, ROCKDALE COUNTY, GEORGIA RECORDS, SAID PLAT BY THIS REFERENCE BEING INCORPORATED HEREIN AND MADE A PART HEREOF FOR A COMPLETE LEGAL DESCRIPTION.
Said legal description being controlling, however the property is more commonly known as **158 AVONDALE BLVD, CONYERS, GA 30013.**
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be

Foreclosures

made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.

Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.

To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is DEVONATE BARKSDALE A/K/A DE'VONATE BARKSDALE, LESSIE SHORTER, or tenants(s).

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) purchaser's tendering to Rubin Lublin, LLC, anti-money laundering information as required pursuant to the FinCEN Real Estate Report Rule. Failure to provide information, could result in rescission of the sale.

The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: M & T Bank, Loss Mitigation Dept., 1100 WEHRLE DRIVE, WILLIAMSVILLE, NY 14221, Telephone Number: 1-800-724-1633. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.

LAKEVIEW LOAN SERVICING, LLC
as Attorney in Fact for
DEVONATE BARKSDALE A/K/A DE'VONATE BARKSDALE, LESSIE SHORTER
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC
3145 Avalon Ridge Place, Suite 100,
Peachtree Corners, GA 30071
Telephone Number: (877) 813-0992
Case No. MTB-26-04925-1
rlselaw.com/property-listing
October 31, 2026

A-1044
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM (NOTICE OF BARMENT)
FROM:
WARE QUALITY INVESTMENTS
TO:
GREENLEO RESIDENTIAL RENTAL LLC
406 FIFTH AVE
ALBANY, GA 31701
RE: Foreclosure of Right to Redeem Property Tax Deed
Current Tenant:
2002 COLQUITT AVE
ALBANY, GA 31707
Date of Notice: 10/01/2026
Take notice that:
The right to redeem the following described property, to wit: All that tract or parcel of land lying and being in Dougherty County, Georgia, and being more particularly described as follows:
PLT 3-36 PT LL 402, 1ST DIST/00230/00005/038/2002 COLQUITT AVE ALBANY, GA 31707
will expire and be forever foreclosed and barred on and after the 20th 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 the Superior Court of Dougherty County, Georgia, in Deed Book 3, Page 36.
The property may be redeemed at any time before the close of business on the date stated above by payment of the redemption price as fixed by law to the undersigned at the following address:
Redemption Payment Location:
Ware Quality Investments
2217 Gleneagles Dr
Albany, GA 31707
Email: warequalityinvestments13@gmail.com
The property was purchased for **$13,100**. In addition,2025 taxes were **$1168.72**. Initial premium was 20% for the first year and now an additional 10% due to currently being in the 2nd year. Pay off amount for the property is to be paid with a certified check or money order.
Please govern yourself accordingly.
This 1st day of October 2026
Torey Ware / Ware Quality Investment
October 24, 31, November 7, 14, 2026

A-1049
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION
TO: GREENLEO RESIDENTIAL RENTAL, LLC
604 Moultrie Road, Albany, Georgia 31705
and all persons who can claim any interest in and to said property
Take Notice that:
The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being a strip 10 feet wide across the entire West side of Lot 32, All of Lot 33 and a 10 foot strip across the entire East side of Lot 34 of Kalmon & Malone Subdivision, according to a map or plat of said subdivision recorded in Plat Book 2, Page 145, in the Office of the Clerk of Superior Court of Dougherty County.
Parcel No. 0000Y/00021/005
will expire and be forever foreclosed and barred on and after the **21st day of December 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 217**.
The property may be redeemed at any time before the **21st day of December 2026**, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
REAL INVESTING, LLC
% Divine Finney Davis, PC
600 N. Jackson Street
Albany, GA 31701
PLEASE GOVERN YOURSELF ACCORDINGLY.
By: /s/ (SEAL)
TIMOTHY O. DAVIS
Attorney for Real Investing, LLC
GA State Bar No. 213025
600 N. Jackson Street
Albany, GA 31701
229/883-1610
tim@dfdpclaw.com
October 24, 31, November 7, 14, 2026

A-1050
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION
TO: GREENLEO RESIDENTIAL RENTAL, LLC
606 Moultrie Road, Albany, Georgia 31705
and all persons who can claim any interest in and to said property:
Take Notice that:
The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being the East 60 feet of Lot 32 of Kalmon & Malone Subdivision, according to a map or plat of said subdivision recorded in Plat Book 2, Page 145, in the Office of the Clerk of Superior Court of Dougherty County, and is located at 606 Moultrie Road.
Parcel No. 0000Y/00021/004
will expire and be forever foreclosed and barred on and after the **21st day of December 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 216.**
The property may be redeemed at any time before the **21st day of December 2026**, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
REAL INVESTING, LLC
% Divine Finney Davis, PC
600 N. Jackson Street
Albany, GA 31701
PLEASE GOVERN YOURSELF ACCORDINGLY.
By: /s/ (SEAL)
TIMOTHY O. DAVIS
Attorney for Real Investing, LLC
GA State Bar No. 213025
600 N. Jackson Street
Albany, GA 31701
229/883-1610
tim@dfdpclaw.com
October 24, 31, November 7, 14, 2026

A-1051
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION
TO: FORTUNE RENTAL PROPERTIES, LLC
804 Colquitt Circle, Albany, Georgia 31707
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 402, the City of Albany, Dougherty County, Georgia, and being Lot 218 of West Town Subdivision, Section II, as per plat recorded in Plat Book 3, Page 36, Dougherty County, Georgia Records, which plat is incorporated herein by reference and made a part of this description, located at 804 Colquitt Circle, according to the present system of numbering property in Dougherty County, Georgia.
Parcel No. 00230/00008/018
will expire and be forever foreclosed and barred on and after the **21st day of December 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 321.**
The property may be redeemed at any time before the **21st day of December 2026**, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
LATISA BOWMAN
% Divine Finney Davis, PC
600 N. Jackson Street
Albany, GA 31701
PLEASE GOVERN YOURSELF ACCORDINGLY.
By: /s/ (SEAL)
TIMOTHY O. DAVIS
Attorney for Latisa Bowman
GA State Bar No. 213025
600 N. Jackson Street
Albany, GA 31701
229/883-1610
tim@dfdpclaw.com
October 24, 31, November 7, 14, 2026

A-1028
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION
STATE OF GEORGIA
COUNTY OF DOUGHERTY
To: All persons known or unknown who may claim an interest in property known as **6014 Newton Road**;
Resident/Tenant/Occupant;
Olivia Bien-Aime;
Josette Bien-Aime;
Dougherty County, Georgia;
State of Georgia.
Take notice that: Pursuant to O.C.G.A. §48-4-45 and §48-4-46, the right to redeem the following described property, to wit:
Property Location: 6014 Newton Road
Map Reference No./Parcel No.: 00312 00006 011
will expire and be forever foreclosed and barred on November 23, 2026.
The tax deed to which this notice relates is dated August 05, 2025 and is recorded in the office of the Clerk of the Superior Court of Dougherty County, Georgia, in Deed Book 5339, Page 89.
The property may be redeemed at any time before the close of business on the aforementioned barment date, by payment of the redemption price as fixed and provided by law to Windlass Rest, LLC at the offices of Jett Law Group, LLC at 2987 Clairmont Road, Suite 350, Atlanta, GA 30329.
October 17, 24, 31, November 7, 2026

A-1027
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION
STATE OF GEORGIA COUNTY OF DOUGHERTY
To:All persons known or unknown who may claim an interest in property known as 5**612 McIver Drive;**
Resident/Tenant/Occupant;
Derrick L. Erickson, individually and as Executor of the Estate of Lorena Nora Erickson;
Unknown Heirs of John Erickson, III;Unknown Heirs of Erika Lopez;
Zabel Lopez;Shane Erickson;Jessica Rojas a/k/a Jessica Lopez;Jonathan Lopez;Bryan Lopez;Kala Tzun;Zack Erickson;
Dougherty County, Georgia;State of Georgia.
Take notice that:Pursuant to O.C.G.A.§48-4-45 and §48-4-46, the right to redeem the following described property, to wit:
Property Location:5612 McIver Drive
Map Reference No./Parcel No.:005-1-00000-177
will expire and be forever foreclosed and barred on November 23, 2026.
The tax deed to which this notice relates is dated August 05, 2025 and is recorded in the office of the Clerk of the Superior Court of Dougherty County, Georgia, in Deed Book 5339, Page 90.
The property may be redeemed at any time before the close of business on the aforementioned barment date, by payment of the redemption price as fixed and provided by law to Windlass Rest, LLC at the offices of Jett Law Group, LLC at 2987 Clairmont Road, Suite 350, Atlanta, GA 30329.
October 17, 24, 31, November 7, 2026

A-1061
GA2600295568
Notice Of Foreclosure Sale Under Power
Dougherty County, Georgia Under and by virtue of the Power of Sale contained in a Security Deed given by David G Quan And Bobbi M Scales, As Joint Tenants With Right To Survivorship to Mortgage Electronic Registration Systems, Inc., As Grantee, As Nominee For Colony Bank, Its Successors And Assigns, dated 08/11/2023 and recorded 08/16/2023 in, Book 5116, Page 51-63, Dougherty County, Georgia Records, as last transferred to Amerihome Mortgage Company, LLC by assignment recorded on 06/10/2026 in, Book 5384, Page 567-568, in the Office of the Clerk of Superior Court of Dougherty Georgia Records, conveying the after-described property to secure a Note in the original principal amount of $ 226,816.00, with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, within the legal hours of sale on 01/05/2027, the following described property: All That Tract Or Parcel Of Land Lying And Being In Land Lot 79 In The Second Land District Of Dougherty County, Georgia, And Being All Of Lot 62 Of Devon Village Subdivision, Section Two, According To A Map Or Plat Of Said Subdivision As The Same Is Recorded In Plat Cabinet 1, Slide C-67A, In The Office Of The Clerk Of Superior Court Of Dougherty County, Georgia. 00348/00024/062 This conveyance is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fee having been given). The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Amerihome Mortgage Company, LLC they can be contacted at 866-978-2622 for Loss Mitigation Dept, or by writing to Amerihome Mortgage Company, LLC 9726 Old Bailes Rd Ste 200, Fort Mill, SC 29707 to discuss possible alternatives to avoid foreclosure. Said property will be sold on "as-is" basis and subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is David G Quan And Bobbi M Scales, As Joint Tenants With Right To Survivorship or tenant(s); and said property is more commonly known as **3117 Cane Mill Dr, Albany, GA 31721**. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) final confirmation and audit of the status of the loan with the holder of the security deed and (3) any right of redemption or other lien not extinguished by foreclosure. Amerihome Mortgage Company, LLC as Attorney in Fact for David G Quan And Bobbi M Scales, As Joint Tenants With Right To Survivorship. Sokolof Remtulla, LLP c/o First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving TX 75063 866-429-5179 GA2600295568
October 31, 2026

A-998
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by James H. Coston and Anita S. Coston, husband and wife to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for BBMC Mortgage A Division of Bridgeview Bank Group, its successors and assigns dated January 26, 2018, and recorded in Deed Book 4481, Page 189, Dougherty County Records, said Security Deed having been last sold, assigned, transferred and conveyed to U.S. Bank National Association, securing a Note in the original principal amount of $226,743.00, 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 IN LAND LOT 37 OF THE SECOND LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 263 OF ST. ANDREWS SUBDIVISION, SECTION 2, ACCORDING TO PLAT OF SAME AS RECORDED IN PLAT BOOK 5, PAGE 30, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. SUBJECT TO RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY, VISIBLE AND OF RECORD, IF ANY.
DEED TYPE: WARRANTY DEED BETWEEN CHARLES A. CLARK, AND HAZEL F. CLARK AND JAMES H. COSTON AND ANITA S. COSTON DATED: 1/20/2000, RECORDED DATE: 1/20/2000, IN BOOK: 2051, PAGE 176.
Said property is known as **2405 East Alberson Drive, Albany, GA 31721**, together with all fixtures and personal property attached to and constituting a part of said property, if any.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.
The property is or may be in the possession of **Anita S. Coston and The Representative of the Estate of James H. Coston, successor in interest or tenant(s).**
U.S. BANK NATIONAL ASSOCIATION as Attorney-in-Fact for James H. Coston and Anita S. Coston, husband and wife
File no. 26-084664
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.
October 24, 31, November 7, 14, 21, 28, 2026

A-1019
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION
TO: JANE S. PETTIS
1242 Nixon Drive, 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 Dougherty County, Georgia, and being all of Lot 37 of Nichols Subdivision, according to a map or plat of said subdivision as same is recorded in Plat Book 4, Page 94, in the Office of the Clerk of Superior Court of Dougherty County, Georgia.
Parcel No. 00176/00004/014
will expire and be forever foreclosed and barred on and after the **7th day of December 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 73.**
The property may be redeemed at any time before the **7th day of December 2026**, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
BONNIE'S BLUE STAR INVESTMENTS, LLC
Divine Finney Davis, PC
600 N. Jackson Street
Albany, GA 31701
PLEASE GOVERN YOURSELF ACCORDINGLY.
TIMOTHY O. DAVIS
Attorney for Bonnie's Blue Star Investments, LLC
GA State Bar No. 213025
600 N. Jackson Street
Albany, GA 31701
229/883-1610
tim@dfdpclaw.com
October 17, 24, 31, November 7, 2026

A-1017
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION
TO: GREENLEO RESIDENTIAL RENTAL, LLC
103 Almond Drive, Albany, Georgia 31705
and all persons who can claim any interest in and to said property:
Take Notice that:
The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being more particularly described as all of Lot 9 in Block "A" of Pecan Terrace Subdivision, according to a plat of said subdivision as same is recorded in Plat Book 2, Page 232, in the Office of the Clerk of Superior Court of Dougherty County, Georgia. This property is known as 103 Almond Drive, according to the present system of street numbering in the City of Albany, Georgia.
Parcel No. 00017/00000/009
will expire and be forever foreclosed and barred on and after the **7th day of December 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 223.**
The property may be redeemed at any time before the **7th day of December 2026,** by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
BONNIE'S BLUE STAR INVESTMENTS
Divine Finney Davis, PC
600 N. Jackson Street
Albany, GA 31701
PLEASE GOVERN YOURSELF ACCORDINGLY.
TIMOTHY O. DAVIS
Attorney for Bonnie's Blue Star Investments
GA State Bar No. 213025
600 N. Jackson Street
Albany, GA 31701
229/883-1610
tim@dfdpclaw.com
October 17, 24, 31, November 7, 2026

A-1016
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION
TO: GREENLEO RESIDENTIAL RENTAL, LLC
1803 Melrose Drive, Albany, Georgia 31707
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 404, 1st Land District, City of Albany, Dougherty County, Georgia, and being all of Lot 10 in Block "B" of Avondale Acres, according to a plat of said subdivision as same is recorded in Plat Book 2, Page 172, in the Office of the Clerk of Superior Court of Dougherty County, Georgia.
Property known as 1803 Melrose Drive, Albany, Georgia.
Parcel No. 0000Q/00009/010
will expire and be forever foreclosed and barred on and after the **7th day of December 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 206.**
The property may be redeemed at any time before the **7th day of December 2026,** by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
BONNIE'S BLUE STAR INVESTMENTS
Divine Finney Davis, PC
600 N. Jackson Street
Albany, GA 31701
PLEASE GOVERN YOURSELF ACCORDINGLY.
TIMOTHY O. DAVIS
Attorney for Bonnie's Blue Star Investments
GA State Bar No. 213025
600 N. Jackson Street
Albany, GA 31701
229/883-1610
tim@dfdpclaw.com
October 17, 24, 31, November 7, 2026

A-1015
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION
TO: GREENLEO RESIDENTIAL RENTAL, LLC
729 East Town Road, Albany, Georgia 31705
and all persons who can claim any interest in and to said property:
Take Notice that:
The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being more particularly described as all of Lot 30 in East Town Subdivision, according to a map or plat of record, recorded in Plat Book 3, Pages 267 and 268, in the Office of the Clerk of Superior Court of Dougherty County, Georgia.
Parcel No. 0000U/00008/015
will expire and be forever foreclosed and barred on and after the **7th day of December 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 212.**
The property may be redeemed at any time before the **7th day of December 2026**, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
BONNIE'S BLUE STAR INVESTMENTS
Divine Finney Davis, PC
600 N. Jackson Street
Albany, GA 31701
PLEASE GOVERN YOURSELF ACCORDINGLY.
TIMOTHY O. DAVIS
Attorney for Bonnie's Blue Star Investments
GA State Bar No. 213025
600 N. Jackson Street
Albany, GA 31701
229/883-1610
tim@dfdpclaw.com
October 17, 24, 31, November 7, 2026

A-1014
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION
TO: GREENLEO RESIDENTIAL RENTAL, LLC
1311 Whispering Pines Road, Albany, Georgia 31701
and all persons who can claim any interest in and to said property:
Take Notice that:
The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in a portion of Land Lot 371, 1st Land District in the City of Albany, Dougherty County, Georgia, and being all of Lot 49 in Whispering Pines Subdivision, according to a plat of said subdivision as same is recorded in Plat Book 2, Page 23, in the Office of the Clerk of Superior Court of Dougherty County. Located at 1311 Whispering Pines Road, according to the present system of numbering in Dougherty County, Georgia.
Parcel No. 0000N/00019/014
will expire and be forever foreclosed and barred on and after the **7th day of December 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 180.**
The property may be redeemed at any time before the **7th day of December 2026**, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
BONNIE'S BLUE STAR INVESTMENTS
Divine Finney Davis, PC
600 N. Jackson Street
Albany, GA 31701
PLEASE GOVERN YOURSELF ACCORDINGLY.
TIMOTHY O. DAVIS
Attorney for Bonnie's Blue Star Investments
GA State Bar No. 213025
600 N. Jackson Street
Albany, GA 31701
229/883-1610
tim@dfdpclaw.com
October 17, 24, 31, November 7, 2026

A-1013
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION
TO: GREENLEO RESIDENTIAL RENTAL, LLC
1309 Whispering Pines Road, Albany, Georgia 31701
and all persons who can claim any interest in and to said property:
Take Notice that:
The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in a portion of Land Lot 371, 1st Land District in the City of Albany, Dougherty County, Georgia, and being all of Lot 47 in Whispering Pines Subdivision, according to a plat of said subdivision as same is recorded in Plat Book 2, Page 23, in the Office of the Clerk of Superior Court of Dougherty County. Located at 1309 Whispering Pines Road, according to the present system of numbering in Dougherty County, Georgia.
Parcel No. 0000N/00019/015
will expire and be forever foreclosed and barred on and after the **7th day of December 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 181.**
The property may be redeemed at any time before the **7th day of December 2026**, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
BONNIE'S BLUE STAR INVESTMENTS
Divine Finney Davis, PC
600 N. Jackson Street
Albany, GA 31701
PLEASE GOVERN YOURSELF ACCORDINGLY.
TIMOTHY O. DAVIS
Attorney for Bonnie's Blue Star Investments
GA State Bar No. 213025
600 N. Jackson Street
Albany, GA 31701
229/883-1610
tim@dfdpclaw.com
October 17, 24, 31, November 7, 2026

A-1012
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION
TO: GREENLEO RESIDENTIAL RENTAL, LLC
811 Cotton Avenue, Albany, Georgia 31701
and all persons who can claim any interest in and to said property:
Take Notice that:
The right to redeem the following described property, to wit:
All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being all of Lots 14, 15 and 16 in Block 1 of Hollywood Heights Subdivision, according to a map or plat of said subdivision as same is recorded in Plat Book 1, Page 209, in the Office of the Clerk of Superior Court of Dougherty County.
Parcel No. 000HH/00005/013
will expire and be forever foreclosed and barred on and after the **7th day of December 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 289.**
The property may be redeemed at any time before the **7th day of December 2026**, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
DANTEVEOUS BALDWIN
Divine Finney Davis, PC
600 N. Jackson Street
Albany, GA 31701
PLEASE GOVERN YOURSELF ACCORDINGLY.
TIMOTHY O. DAVIS
Attorney for Danteveous Baldwin
GA State Bar No. 213025
600 N. Jackson Street
Albany, GA 31701
229/883-1610
tim@dfdpclaw.com
October 17, 24, 31, November 7, 2026

A-1011
NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION
TO: GREENLEO RESIDENTIAL RENTAL, LLC
1604 Beverly 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 the City of Albany, Dougherty County, Georgia, and being all of Lot E-2, Rolling Groves Subdivision, according to a plat of same as same is recorded in Plat Book 2, Page 135, in the Office of the Clerk of Superior Court of Dougherty County.
Parcel No. 0000K/00010/013
will expire and be forever foreclosed and barred on and after the **7th day of December 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 172**.
The property may be redeemed at any time before the **7th day of December 2026**, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
TAKELIA BLANDIN
Divine Finney Davis, PC
600 N. Jackson Street
Albany, GA 31701
PLEASE GOVERN YOURSELF ACCORDINGLY.
TIMOTHY O. DAVIS
Attorney for Takelia Blandin
GA State Bar No. 213025
600 N. Jackson Street
Albany, GA 31701
229/883-1610
tim@dfdpclaw.com
October 17, 24, 31, November 7, 2026

A-1045
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, Stephanie J. Williams, to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Kellner Mortgage Investments I, LTD, dated 5/27/2005, and recorded on 6/1/2005, as Instrument No. 005946, in Book 2979, Page 292, Dougherty County, Georgia Records, as last assigned to as last assignment to The Bank of New York Mellon, F/K/A The Bank of New York as Trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-7 by assignment recorded 10/13/2026 as Instrument No. in book 5402, Page 371-372, conveying the after described property securing the payment of a Note in the amount of $60,700.00 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 1/5/2027 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 105 OF RADIUM SPRINGS SUBDIVISION, SECTION III, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 2, PAGE 109 (PLAT CABINET 1, SLIDE A-51), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.
Tax Parcel ID: 00008-00013-001/R00-29566 (Tax Map 8, Block 13, Parcel 1)
Being real property commonly known as **410 VIRGINIA AVE 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 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 Deed 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 92868 , Telephone No.: 800-561-4567
The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require THE BANK OF NEW YORK MELLON, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-7 to negotiate, amend, or modify the terms of the Security Deed described herein.
Please be advised that the trustee may require entity 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
THE BANK OF NEW YORK MELLON, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-7 as Attorney in Fact for Stephanie J. Williams
For Foreclosure sale information please contact Vylla Solutions, LLC, P.O. Box 3309, Anaheim, California 92803, Phone: (888) 313-1969
TS # 26-42059
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
October 24, 31, November 7, 14, 21, 28, December 5, 12, 19, 26, 2026
January 2, 2027

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

Foreclosures

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 92868, 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 (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

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 As And When Due And In The Manner Provided In The Note And Deed To Secure Debt. Because The Debt Remains In Default, This Sale Will Be Made For The Purpose Of Paying The Same And All Expenses Of This Sale, As Provided In The Deed To Secure Debt And By Law, Including Attorney's Fees (Notice Of Intent To Collect Attorney's Fees Having Been Given). Pennymac Loan Services, LLC Holds The Duly Endorsed Note And Is The Current Assignee Of The Security Deed To The Property. Pennymac Loan Services, LLC, Acting On Behalf Of And, As Necessary, In Consultation With Pennymac Loan Services, LLC (The Current Investor On The Loan), Is The Entity With The Full Authority To Negotiate, Amend, And Modify All Terms Of The Loan. Pursuant To O.C.G.A. § 44-14-162.2, Pennymac Loan Services, LLC May Be Contacted At: Pennymac Loan Services, LLC, 3043 Townsgate 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-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 1/5/2027 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 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 Deed 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 92868 , 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 entity 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 Vylla 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-1025

NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION

STATE OF GEORGIA

COUNTY OF DOUGHERTY

To: All persons known or unknown who may claim an interest in property known as **1014 James Cross Avenue;**

Resident/Tenant/Occupant;

Gerald B. Harris;

City of Albany;

State of Georgia;

Dougherty County, Georgia.

Take notice that: Pursuant to O.C.G.A. §48-4-45 and §48-4-46, the right to redeem the following described property, to wit:

Property Location: 1014 James Cross Avenue

Map Reference No./Parcel No.: 00205-00003-007

will expire and be forever foreclosed and barred on November 23, 2026.

The tax deed to which this notice relates is dated August 05, 2025 and is recorded in the office of the Clerk of the Superior Court of Dougherty County, Georgia, in Deed Book 5339, Page 79.

The property may be redeemed at any time before the close of business on the aforementioned barment date, by payment of the redemption price as fixed and provided by law to Windlass Rest, LLC at the offices of Jett Law Group, LLC at 2987 Clairmont Road, Suite 350, Atlanta, GA 30329.

October 17, 24, 31, November 7, 2026

A-1030

NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION

STATE OF GEORGIA

COUNTY OF DOUGHERTY

To: All persons known or unknown who may claim an interest in property known as 1403 E 1st Avenue;

Resident/Tenant/Occupant;

Kaford Properties, LLC;

Dougherty County, Georgia;

State of Georgia.

Take notice that: Pursuant to O.C.G.A. §48-4-45 and §48-4-46, the right to redeem the following described property, to wit:

Property Location: **1403 E 1st Avenue**

Map Reference No./Parcel No.: 000TT-00035-006

will expire and be forever foreclosed and barred on November 23, 2026.

The tax deed to which this notice relates is dated August 05, 2025 and is recorded in the office of the Clerk of the Superior Court of Dougherty County, Georgia, in Deed Book 5339, Page 314.

The property may be redeemed at any time before the close of business on the aforementioned barment date, by payment of the redemption price as fixed and provided by law to Windlass Rest, LLC at the offices of Jett Law Group, LLC at 2987 Clairmont Road, Suite 350, Atlanta, GA 30329.

October 17, 24, 31, November 7, 2026

Calhoun Co. Legals

A-1057

STATE OF GEORGIA

COUNTY OF CALHOUN

All creditors of the estate of JUANITA W. GAINES, deceased, late of Calhoun County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to the estate are required to make immediate payment to me.

This 19th day of October, 2026.

Leigh Anne Collins

Exec. of Juanite W. Gaines, Dec'd.

24250 Brooks Rd. Edison, GA 39846

Willis Duvall

P. O. Box 128

Edison, GA 39846

October 31, November 7, 14, 21, 2026

A-944

SUMMARIES OF PROPOSED CONSTITUTIONAL AMENDMENTS

Pursuant to requirements of the Georgia Constitution, Attorney General Christopher Carr, Secretary of State Brad Raffensperger, and Legislative Counsel Betsy Howerton hereby provide the summaries of the proposed constitutional amendments that will appear on the November 3, 2026, general election ballot for consideration by the people of Georgia (short captions are those adopted by the Constitutional Amendments Publication Board):

-1 -

Increases the maximum qualifying acreage for assessment and taxation as bona fide conservation use property.

House Resolution No. 32

Ga. L. 2025, p. 1081

( ) YES

( ) NO

Shall the Constitution of Georgia, for the purpose of protecting family farmland, be amended so as to increase the maximum acreage to qualify for assessment and taxation as a bona fide conservation use property from 2,000 acres to 4,000 acres?"

Summary

This proposal increases the maximum acreage to qualify for assessment and taxation as a bona fide conservation use property from 2,000 acres to 4,000 acres. It amends Article VII, Section I, Paragraph III of the Georgia Constitution, relating to uniformity, classification of property, assessment of agricultural land, and utilities, by revising subparagraph (e)(1).

A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.

- 2 -

Provides for the nonpartisan election of all probate court judges.

House Resolution No. 251

Ga. L. 2026, p. 1110

( ) YES

( ) NO

Shall the Constitution of Georgia be amended so as to require that all probate court judges be elected in nonpartisan elections?"

Summary

This proposal provides that all probate judges shall be elected in nonpartisan elections. It amends Article VI, Section VII, Paragraph I of the Georgia Constitution, relating to selection and term of office of judges, by revising subparagraph (a).

A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.

- 3 -

Authorizes creation of Georgia Next Generation 9-1-1 Fund for 9-1-1 systems expansion, maintenance, and operation.

House Resolution No. 1243

Ga. L. 2026, p. 1109

( ) YES

( ) NO

Shall the Constitution of Georgia be amended so as to authorize the General Assembly to dedicate certain existing revenues, including revenues reallocated by law, to a nonlapsing fund to be used exclusively for the expansion, maintenance, and operation of emergency 9-1-1 systems in this state?"

Summary

This proposal authorizes the General Assembly to provide by general law for the creation of the Georgia Next Generation 9-1-1 Fund. It amends Article III, Section IX, Paragraph VI of the Georgia Constitution, relating to appropriations to be for specific sums, by adding a new subparagraph (s).

A copy of this entire proposed constitutional amendment is on file in the office of the judge of the probate court and is available for public inspection.

October 17, 24, 31, 2026

A-1067

ELECTION NOTICE STATE OF GEORGIA FOR CALHOUN COUNTY

RISK-LIMIT AUDIT

Under O.C.G.A 21-2-498, Calhoun County Board of Elections and Registration hereby gives notice of a risk-limiting audit of selected ballots casts from November 3, 2026 for the General Election/ Special Election. The contest and ballot batches will be assigned by the Office of the Secretary of State.

The audit will take place on **Friday, November 13, 2026, at 10:00 a.m.** and will continue until it is completed.

This Procedure is open to the public.

Location:

The Calhoun County Courthouse

Voter's Registration Office,

31 Court Square, Suite F.

Morgan, GA 39866

A Risk-Limiting Audit is a post-election check that confirms the accuracy of reported results by comparing a random sample of paper ballots to the machine counts.

For any questions or additional information, please call the Voter's Registration Office at 229-849-2972.

Zakenya Cook, Superintendent of Elections

Calhoun County Board of Registration & Elections

October 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.ís 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 & HSE/39254 Mercer Ave

Current Property Owner: Same as Defendant(s) in FiFa

Reference Deed: Y/305

Property Description: All and only that parcel of land designated as Tax Parcel L004 002, in the City of Leary, Calhoun County, Georgia, described in Deed Book Y, Page 305, the description contained therein being incorporated herein by this reference, known as 39254 Mercer Avenue.

Years Due: 2025

File #: 7

Map/Parcel Number: E010 020

Defendant(s) in FiFa: Blackmon, Debra & Holley, Larry Donnell; E010 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 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, 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, Veronice

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/230

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 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

Calhoun Co. Legals

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.
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: Mardes1 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 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
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 Deed Book 155, Page 292, the description contained therein being incorporated herein by this reference, known as 90 Robin Street.
Years Due: 2025

File #: 90
Map/Parcel Number: A002 043
Defendant(s) in FiFa: Smith, Demetress T; A002 043 / 7735 John McMurria Rd NW
Current Property Owner: Sprueil, Tiffany, Harold & Hosannah
Reference Deed: 137/547; 207/178; 207/348
Property Description: All and only that parcel of land designated as Tax Parcel A002 043, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.50 acres, more or less, being Lot 16, Block E, shown on plat for the City of Arlington, described in Deed Book 207, Page 178, the description contained therein being incorporated herein by this reference, known as 7735 John McMurria Road.
Years Due: 2025

File #: 91
Map/Parcel Number: 0018 02004
Defendant(s) in FiFa: Sweatman, Kristen & Davis, Kodie S; 0018 02004 / Lot 4/165 John Arthur Ln
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 218/582
Property Description: All and only that parcel of land designated as Tax Parcel 0018 02004, lying and being in Land Lot 217 of the 4th Land District, Calhoun County, Georgia, being a portion of Lot 4, shown in Plat Book 6, Page 115, described in Deed Book 218, Page 582, the description contained therein being incorporated herein by this reference, known as 165 John Arthur Lane.
Years Due: 2025

File #: 94
Map/Parcel Number: E003 003
Defendant(s) in FiFa: Timpson, Eric D; E003 003 / 357 Martin Luther King Dr
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 189/318
Property Description: All and only that parcel of land designated as Tax Parcel E003 003, lying and being in Land Lot 203 of the 4th Land District, City of Edison, Calhoun County, Georgia, being property described in Deed Book 189, Page 318, the description contained therein being incorporated herein by this reference, known as 357 Martin Luther King Jr Drive.
Years Due: 2025

File #: 95
Map/Parcel Number: E004 006
Defendant(s) in FiFa: Timpson, Troy Scellus; E004 006 / 163 Slaton Dr
Current Property Owner: Canidate, Chekeylar M & Chambers, Tuvulsiae M
Reference Deed: 230/48
Property Description: All and only that parcel of land designated as Tax Parcel E004 006, lying and being in Land Lot 203 of the 4th Land District, City of Edison, Calhoun County, Georgia, containing 0.23 acres, more or less, described in Deed Book 230, Page 48, the description contained therein being incorporated herein by this reference, known as 163 Slaton Drive.
Years Due: 2025

File #: 96
Map/Parcel Number: E008 037
Defendant(s) in FiFa: Turner, James C; E008 037 / Lot & House/Manry @ Bay
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 171/349
Property Description: All and only that parcel of land designated as Tax Parcel E008 037, lying and being in Land Lot 175 of the 4th Land District, City of Edison, Calhoun County, Georgia, being Lot 2, shown in Plat Book 3, Page 164, described in Deed Book 171, Page 349, the description contained therein being incorporated herein by this reference, known as 665 Bay Avenue.
Years Due: 2025

File #: 97
Map/Parcel Number: 0030 065B06
Defendant(s) in FiFa: Wade, Katie; 0030 065B06 / Lot & MH/Dismukes MHP #6
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 95/217
Property Description: All and only that parcel of land designated as Tax Parcel 0030 065B06, lying and being in Land Lot 245 of the 4th Land District, Calhoun County, Georgia, containing 0.264 acres, more or less, being Tract 6, shown in Plat Book 5, Page 307, described in Deed Book 95, Page 217, the description contained therein being incorporated herein by this reference, known as 20621 Highway 37 Lot 6.
Years Due: 2025

File #: 98
Map/Parcel Number: A005A003A
Defendant(s) in FiFa: Walker, Cornelius; A005A003A / 17580 N Highland St
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 212/76; 161/491
Property Description: All and only that parcel of land designated as Tax Parcel A005A003A, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.03 acre, more or less, being a portion of City Lot 15, Block B, described in Deed Book 161, Page 491, the description contained therein being incorporated herein by this reference, known as 17580 North Highland Avenue.
Years Due: 2025

File #: 99
Map/Parcel Number: E002 001
Defendant(s) in FiFa: Walker, Cornelius; E002 001 / 1065 Pine St
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 220/547; 108/98
Property Description: All and only that parcel of land designated as Tax Parcel E002 001, lying and being in the City of Edison, Calhoun County, Georgia, containing 0.74 acres, more or less, described in Deed Book 108, Page 98, the description contained therein being incorporated herein by this reference, known as 1065 Pine Street.
Years Due: 2025

File #: 100
Map/Parcel Number: E003 036
Defendant(s) in FiFa: Walker, Cornellius; E003 036 / 18, 28, 38, 48 Manry St
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 207/517
Property Description: All and only that parcel of land designated as Tax Parcel E003 036, lying and being in Land Lot 203 of the 4th Land District, City of Edison, Calhoun County, Georgia, being a portion of the property described in Deed Book Q, Page 321, the description contained therein being incorporated herein by this reference, known as 18 Manry Street.
Years Due: 2025

File #: 101
Map/Parcel Number: E002 033
Defendant(s) in FiFa: Walker, Cornelius (Cornellius) Lemar; E002 033 / 170 Booker Washington St
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 204/340
Property Description: All and only that parcel of land designated as Tax Parcel E002 033, lying and being in Land Lot 204 of the 4th Land District, City of Edison, Calhoun County, Georgia, containing 0.303 acres, more or less, described in Deed Book 204, Page 340, known as 170 Booker Washington Street.
Years Due: 2025

File #: 103
Map/Parcel Number: 0030 06517
Defendant(s) in FiFa: Walker, Sandra Dee & Peterson, Christine; 0030 06517 / Lot 17 & MH/ 115 Bunny Ln
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 66/221
Property Description: All and only that parcel of land designated as Tax Parcel 0030 06517, lying and being in Land Lot 218 of the 4th Land District, Calhoun County, Georgia, containing 1.125 acres, more or less, being Lot 17, shown in Plat Book 5, Page 107, described in Deed Book 66, Page 221, the description contained therein being incorporated herein by this reference, known as 115 Bunny Lane.
Years Due: 2025

File #: 104
Map/Parcel Number: L005 041
Defendant(s) in FiFa: Washington, Allen (Estate) Et Al; L005 041 / Lot off Boyd St
Current Property Owner: Washington, Viola, Mary, Eula & Allen
Reference Deed: V/130
Property Description: All and only that parcel of land designated as Tax Parcel L005 041, lying and being in the City of Leary, Calhoun County, Georgia, described in Deed Book V, Page 130, the description contained therein being incorporated herein by this reference, located on Boyd Street.
Years Due: 2025

File #: 107
Map/Parcel Number: E002 004
Defendant(s) in FiFa: West, George & Amandy (Estates in REM);E002 004 / V/L Pine St
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: X/583
Property Description: All and only that parcel of land designated as Tax Parcel E002 004, lying and being in the City of Edison, Calhoun County, Georgia, containing 0.16 acre, more or less, described in Deed Book X, Page 583, the descriptions contained therein being incorporated herein by this reference, located on Pine Street.
Years Due: 2025

File #: 109
Map/Parcel Number: E002 061
Defendant(s) in FiFa: Williams, Cornice L; E002 061 / 15 & 17 Mt Grove Ln (Off Pine)
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 89/166
Property Description: All and only that parcel of land designated as Tax Parcel E002 061, lying and being in Land Lot 204 of the 4th Land District, City of Edison, Calhoun County, Georgia, containing 0.19 acres, more or less, described in Deed Book 89, Page 166, the description contained therein being incorporated herein by this reference, known as 15 and 17 Mount Grove Lane.
Years Due: 2025

File #: 112
Map/Parcel Number: A002 014
Defendant(s) in FiFa: Williams, Willie Vera & Roger L Sr; A002 014 / 155 NW Laurel Avenue
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 109/67
Property Description: All and only that parcel of land designated as Tax parcel A002 014, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.37 acre, more or less, being Town Lot 58, Block O, described in Deed Book 109, Page 67, the descriptions contained therein being incorporated herein by this reference, known as 155 Laurel Avenue NW.
Years Due: 2025

File #: 113
Map/Parcel Number: A007 017B
Defendant(s) in FiFa: Wilson, Gloria; A007 017B / E 1/2 Lot 13 / Pecan St SE
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 43/703
Property Description: All and only that parcel of land designated as Tax Parcel A007 017B, lying and being in the City of Arlington, Calhoun County, Georgia, containing 0.23 acres, more or less, being a portion of Lot 13, shown in Plat Book 1, Page 149, described in Deed Book 43, Page 703, the description contained therein being incorporated herein by this reference, known as 175 Pecan Street.
Years Due: 2024-2025

File #: 115
Map/Parcel Number: E008 052
Defendant(s) in FiFa: Zackery, Katherine (Estate in REM); E008 052 / House/1352 Pine St
Current Property Owner: Same as Defendant(s) in FiFa
Reference Deed: 60/260
Property Description: All and only that parcel of land designated as Tax Parcel E008 052, lying and being in Land Lot 204 of the 4th Land District, City of Edison, Calhoun County, Georgia, containing 0.50 acre, more 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-1068
Early Processing Tabulation Notice CALHOUN COUNTY O.C.G.A. 21-2-386(a)(4)
Early Computation: pursuant to OCGA 21-2-386 (a)(e) this is to notify the citizens of Calhoun County that the Calhoun County Board of Elections will begin opening of absentee ballots cast for the November 3, 2026 General/Special Election.
Early Processing: shall begin at **6:00 pm** on November 3, 2026 at the **Calhoun County Courthouse, located at 31 Court Street Suite F. Morgan, GA 39866 in the Voter Registration Office.** The results of said processing shall not be tabulated until 7 pm on November 3, 2026.
All events are open to viewing by the public and will be in the Election's office.
Zakenya Cook
Superintendent of Elections & Registrar
October 31, 2026

A-1007
IN THE PROBATE COURT OF CALHOUN COUNTY STATE OF GEORGIA
IN RE: ESTATE OF ROZ COSSMOS, DECEASED
ESTATE NO. 2026 P36
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
TO: Whom it may concern:
Susan Michelle Cossmos has petitioned to be appointed administrator(s) of the estate of Roz Cossmos deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons 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 of any such objections, and must be filed with the Court on or before Oct. 30, 2026.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel 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
Annie Dam Holden
Judge of the Probate Court
By:
Clerk of the Probate Court
P.O. Box 87
Morgan, GA 34866
229 849-2115
October 17, 24, 31, November 7, 2026



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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	SOLUTIONS
1 not clear (10)	
2 pet pamperer (7)	
3 sluggishness (6)	
4 ill-fated ocean liner (9)	
5 king of Spain (6)	
6 digging tools (8)	
7 like a picnic (8)	

IN	NIA	OO	TIN	TOR
GR	MAT	SCO	FEL	ALF
IPE	KS	LUS	MER	CT
POR	RE	DIS	TOC	ITA

Thursday's Answers: 1. MARKETING 2. MATINEE 3. CONDUCTOR 4. SMITE 5. KITTIES 6. REDUCED 7. ELIZABETH 10/30

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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	SOLUTIONS
1 heart-pumping exercise (6)	
2 savory tart (6)	
3 Her Majesty the Queen (7)	
4 mockery (8)	
5 acid in apples (5)	
6 Scottish mountain range (10)	
7 sci-fi author Adrian (11)	

RID	CAR	MAL	CA	IRN
GOR	IC	QUI	SKY	IC
DIO	AIK	MS	ULE	MIL
TCH	CHE	CA	LA	OV

Friday's Answers: 1. INDISTINCT 2. GROOMER 3. TORPOR 4. LUSITANIA 5. FELIPE 6. MATTOCKS 7. ALFRESCO 10/31

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

"OJUYTOF BJOUCTXDUMP PJ WDBY UJ UCGOIDTATNM UYM WTOS GP G PUMGSK LDCLJPM ... JO RYTBY UYM PJDA WGK ZTE TUP TOUMAAMBUDGA MKM." — WGCK PYMAAMK

Previous Solution: "I was a fifth grader hanging around in the horror section at the local video store, obsessively renting and ... dreaming." — Filmmaker Jane Schoenbrun

TODAY'S CLUE: L = A

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

"VQSN QO DFH DV EIH URCO UH RGGAHOO DXA VHRAO, UIQLI UH VQPIE RO IXNRF JHQFPO ... EIRE'O UIC EIHOH NDBQHO UDAM."
— ZDAGRF THHSH

Previous Solution: "Nothing contributes so much to tranquilize the mind as a steady purpose ... on which the soul may fix its intellectual eye." — Mary Shelley

TODAY'S CLUE: W = U

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