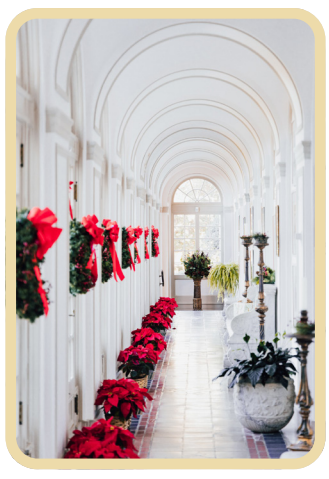


OP-ED
Charles Ochie
• Page 5A

The Albany HERALD

Serving readers and online viewers in Metro Albany, Camilla, Tifton and Americus



Pebble Hill Christmas
Plantation plans events
• Page 8A

$1.50 ©2026 GTLN Vol. CXXXIIII, No. 135 **WEEKEND** SATURDAY, NOVEMBER 14, 2026

Albany, Dougherty County government leadership discusses partnership for downtown development

By Alan Mauldin
alan.mauldin@albanyherald.com

ALBANY – Some Dougherty County commissioners have expressed a desire to take part in funding downtown development projects, and this week they began exploring ways to make that sentiment a reality with other leaders.

That exploration came during a meeting this week that included two of the six commissioner members and Commission Chairman Lorenzo Heard, four Albany City Commission members and Mayor Bo Dorough, as well as representatives from the Albany Downtown Development Authority and the Albany Dougherty Inner-City Authority.

The county's interest came about due to a commitment to provide $3 million in funding for a downtown development project.

"The county came to the table because of a connection with Look Again," Heard said. "We wanted to be a part of the solution of helping the county grow. I want to be real clear that's where our heart is."

In March of this year, the city extended a $2 million loan to fund Look Again LLC's purchase of property on North Washington Street that is the planned site for the so-called Vintage Exchange project.

The project includes 104/106, 110 and 114 N. Washington St. properties, and it includes plans for luxury apartments, a restaurant and space for an off-campus Albany Technical

See **DOUGHERTY**, 2A



Staff Photo: Alan Mauldin

Albany and Dougherty County officials were among the participants at a Tuesday luncheon meeting to discuss funding for downtown development projects.

Assistant fire chief: Common denominator in downtown fires is vagrants

By Carlton Fletcher
carlton.fletcher@albanyherald.com

ALBANY – Albany Fire Department Assistant Chief Marcus Glass has heard the whispers, the innuendos ... he's read the social media posts.

He knows nothing less would be expected when a number of fires burn sometimes well-established – always vacant – buildings in the heart of the city's historic district.

No less than seven, and counting, buildings in central Albany have burned in the last several months, leaving many to speculate that there might be a serial arsonist at work. But Glass, who heads up AFD's fire investigation, inspection and planning review teams, says investigations do not bear out people's suspicions.

"Yes, proximitywise, there have been an unusual number of fires in this district," Glass says during a conversation at his office at the department's Station 1. "And, yes, we've heard the talk and read the social media posts about the speculation of someone intentionally burning these structure. But there are other factors that our trained investigators take into consideration. Most of these buildings were not insured, so no one's collecting money for burned buildings. There was no electricity in any of them, so that was not a cause. Plus, these structures were old and had a lot of wood in them.

"The one common denominator that our inspections revealed was that there were vagrants in these buildings. And no one suspicious has been seen going in and out of them. It appears that the fires were started by vagrants and they got out of control."

Glass said he preferred not to give the exact addresses of the downtown fires that have kept the department busier than usual over the last several months, citing privacy concerns, but the aftermath of several – on North Jackson Street, on Pine Avenue and at the corner of North Jefferson Street and West Broad Avenue – are in clear evidence as commuters travel some of the city's busier streets.

Among many social media posts questioning the rash of fires, citizens have alluded to conspiracy theories that point to everything from gang activity to Satanic worship. "You don't have this many fires in the same vicinity just randomly occur," one wrote. "I've heard of groups being seen around some of those old buildings the same day of the fires. Surely someone's looking into that."

Glass assures the public that any bit of evidence is parsed

See **CHIEF**, 2A



Staff Photos: Carlton Fletcher

Assistant Albany Fire Department Chief Marcus Glass said the common denominator in a rash of recent house fires in downtown Albany is vagrants.

From Army medic to nurse educator: Sharrell Taylor shares lessons of service at Phoebe

By Kathryn Crockett
kathryn@albanyherald.com

ALBANY — When Sharrell Taylor left the Army, the lessons she learned as a medic followed her into nursing: Stay calm under pressure, trust your training and support the people beside you.

Now a clinical nurse educator at Phoebe Putney Memorial Hospital, Taylor shared that connection Wednesday during a Veterans Day program hosted by Phoebe and the Albany Area Chamber of Commerce's Military Affairs Committee.

"I learned that you don't always have the luxury of feeling prepared and comfortable," Taylor said. "That sometimes you must trust your training, rely on your team and act."

The ceremony honored veterans and their families, with a presentation of colors by the Westover High School Color Guard and musical performances by the Lake Park Elementary School Show Chorus. Phoebe also introduced a veterans employee resource group intended to build connections among employees and support veterans throughout the health system.

Taylor, an eight-year Army veteran, said she joined the military at 22 as a single parent and became the first member of her immediate family to serve.

She had earned a bachelor's degree in biology and planned to become a doctor. But while preparing for the medical school entrance exam, she felt overwhelmed and discouraged. She chose a different path into the Army, where she learned to assess patients, make decisions under pressure and work with a team.

See **TAYLOR**, 2A



Staff Photos: Kathryn Crockett

Sharrell Taylor, an Army veteran and clinical nurse educator at Phoebe Putney Memorial Hospital, speaks during the Veterans Day ceremony at Phoebe Healthworks in Albany on Nov. 11. Taylor discussed how her experience as a military medic shapes her work in nursing and education.

Newly elected Dougherty County commissioner looks forward to getting 'feet wet' by touring facilities

By Alan Mauldin
alan.mauldin@albanyherald.com

ALBANY – Not everyone wants a closer look at a jail, but the Dougherty County lockup is one of the first places Dougherty County Commissioner-elect Anthony Patterson wants to visit in preparation for taking office in January.

"I want to see the jail, primarily just getting a look at the facility, definitely Public Works and how they keep the county going," Patterson said of the destinations he looks forward to visiting. "I don't want to just go out with the director, but the staff. I want to get a handle on that."

Patterson, the Democratic candidate who received 2.790 votes, won his first political campaign against two-term Republican incumbent Russell Gray, who received 1,432 votes. The District 4 race was the only local contest on the Nov. 3 ballot. Commission Chairman Lorenzo Heard, along with District 2 and District 6 Commissioners Anthony Jones, all Democrats, did not have opposition in their respective contests.

At 30, the incoming commissioner also will be the youngest member on the board when he takes office.

While his committee preference is for the Finance Committee, as a newcomer he may not receive that assignment, but the incoming commissioner said he will work with his fellow commissioners..

"Any committee anyone will put me on, I'll be interested in serving," he said. "I don't want to say I don't want to go in and shake things up, but I do want to go in and see how things are done."



Special Photo

Anthony Patterson



Special Photo

Russell Gray

As he is getting used to the role, Patterson said he can continue doing what he has been doing for a year: keeping people informed online about what local government is doing and how it affects them.

"I do want to get my feet

See **COMMISSIONER**, 2A

Periodical — Mail Label

INDEX

Classifieds 2B-6B
Comics..... 8B-12B
Crosswords.....7B, 9B-10B
Outdoors..... 1B
Local News..... 8A
Obituaries 11A
Perspectives..... 6A
Sports 9A-10A
Squawkbox..... 3A
Weather..... 3A

Now Accepting New Patients
Dr. Morgan Marshall
West Albany Dental Center
1412 W. Oakridge Drive
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AAPHC
aaphc.org

From 1A

CHIEF

before the fire department eventually turns the case over to Code Enforcement.

"Look, these are abandoned buildings with dried, aging infrastructure, and there certainly were no fire alarm systems in any of them," he said. "And usually, even in the center of the community, the fires are burning for a while before anyone notices."

The big question many are asking is what does the city and the fire department intend to do about these fires. Glass, who has served with AFD for 17 years, said the department recently implemented a program that leaders hope will help.

"We have a program called Code X that requires our personnel to actively go into each zone and identify these aging, abandoned structures," he said. "If officers determine a building is unsafe, they place a red X on that building. When such a building is identified as unsafe, a Code X Committee -- made up of Code Enforcement officers, 911 communications officials and fire department personnel -- will send necessary officials to make contact with the owner of the building.

"The owner will be given a predetermined period of time to make necessary repairs to the structure, usually two weeks to 30 days. If they do not make the repairs, a case will be opened by Code Enforcement, leading to further action. The city attorney will get involved then."

The red Xes, Glass said, also will alert emergency personnel to the potential danger of certain structures.

Given that investigations at the several fires indicate involvement of vagrants, Glass said they are not "given a pass" because they are homeless.

"There are a lot of variables that go into the inspection following a fire, but if it is determined that a fire was set intentionally -- maliciously -- we're going to pursue charges if applicable," he said. "If arson was involved, we'll make arrests"

The assistant fire chief points to a department philosophy that he says involves corporation from the community.

"We have a philosophy: Shared responsibility, shared accountability, shared success," he said. "The public can share in that responsibility by simply acting. We ask that if they see something, say something. If we work together, that's one way we can help prevent these fires."







Staff Photos: Carlton Fletcher

A number of structures in downtown Albany have burned in recent months, leaving many to suspect an arsonist is intentionally setting fires.

NOTICE OF APPLICATION FOR PACKAGE OF BEER AND WINE LICENSE

Notice is hereby given that **RM Slappey Inc**, doing business as **Slappey Express**, located at **2033 N Slappey Blvd, Albany, Georgia 31701**, has made application for an **Alcoholic Beverage License** for the **off-premises package sale of beer and wine** for consideration and approval by the appropriate governing authority.

This notice shall be published in the Albany Herald on **November 10th, 12th and 14th** in compliance with applicable law.

From 1A

TAYLOR

Those experiences later became the foundation of her nursing career, she said.

Military service also brought challenges at home. Taylor met her husband while serving, and they became a family with both parents on active duty. During the COVID-19 pandemic, she said, her husband's time stationed in Korea was extended, leaving her to manage parenting and daily responsibilities with limited support.

Eventually, she decided leaving the military was the best choice for her family. Health care offered a way to continue the work she had begun as a medic.

Taylor said she has been a nurse for 3 ½ years. As an educator, she now helps prepare future nurses to think critically, communicate, respond to emergencies and remain calm under pressure.

She described how military values carry into that work: Loyalty means supporting colleagues and advocating for patients. Duty means meeting responsibilities even when the work is difficult. Integrity requires honesty and accountability, including when someone makes a mistake.

Personal courage, she said, can mean speaking up for a patient or questioning something that does not seem right.

"Never accepting defeat does not mean we will never experience setbacks or make mistakes," Taylor said. "It means we do not allow those challenges to define our capabilities. We learn, we adjust, and we continue to improve."

The military commitment to supporting fellow service members also shapes how she approaches teaching. In health care, she said, that means helping struggling colleagues, mentoring new nurses and recognizing when students need additional guidance.

Taylor urged employers to recognize the skills veterans bring to civilian jobs, including discipline, teamwork, accountability and adaptability. Starting a new career after military service requires patience and a willingness to learn, she said.

"We have different backgrounds, experiences, specialties, skill sets, but we have many transferable skills, and veterans should be given an opportunity to demonstrate what they bring to the table," she said.

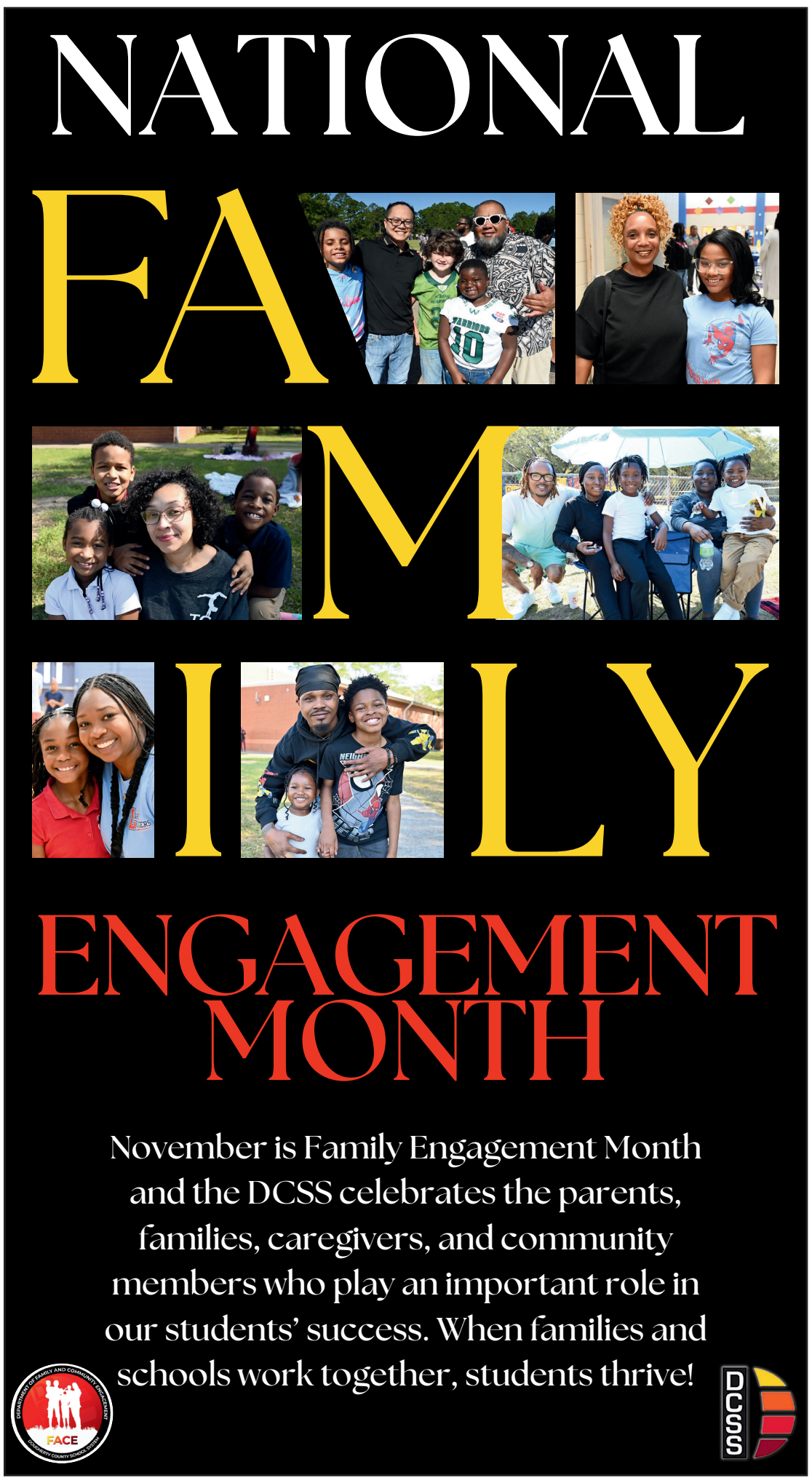
The program also acknowledged sacrifices that extend beyond military members themselves. In an opening prayer, Chaplain Joey Holland recognized families who endure separations and veterans living with physical and less visible wounds.

"Behind every uniform there's a story, there's a family, there's a sacrifice, a life that was forever shaped by their service," Holland said.

Near the ceremony's close, organizers outlined plans for Phoebe's veterans employee resource group. The group will help coordinate activities recognizing and supporting veteran patients, family members and visitors, as well as connecting employees. Staff members were invited to join through Phoebe Connect.

For Taylor, the transition from soldier to nurse and educator has reinforced the value of the experience veterans carry into their next chapter.

"Your experiences matter, your sacrifices matter, your leadership matters," she told fellow veterans.



From 1A

COMMISSIONER

wet," he said. "Of course, I'm very excited and I love it. I look forward to touring all the county facilities and getting onboard."

After eight years on the commission, Gray said there are some accomplishments he can point to. During his tenure, his comments and votes have shown him to be financially conservative and a voice for sticking to the county's core responsibilities, including the jail and courts. He has argued against expanding the county's role in other areas.

"I think always fighting for appropriate use of tax dollars, for being fiscally conservative, for making sure that county government is our first priority, for standing up against frivolous expenditures and waste of taxpayer dollars, and also helping everybody understand how we can work together to fix things while not ignoring our responsibilities," he said of his contributions.

The incumbent said that he knew he might face an uphill battle after redistricting changed the voter composition of the district.

The election that saw Democrats swept into office in Georgia, with all of the constitutional offices flipping from Republican to Democrat in a single cycle, also was a strong headwind.

"I think across the state and the nation, the mentality and the encouragement is to be partisan instead of educated," Gray said. "I did all I could to educate the voters around my experience, my abilities and my track record over eight years."

When Patterson is sworn in on Jan. 3, District 1 Commissioner Ed Newsome will be the only Republican remaining on the body.

"It happened," Gray said of the election. "It was more unexpected than I felt it would be, but the voters have spoken and I feel they might get what they want and maybe not what they need. I'm not going anywhere, and this doesn't mean I'm not a leader and won't be advocating for my community."

From 1A

DOUGHERTY

College culinary arts element.

As part of the loan agreement, Look Again agreed to a timetable that included Albany Tech's commitment to participate and securing $3 million in funding to pay the college's lease for 10 years.

The agreement initially called for those commitments to come by the end of September, but that deadline recently was extended.

The first order of business in the discussion during the luncheon meeting at the Albany State University West Campus Student Center was an overview of financial options for the city and county to finance downtown projects.

Those options include taxes, money raised through the downtown tax allocation district (TAD) and issuing debt through bonds.

The city and county could take on a total debt of between $62 million to $101 million, and the county's limit would total between $103 million and $124 million, said Doug Gebhardt, vice president of public finance at Davenport Public Finance. The company is the financial advisor for both entities.

"The way we think about it is like a credit card limit," he said of those numbers. "(But) just because a credit card says you can max it up to 'x' doesn't mean it's the prudent thing to do."

More realistically, Gebhardt gave a figure of up to $20 million that the county could make available for economic development and put the city's maximum at $50 million.

With the city allowed to earmark up to three mills of taxes and the county one mill for economic development purposes, Gebhardt estimated that those funds, if approved, could fund up to $3.89 million and $1.95 million, respectively, that could be earmarked toward retiring bond debt.

Some of the projects identified by the city include the renovation of the former Gordon Hotel/Water Gas & Light and Albany Herald/Rosenberg Brothers Department Store buildings at the intersection of Pine Avenue and North Washington Street, the Albany Theater, Albany Commons Park, the downtown brewery, the Ritz Cultural Center and Albany Museum of Art.

The Flint RiverQuarium also needs a makeover, the Albany mayor said. The life-support equipment at the 25-year-old facility was designed with a 20-year lifespan.

The County Commission, ADA and ADICA also will identify potential projects.

When told by Albany City Manager Terrell Jacobs that the ADA and ADICA's role would be as a conduit for funding, ADA board member Thelma Johnson said that the ADA also has projects in mind.

"At this point, we're not just rubberstamping what the city and county say," she said "We do not have a voice in it."

Jacobs responded that the city and county are the entities that would be putting their "full faith and credit" on the line for financing, but that other voices would be heard.

"We've got to work together," he said.

Daily Horoscopes

ARIES (March 21-April 19): The world or the workplace could seem a bit more predictable as long as you don't become reactive, that's still a slight possibility. Joint plans for sharing resources or getting ahead could go forward now.

TAURUS (April 20-May 20): Partnership is wonderful when it's mutually supportive and with shared common goals — you could be lucky in your relationship with someone close. Take what's in your social feed with a big grain of salt.

GEMINI (May 21-June 20): Focus on what is in front of you, whether that's task-related, support-related, or self-care-related. When enough gets done, life runs more smoothly — don't de-prioritize what helps you. Financial discussions could get emotional.

CANCER (June 21-July 22): Lean into tender feelings and expression with someone you care about. If someone's too spicy or reactive, deploy boundaries. If you're feeling overemotional, take some quiet time to sort yourself before you communicate.

LEO (July 23-Aug. 22): This weekend and next could be good times to work on home improvement, whether a grand, big project or just creating better workflows and 'life-flows.' If a task goes sideways, return to it in a couple of hours.

VIRGO (Aug. 23-Sept. 22): If you can break out and have some Saturday fun, do it! Creativity could be enhanced through the weekend. Get your ducks in a row — make lists, reminders, set up things that will help keep you on point.

LIBRA (Sept. 23-Oct. 22): Your improved financial awareness can serve to drive positive changes in the way you handle and think about money and abundance. A quiet and peaceful morning could be perfect if you have the luxury.

SCORPIO (Oct. 23-Nov. 21): Get your mind clear before you open your mouth, emotions could cloud thinking and the wrong thing could too easily be said. Keep tweaking your personal 'brand,' how you present is often how you're understood.

SAGITTARIUS (Nov. 22-Dec. 21): You can vote with your dollars too — if you don't want to support something, stop supporting it and find a workaround. Stay on a growth path, clearing inner obstacles has a way of dissolving outer ones.

CAPRICORN (Dec. 22-Jan. 19): You could be more sensitive than usual today. If emotions are getting tapped too much, notice if they tie to a pattern in your past. If so, it's a golden opportunity to unpack an old issue and disconnect the dots.

AQUARIUS (Jan. 20-Feb. 18): A little extra self-care could be just what's needed today, give it to yourself if you can. Even a brief time out of noise and motion could refresh you. Keep building your contributions to the world.

PISCES (Feb. 19-March 20): Do your part in keeping valuable intel flowing — teach what you know, learn what you don't. Give a friend a safe place to unpack what's troubling them without advice or judgment.

IF TODAY IS YOUR BIRTHDAY: What's left of your birthday month could be something of a calm before a storm of good lands in the month of December. If you can rest up some, do. December this year is likely to bring a lot more than just the work of making holiday magic happen. You'll need to weather one test: Saying 'no' to a temptation to bow to peer pressure or make a foolish move. The gifts the Universe brings could be legion and answer many kinds of prayers: For more space. For more time. For more energy. For more help. And, for more money. The things you need for your next level of growth toward your destiny. Also in December, you could be in the position to strut your stuff and be recognized by the most important people for your future, which could spiral beautifully into the new year.

TODAY IN HISTORY

1680 - The Great Comet of 1680 is discovered by German astronomer Gottfried Kirch, and is the first comet discovered using a telescope

1851 - Herman Melville's novel, Moby Dick is published in the United States

1910 - Pilot Eugene Burton Ely performs the first takeoff from a ship in Hampton Roads, Virginia

1922 - The British Broadcasting Company (BBC) starts radio service in the United Kingdom

1938 - The Lions Gate Bridge, officially known as the First Narrows Bridge connecting Vancouver, BC to the North Shore region, opens to traffic

1969 - NASA launches Apollo 12, the second crewed mission to the surface of the Moon

1970 - Almost all of the Marshall University football team are killed when a total of 75 people are killed when Southern Airways Flight 932 crashes in the mountains near Huntington, West Virginia

1971 - Mariner 9 enters the orbit around Mars

1995 - The U.S. Congress temporarily close the National Parks and Museums and run most government departments with skeleton staff after a budget standoff between the Democrats and Republicans

2001 - A 7.8 earthquake strikes a remote part of the Tibetan plateau

2008 - The first G-20 economic summit opens in Washington, D.C.

2016 - A 7.8 earthquake strikes Kaikoura, New Zealand resulting in the deaths of two people

2019 - A mass shooting resulting in three deaths, and three injuries occurs at Saugus High School in Santa Clarita, CA

CALENDAR OF OBSERVANCES

- International Girls Day
- International Selfie Day
- Loosen Up, Lighten Up Day
- National American Teddy Bear Day
- National Family PJ Day
- National Guacamole Day
- National Pickle Day
- National Spicy Guacamole Day
- Operating Room Nurse Day
- Spirit of NSA Day (National Speakers Association)
- World Diabetes Day

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QUOTE OF THE DAY

Communism doesn't work because people like to own stuff.

Frank Zappa,
musician (1940-1993)

CORRECTION

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

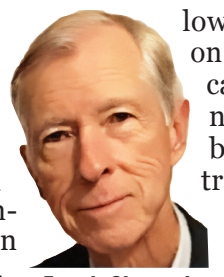
Weather Forecast

Today	Friday	Saturday	Sunday	Monday	Tuesday	Wednesday
75°	63°	60°	66°	63°	66°	68°
44°	37°	35°	38°	47°	45°	46°

Daily Bridge Club

Simple Saturday

By Frank Stewart
Tribune Content Agency



Frank Stewart

On Simple Saturdays, I focus on basic technique and logical thinking.

"Cover an honor with an honor," like any defensive dictum, has a logical basis. By spending an honor to cover one of declarer's honors, you hope to promote intermediate cards in your partner's hand. But if covering will achieve nothing, don't cover.

In today's deal, South showed a decent hand with 10 cards in the major suits. North liked his hand enough to jump to four spades. West led the jack and then the ten and nine of clubs. South ruffed and drew trumps.

MAKING FOUR

Next, declarer led the jack of hearts ... and West covered an honor. South took dummy's ace and forced out West's other high heart. South won the diamond return with dummy's ace and claimed the rest, making four.

With South marked on the bidding with five hearts, West could gain nothing by covering the jack. If West plays low and plays low again on the next heart, South can win with dummy's nine and cash the ace, but he lacks the entries to his hand to set up and cash his fifth heart. South will end with only nine tricks.

DAILY QUESTION

You hold: ♠ K J 2 ♥ A 9 3 ♦ A 9 4 ♣ Q 6 5 3. The dealer, at your right, opens one club. What do you say?

ANSWER: This is a matter of style and temperament. Some players would feel obliged to act with 14 points, but the hand is defensive in nature. (The queen of clubs is more likely to score on defense.) I would not want to table the hand as dummy if I doubled for takeout and forced partner to bid some flimsy suit. I would pass. If you prefer to double, good luck to you.

South dealer
N-S vulnerable

NORTH
♠ K J 2
♡ A 9 3
◇ A 9 4
♣ Q 6 5 3

WEST
♠ 8 6
♡ K Q 6 2
◇ J 8 5 3
♣ J 10 9

EAST
♠ 9 5 3
♡ 4
◇ K 10 7 6 2
♣ A K 8 7

SOUTH
♠ A Q 10 7 4
♡ J 10 8 7 5
◇ Q
♣ 4 2

South	West	North	East
Pass	Pass	1 ♣	Pass
1 ♠	Pass	1 NT	Pass
2 ♡	Pass	2 ♠	Pass
3 ♡	Pass	4 ♠	All Pass

Opening lead – ♣ J

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Advice Columnist

Spouse wants to move 'city mouse' to a rural retirement

By Eric Thomas
Tribune Content Agency



Eric Thomas

Dear Eric: My spouse would like to move to the state of Louisiana now that we are nearing retirement. I am a city girl and have no desire at all to move to the South. We have visited the area a few times and the heat, humidity, insects and having to drive 45 minutes to a decent grocery store is a definite no for me.

How do I relay this to my spouse? I love my spouse very much. I can well support myself financially. I do not want a divorce, but I am accustomed to city life, not country mouse. Is there a compromise I can suggest that makes both of us happy?

– City Mouse

Dear City Mouse: Louisiana, and the southern United States in general, have a wide range of areas, from country to suburb, bayou to big city. It's a big country. So, you may be able to find a compromise within the state or find something that matches both of your preferred lifestyles someplace else.

I'm going to guess that your spouse's choice of a more rural part of Louisiana isn't totally random and that there may be some personal connection to it. If your spouse wants to move back home, for instance, substituting another city won't work as well. But compromise is still possible. It's just about being clear about what your individual reasons and hopes are.

Make a list together of the aspects you want your retired life to include. Don't just stop at "city life." Be specific about what you like about different areas, what you want to do, how you live, what you need in order to live happily and what you want in order to live happily.

For instance, if you want to be close to a grocery store, put that down, but also consider how often you get groceries and if you're open to other ways of keeping your fridge stocked, like farmer's markets or delivery. Really think about your whole life. The prospect of retirement can be as wonderful as it is overwhelming. You don't have to start from scratch, but many people underestimate how useful it is to be intentional about designing this next phase of your life.

You're not in the planning stage yet. You're still in R&D. So, after you make your lists, start researching. Again, this doesn't commit you to anything. It's simply asking the question, "what else is out there?" You might enlist the help of a travel agent or a realtor, someone with an expansive knowledge of different areas.

Or you can take the wish lists and divide them into different research categories like "climate," "social opportunities," "geography," and then research them individually. This will give you a couple different lists, then you can see if there are any places that keep coming up or that you want to know more about and follow the trail.

Dear Eric: My two older sisters stopped talking to my family and me six years ago. I came from a very close loving Italian family. They didn't give me any type of closure. I tried to reach out several times to see if they wanted to talk and got no responses. I felt terrible for my elderly parents who are 79 and 76 years old.

I also felt bad for my kids that were so close to my nieces and nephews. Over time, I've accepted the loss of them both. I have grieved them. Holidays are lonely. We also don't see my husband's family because his sisters are very jealous of me and all fight together. They are toxic. How do I comfort my kids on holidays, birthdays, et cetera? My kids are 26, 25 and 19.

– Sad Holidays

Dear Holidays: You have an opportunity to make new traditions and, as your children are adults, you can enlist them in this planning, creating holidays that meet you all where you are and cater to what you all like to do. In short, talk to them about the holidays they want, share with them what you'd like, and then work together.

If you want a full house, perhaps this means they invite friends to spend time with the family at holidays. If home doesn't feel merry, perhaps you start taking trips on special occasions. Perhaps you become a family that goes out to dinner or to a movie or on a random adventure to celebrate with each other.

And, of course, you, fortunately, still have your parents. So, talk to them about what they want to do to make holidays special. There may still be times that you feel the absence of your sisters. This is hard to avoid. But it's important to remember that you all have the power to create the experiences that you want to have.

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

SQUAWKBOX

squawkbox@albanyherald.com

It's odd how people around here focus on the race of a crime victim and the perpetrators without really taking in the circumstances surrounding the crime. The young man's death was a tragedy, just as any young man's death is, especially when it is caused by his peers. We live in a sad society.

Ms. Strother must be moving to Lee County.

As long as the crooked little head of Dougherty County is encouraged by his feckless followers to use taxpayer money as if it were his to give out like candy, this county is going to continue to rot from the inside out. Giving these faux "developers" millions of dollars is a crime and should be investigated.

All the euphoria surrounding this "blue tsunami" is, I believe, going to be short-lived. You have a bunch of people taking over state offices in Georgia who have no idea what they're doing. They will be overwhelmed, and most likely will try to find ways to enrich themselves and their like-minded friends.

The reason the Liberals won is they had a secret weapon: It was Trump.

Mike Cheokas is too busy defending himself in court to worry about the election. The people in this region deserve so much more than what they're getting from this man, who has overstayed his welcome under the Gold Dome. Wolfe has my vote. He's a man of conviction, a veteran and he doesn't hide from voters.

I've never seen a more egotistical person than Dick Yarbrough, and I wonder why The Herald keeps running his columns. Sad thing is, he has nothing to be egotistical about.

Heard and his band of little followers should take a long look at the downfall of Trump: Yes, he got everything he wanted for a period, but when the people got tired of it, they turned on him. Same thing's bound to happen to you, little man. Here's hoping that this turn brings all your sins and crimes out in the open for everyone to see.

If you vote strictly for members of a political party -- Democrat, Republican or whatever -- what you eventually end up with is just like what happened in Georgia: A bunch of women with no experience and no ability taking over the state's purse strings, education and its agricultural concerns. Scary thought ... we'll probably all be paying for years.

I'll believe DOT is going to open the Oglethorpe Bridge when I see it. They have left traffic backed up and caused any number of traffic delays and accidents -- mostly involving these idiot drivers who drive by the police station going 75-90, knowing no one in APD will bother with them -- for more than a year. We'll see.

"If a political party does not have its foundation in the determination to advance a cause that is right and that is moral, then it is not a political party; it is merely a conspiracy to seize power." -- Dwight D. Eisenhower

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Special Photo: MCLB-Albany

Marines at Marine Corps Logistics Base-Albany wore uniforms of Marines throughout the corps' 251 years during the base's recent birthday celebration.



Special Photo: MCLB-Albany

Marine brass inspect the uniforms worn by Marines at MCLB-Albany during the base's recent birthday celebration.

MCLB-Albany commemorates 251 years of honor, courage, commitment

Staff Reports
news@albanyherald.com

MARINE CORPS LOGISTICS BASE-ALBANY — Marines, civilian-Marines, military leaders, distinguished guests and two local Marine Corps JROTC cadet units gathered at the Marine Corps Logistics Base-Albany amphitheater to commemorate the United States Marine Corps' birthday with a traditional uniform pageant honoring 2 1/2 centuries of faithful service, sacrifice and unwavering commitment to the nation on Nov. 9.

Established on Nov. 10, 1775, the Marine Corps has stood as a symbol of honor, courage and commitment, answering the nation's call in times of conflict and peace, officials at the Albany base said. The milestone anniversary provided an opportunity to reflect on the corps' distinguished history, recognize the contributions of generations of Marines and reaffirm the enduring values that define the institution.

The ceremony featured the traditional reading of the Marine Corps Order, the birthday message from the 13th Commandant of the Marine Corps, Gen. John A. Lejeune, and the recent ceremonial cutting of the birthday cake using a Marine Corps sword. A recent longstanding Marine Corps tradition of presenting the first slice of cake to the oldest Marine present, who then passes a slice to the youngest Marine, highlighting the symbolic exchange of passing knowledge, experience and traditions from one generation of Marines to the next was part of the ceremony.



Special Photo: MCLB-Albany

Marines in uniforms from throughout the corps' 251-year history stand at attention during a ceremony at MCLB-Albany.

The installation's Marines and civilian workforce play a vital role in sustaining the warfighter, demonstrating the same dedication to excellence and mission accomplishment that has characterized the Marine Corps for 251 years, base officials noted. The 251st birthday observance served as a reminder that while the Marine corps continues to evolve to meet emerging challenges, its fundamental values, warrior ethos and commitment to the nation remain unchanged.

"For 251 years, the Marine Corps has remained semper fidelis – always faithful," Col. Stephen Ritchie, the commanding officer of MCLB Albany. said. "The United States Marine Corps has stood ready to answer our nation's call, forging a legacy defined by honor, courage, commitment and an unbreakable bond among generations of Marines.

"As we celebrate this historic milestone, we honor the sacrifices of those who came before us, recognize the dedication of those serving today and reaffirm our commitment to the Marines who carry our legacy forward.

Ritchie noted that here, our Marines and civilian workforce are proud to contribute to that legacy by sustaining the warfighter and ensuring the corps remains ready to fight and win.

"Our mission may change, but our commitment to excellence and our motto, semper fidelis, will never change," he said. "Happy birthday, Marines."

Dougherty County Commission asks staff to draft plans to deal with 'vice marts'

By Alan Mauldin
alan.mauldin@albanyherald.com

ALBANY – There are no so-called vice marts in unincorporated Dougherty County, but the Dougherty County Commission is looking at a proactive move to ensure that convenience stores whose offerings lean toward the unhealthy rather than offering fresh foods and gasoline do not become a problem in the future.

The topic of the stores came up during the Monday commission meeting during discussion of the annual renewal of alcohol licenses.

Thirty-eight locations where alcohol is currently served have applied for renewal for 2027. That includes 20 convenience stores that sell gas, three package stores, private clubs, recreation businesses and night club/bars each, as well as two wholesale distributors, two supermarkets and one brewery and convenience store at which gasoline is not sold.

"Vice marts (are) convenience stores that don't sell gas, don't sell groceries," Chief Deputy/License Inspector Anthony Donaldson with the city of Albany's Marshal's Division told commissioners.

Instead, their offerings are heavy with cigarette products, Georgia Lottery Corp.-approved "coin-operated amusement machines" that are often referred to as "gambling machines," and, of course, beer and wine.

"Vice marts just kind of pop up without that gas component or groceries," Donaldson said.

The city of Albany approved an ordinance that addressed the establishments in 2025. Under the city's ordinance, stores that were open for business prior to June 1, 2025, were permitted to continue operating, but in the event of a property transfer, the new owner will be required to add fresh foods to the location's offerings.

In all, 60% of revenue is required to come from fresh fruit, vegetables, cut meats or gasoline, or a combination of those products.

Commissioner Clinton Johnson requested that County Administrator Deron King pursue developing a vice-mart ordinance that would cover the unincorporated portion of the county.

"That sounds like one we need to get on," Commissioner Anthony Jones said.

In other business, the commission heard a recommendation from the Dougherty County Sheriff's Office to purchase a video door intercom system for placement at the Riverfront Resource Center. The cost of the system is $22,516.



Staff Photo: Alan Mauldin

Dougherty County Commissioners Ed Newsome, left, and Victor Edwards participate in Monday's commission meeting.

Sheriff's Marshal Ken Faust told commissioners that the purchase is part of the agency's emphasis on improving security at county buildings.

Recently, the sheriff's office committed to providing additional cameras at the Dougherty County Tax Office after threats were made toward employees.

Commissioner Victor Edwards asked whether the cameras at the Tax Office would mean a reduction in security personnel, which Faust said would not be the case.

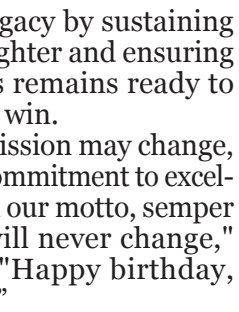
"Just because you've got cameras, somebody's got to go eventually to bring the peace back," Edwards said.

The cameras will be a tool used to gather evidence, Faust said.

Suspect in Dollar General robberies arrested

Staff Reports
news@albanyherald.com

ALBANY — Officers responding to the Dollar General store at 1906 E.Oglethorpe Blvd. in reference to an attempted robbery were able to arrest a suspect, Erien Davis, following an investigation into the robbery.



Erien Davis

Police said Davis entered the business, handed the cashier a note claiming he had a gun and demanded money from the register. The suspect left the business with merchandise after the cashier did not provide any money.

Following an investigation, officers located Davis, 27, who confessed to his involvement in the robberies of Family Dollar, Walgreens and Dollar General, which occurred during the previous weeks.

Davis was arrested and transported to the Dougherty County Jail. He also had outstanding warrants for armed robbery in connection with the previous incidents.

SATURDAY SQUAWKBOX

SQUAWKBOX@ALBANYHERALD.COM

I'm still enjoying Tuesday's midterm elections, especially when I see the looks on Trump do-ordiers' faces. Sad to think, they really thought Republicans would win as long as he was around.

The Lee County Commission should consider putting red light cameras at every major intersection. That would solve their budget problems.

Blatant Buffoonery! One percent sales tax increase, the inflated ad valorem assessments, delayed ad valorem rates, fabulous traffic and pedestrian walk signals where no traffic or pedestrians exist, hundreds of thousands for non-existent virtual tour videos, skateparks, millions in inexperienced developers' loans. Now More! $800,000 in city bonuses while most taxpayers are struggling and businesses failing, another $600,000 unrecoverable developer loan and a $315,000 budget adjustment for the defunct WG&L building.

It would be nice to go to Albany for once and not be harassed by panhandlers or people walking up to you in parking lots and asking for money. They have every excuse under the sun for what they need it for. There should be a law against this.

Amen, Squawker. To give some of these lazy, do-nothing city employees our tax money as bonuses is a travesty, and another reason this city -- with its pathetic leadership -- is heading toward bankruptcy or worse.

You whiners in Albany may think now's a good time to jump on Lee County because of some tax issues caused by human error. But these errors were unintentional. Meanwhile, you have crooked "leaders" who rob you blind, taking your hard-earned tax money and giving it to people who do nothing but sit around waiting for checks to come in. We're fine here, thank you.

Republicans got their a--es handed to them in the midterm elections because the country is tired of Trump's buffoonery. He is an embarrassment, and the country finally woke up to that fact. Talk about a lame duck.

To the Squawker who talked about the "election misconduct" in the wake of the midterm elections: Yeah, right. There was so much collusion millions and millions and millions of votes were made illegally. You people who bought into one of Trump's many lies about voter fraud just can't let it go. This would be corruption on a scale even grander than the Lyin' King.

I find it hilarious that all these people who never went near the University of Georgia -- many never even went to college -- talk about "we" and "us" when they talk about the UGA football team. At least until they lose a game. Then it's "they" and "them" and a change of clothing with blue and green in it. Chumps.

Fletcher, I hope you're happy. Because of people like you, a really great Georgian and American, Mike Collins, is not going to be a part of our government. You can't judge a man by his associates, and now that our president needs him, he won't be around to help. And how can a person who claims to be a true Southerner admit to supporting someone like Ossoff?

Mr. Editor, you should cover FSU's girls beach volleyball team. They're an elite team that always plays in the national tournament in Gulf Shores.

GUEST COLUMNIST ■ THOMAS KNAPP

Time and time again ... stop the nonsense

On July 14, by a vote of 308 to 117, the US House of Representatives passed the "Sunshine Protection Act," which would end our twice-yearly ritual of "springing forward" and "falling back" by making "Daylight Saving Time" the permanent national standard for timekeeping.

Getting that done seems to be one of President Trump's priorities — one of his few such priorities with which I wholly agree. Unfortunately, the U.S. Senate recessed before voting on the law, and it's unclear whether they'll get around to it before January and the seating of a new class of senators.

Various polls show the public broadly in support of ending the "spring forward/fall back" nonsense, but not necessarily in agreement on whether the standard should be "standard time" or "daylight saving time." I've seen good arguments from both sides. My own position is: Pick one and make it happen.

For whatever reason, such measures always seem to bog down in Congress. Unable to decide which direction to go in, they always end up punting and putting us through another year of those annoying clock changes.



KNAPP

There's a third way for Congress to go about exercising its Article 1, Section 8 power to "fix the standard of weights and measures" that's simple and sensible.

Of course, Congress hates simple and sensible things, but my proposal comes with a sweetener: It would let them permanently abdicate part of the aforementioned power in a way that no longer subjects them to pressure or blame in the matter.

The first part of the proposal is to make "coordinated universal time (UTC)" the national standard.

UTC is, per Wikipedia, "a weighted average of hundreds of atomic clocks worldwide" that is "currently within about one second of mean solar time at 0-degrees longitude, the currently-used prime meridian, and is not adjusted for daylight saving time."

To put it a different way: Under UTC, absent any locally imposed "offsets," clocks show the same times in Los Angeles, London, Lisbon and Lviv.

At first, it might seem kind of weird that your 9 a.m. shift in New York now starts at 2 p.m. (better yet, just plain 1400), even though it's the same "time of day."

But you'd get used to it, and it would actually make scheduling phone calls, Zoom meetings, etc. with participants currently living across multiple "time zones" much easier. Three people in Boston, Berlin, and Beijing wouldn't have to "convert time" to know when to show up for a conference.

The second part is to make the change a constitutional amendment, proposed by 2/3 of both houses of Congress and ratified by 3/4 of the state legislatures. Proposed text:

"Effective as of midnight on Jan. 1, [of the year after ratification], the government of the United States shall utilize Coordinated Universal Time in all official operations and communications, without application of daylight saving or other offsets. The states may, effective as of midnight on Jan. 1, [of the year after ratification] adopt such timekeeping standards as their legislatures or people may direct."

Upon ratification, Congress would be off the hook. The matter of timekeeping schemes would no longer be their problem to solve. I strongly suspect that most states would similarly move to UTC, but that's up to them.

My proposal comes with a second sweetener: "National security." Military commanders in one "time zone" would no longer have to coordinate time differentials with commanders in other zones when planning operations. The "time" at Whiteman Air Force Base in Missouri would be the same "time" as at Camp Arifjan in Kuwait and at Naval Facility Okinawa.

My personal position remains the same: Pick a single, not semi-annual, timekeeping scheme and implement it instead of just arguing about it.

The current scheme, especially the "spring forward" part, costs us money (more than half a billion dollars in lost productivity) and lives (via spikes in car accidents, workplace injuries, cardiac events, and suicides).

We can, and should, do better. It's time to.

Thomas L. Knapp is director and senior news analyst at the William Lloyd Garrison Center for Libertarian Advocacy Journalism (thegarrisoncenter.org). He lives and works in north-central Florida.

COLUMNIST ■ CHARLES OCHIE

College student vote an emerging force in American elections

In American democracy, elections are often decided not simply by who has the most supporters, but by who actually shows up to vote. While considerable attention is given to political parties, traditional voting blocs, and older voters, one constituency deserving greater recognition is college students. Their votes can influence national elections, determine closely contested statewide races, and shape the political future of local communities.

The Nov. 3 midterm elections offer compelling evidence of the growing influence of young voters. According to preliminary estimates from Tufts University's Center for Information and Research on Civic Learning and Engagement (CIRCLE), approximately 27% of eligible Americans ages 18–29 voted in the midterms, representing the second-highest youth turnout in a midterm election in the past 30 years, behind only 2018.

In battleground states, including Georgia, youth turnout was estimated at 30%.

Even more revealing is the participation and voting preference of students. CIRCLE reports that approximately one in five young voters who participated in the 2026 elections was enrolled in college, trade, or vocational institutions. Among these enrolled young voters, 66% supported Democratic candidates for the U.S. House, compared with 29% who supported Republican candidates.



OCHIE

These figures underscore the importance of students as an increasingly significant component of the electorate.

Georgia provides an especially historic example. Keisha Lance Bottoms' election as governor on Nov. 3 makes her the first black woman elected governor in American history and the first woman to serve as governor of Georgia. CIRCLE's preliminary analysis indicates that approximately 70% of young Georgia voters supported Bottoms, while 71% supported Democratic Senator Jon Ossoff in his re-election campaign.

Although these figures do not isolate college students, they demonstrate the potential electoral influence of younger voters. The significance of Bottoms' election is particularly noteworthy when viewed against Stacey Abrams' unsuccessful gubernatorial campaigns in 2018 and 2022. Although Abrams did not win either election, her historic candidacies and sustained efforts to mobilize voters, expand civic participation, and strengthen grassroots political engagement helped lay the groundwork for Bottoms' eventual success. In many respects, Abrams helped pave the way for this historic moment.

Georgia has now entered a new chapter in its political history, demonstrating how persistent political engagement and changing voter participation can redefine the state's political landscape. The 2026 elections also produced important milestones for women's political representation nationally. Georgia, Minnesota, Ohio and Tennessee reportedly elected their first women governors. Deb Haaland became the first Native American woman elected governor, while a record three black women are expected to serve simultaneously in the U.S. Senate in 2027.

These developments reflect the continuing evolution of American political representation.What does this mean for Albany and southwest Georgia?

Albany State University represents an important opportunity to strengthen civic participation among young adults in this region. ASU's West and East campuses were listed among Dougherty County's voting precinct locations for the 2026 elections, providing students opportunities to participate in the electoral process within the university community.

However, an important question remains: How many Albany State students actually voted, and what influence did their participation have on local elections? Publicly available reports do not provide a separate accounting of student votes or establish their impact on particular local contests. This deserves further research efforts.

Ultimately, college students must understand that their influence extends beyond classrooms, graduation ceremonies and future employment. Decisions concerning education funding, employment, public safety, health care, transportation and economic development directly affect their lives and communities.

The college student vote is not merely a symbolic expression of youthful enthusiasm. It is an instrument of democratic participation, political accountability and community transformation. The future of our democracy should not be determined exclusively by those who have voted for decades; it must also include the voices of those who will inherit its consequences.

Charles Ochie is a professor of Criminal Justice and dean of the Graduate School atAlbany State University.

COLUMNIST ■ WILL THAULT

After 80 years, it's still a wonderful life

No. This isn't my autobiography. It's a tribute to an 80-year-old American film classic ... with a backstory twist.

It all started with a conversation between two film superstars of the day, director Frank Capra and actor Jimmy Stewart. It was 1946. Both were recent World War II veterans who had made two films together before the war. Five years earlier, fresh off a best actor Oscar for "The Philadelphia Story," Stewart had left Hollywood for the Army and went on to fly B-24 bombing missions over Europe. More on that later.

Here's how Stewart remembered the moment in the December 1987 issue of Guideposts magazine: "Now, listen," Frank began hesitantly. He seemed a little embarrassed. "Well, what it boils down to is, this fella who thinks he's a failure in life jumps off a bridge. The Lord sends down an angel named Clarence, who hasn't earned his wings yet, and Clarence jumps into the water to save the guy. But the angel can't swim, so the guy has to save him, and then ..." Frank stopped and wiped his brow. "This doesn't tell very well, does it?"

I jumped up. "Frank, if you want to do a picture about a guy who jumps off a bridge and an angel named Clarence who hasn't won his wings yet coming down to save him, well, I'm your man!"

That's when "It's a Wonderful Life" was born.

George Bailey's leap from that bridge mirrored a leap of faith Stewart was taking himself. Still haunted by his years as a bomber pilot, and later as a group operations officer making life-or-death decisions for the crews he sent out, he wasn't sure going back to acting was a good idea.

A new movie, "Jimmy," tells the story of those war years. It dramatizes Stewart's push to fly in combat after his studio tried to keep him out of uniform and the Army kept him stateside as an instructor and recruiting-film star. In a touching farewell scene, his father gives him a handwritten note and a pocket Book of Psalms. As Stewart told it, what really happened was more poignant.

His father, unable to find the words, slipped an envelope into his pocket. Stewart opened it later that night, alone in his bunk. It read in part, "My dear Jim, soon after you read this letter, you will be on your way to the worst sort of danger...But Jim, I am banking on the enclosed copy of the 91st Psalm. The thing that takes the place of fear and worry is the promise in these words. ... I feel sure that God will lead you through this mad experience. ... I can say no more. I only continue to pray."

Along with the note was a booklet by Emmet Fox, "The Secret Place: A Key to the 91st Psalm." Stewart would quote the verses that struck home: "I will say of the Lord, He is my refuge and my fortress: my God; in Him will I trust. ... Thou shalt not be afraid for the terror by night; nor for the arrow that flieth by day. ... For he shall give his angels charge over thee, to keep thee in all thy ways. They shall bear thee up in their hands, lest thou dash thy foot against a stone."

Stewart said, "From that day, the little booklet was always with me. Before every bombing raid over Europe, I read some of it, and with each reading the meaning deepened for me. And I was borne up. Dad had committed me to God, but I felt the presence of both throughout the war."

"Jimmy" follows Stewart through combat and his difficulty readjusting to civilian life.

Friends and family said he came home a changed man: graying, thinner, visibly aged.

That began to change as Stewart realized George Bailey's story was, in many ways, his own. He wasn't suicidal like Bailey, but he was guilt-ridden, second-guessing decisions that might have spared more lives.

Both men were carried by prayers they couldn't see: Stewart took his father's into combat, and Bailey is prayed for by a whole town without knowing it. Psalm 91's guardian angels find their match in Clarence, and its closing promise -- "He shall call upon me, and I will answer him" -- in Bailey's answered prayer. That prayer comes at Martini's bar in the fictitious town of Bedford Falls, N.Y., much like Stewart's hometown of Indiana, Pa., where Bailey breaks down.

"Dear Father in heaven, I'm not a praying man, but if you're up there and you can hear me, show me the way," he prays. "I'm at the end of my rope. Show me the way, God."

The tears were real. Stewart later wrote, "As I said those words, I felt the loneliness, the hopelessness of people who had nowhere to turn, and my eyes filled with tears. I broke down sobbing. This was not planned at all, but the power of that prayer, the realization that our Father in Heaven is there to help the hopeless, had reduced me to tears."

The film became a turning point for Stewart, almost a cleansing. Of the 80 films he made, he called it his favorite.

In those few formative years, Jimmy Stewart, the everyman who risked it all for the country he loved, was scarred by war and found healing in a role that has inspired generations. Capra wrote that he made it as "a film to tell the weary, the disheartened, and the disillusioned ... that no man is a failure," and to show "that each man's life touches so many other lives."

But the longest-lasting impression on Stewart's life came from the 91st Psalm his father slipped into his pocket all those years before. Stewart summed it up in that 1987 Guideposts piece: "It's simply about an ordinary man who discovers that living each ordinary day honorably, with faith in God and a selfless concern for others, can make for a truly wonderful life."

Will Thault is a retired businessman who left Albany a few years back to be near family in Alabama. He is a frequent contributor to The Albany Herald.

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TODAY'S BIBLE VERSE

"It is of the Lord's mercies that we are not consumed, because his compassions fail not."
Lamentations 3:22

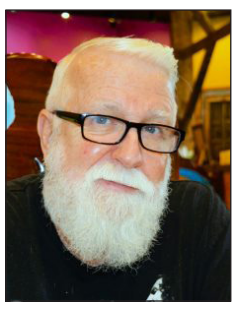
COLUMNIST ■ Carlton Fletcher

Politics ... the 'gift' that keeps on giving, and giving, and ...

You go back, Jack, and do it again ...
-- Steely Dan

Somebody told me Wednesday morning after election results were pretty clear, "At least that's over with! Now we don't have to put up with politics being jammed down our throats on the regular."

My reply was three words: "Are you kidding?"


FLETCHER

No, we are not going to have to endure miles and miles of political signs (except for the ones not picked up by candidates in the aftermath of the election ... Rick Jackson, you've got enough scratch to pay the locals who supported you to collect yours that still pollute the landscape around here), and we won't get to hear about Jon Ossoff spending money to look good. (And, as an aside here, has there ever been a dumber political ad? I definitely would have asked for my money back.)

But as the Carpenters once told us, when it comes to politics in the wake of the midterm elections, "We've only just begun."

There are several phases we're going to have to endure over the coming months leading up to the 2028 presidential election, and the first one already is underway. Call it the analysis phase.

Pundits and self-proclaimed experts are busy telling us now – and will be for about a month or so – why there was such a landslide across the nation for Democrats and explaining how the election results will impact the country. Some of their comments will be spot-on and insightful. Most, however, will just be more hot air from people who love to hear themselves talk.

There will be a lot of back and forth about what Republicans should do in the short time their power will remain intact, and there will be counterarguments about what Democrats must do to keep GOP legislators from achieving their goals.

And if you're among those who think Republicans in Congress who were voted out of office – at least those not named Thomas Massie – are going to finally step forward and do what's right for the country, defying Trump if they have to, you obviously have not been following this bunch. They proved it when they used a procedural order to keep Defense Secretary Pete Hegseth – whose biography prior to taking that position read "drunken Fox newscaster" – in office when he certainly doesn't deserve to be.

To keep an openly racist, homophobic, loony like this in such a position of authority shows that Republicans have no intention of doing what will best serve their constituents, choosing instead to continue their blind allegiance to the one man most responsible for their election losses.

And not too far down the road, after we get through a period of "what are the Democrats doing wrong and what are they doing right" once they claim their majority and start working on those campaign promises, they will be under intense scrutiny as bruised and battered Republicans seek to start chipping away at the overwhelming support they received in the election.

Then – and, yes, I hate to bring this up – before we're too far into 2027, the campaigning will start for the 2028 run for White House. Trump will talk – buffoonishly – about how the American people want him back for another term (none so blind as he who won't see) and how he'll save the country from Democrats, and only the 15% or so of his true believers left will remain all in, but it will be enough to generate buzz on Fox News.

Then both major parties will start – a hint or two here and there at first – the push to get their candidates' names in front of the American people as rightful heirs to become the country's next president. J.D. Vance (please) ... Pete Buttigieg ... Raphael Warnock ... Kamala Harris ... Ted Cruz ... Marco Rubio ... Andy Bashear (yes!) ...Gavin Newsom ... Ron DeSantis ... Chris Christie ... Alexandria Ocasio-Cortez ... Brian Kemp ...

These names – and others – will be bandied about as we move into the new year and will either lose steam or pick up momentum as we head toward an Election Day two years in the distance.

And then, as things really start to rev up and pocketbooks are opened – sad to say – it all starts again. Lord, I'm going to need a vacation.

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

COLUMNIST ■ Jay Bookman

Here's why the midterm blowout is actually good for Republicans

The midterm elections were great for the Republican Party.

I'm dead serious.

The GOP needed to be slapped across the face and told to snap out of it. It needed to be kicked in the butt, and kicked hard. The party that once liked to think of itself as the grownup party needed to be sent to its room without supper and have its car keys and phone taken away.


BOOKMAN

Well, courtesy of the American voter, that's what it got.

The breadth and scale of the GOP's repudiation was as awe-inspiring as it was deserved. Here in Georgia – until recently a deep-red state – it lost the U.S. Senate race by 18 points. Voters who hadn't elected a Democrat to a constitutional office during a regular election in decades elected 10 of them, from governor through school superintendent and public service commissioner. The margin in some of those races was double digits, and none was smaller than seven points.

Eight of those incoming constitutional officers, including our new governor, will be black women. Welcome to the new Georgia, y'all.

Democrats who had dared to dream really big, who had dared to believe that maybe they could regain control of the state House of Representatives, appear to have achieved that goal easily. If that chamber flips, they will now have the votes to elect yet another black woman, Carolyn Hugley, as House speaker.

And while no Democrats had openly dreamed of taking the heavily gerrymandered state Senate, they fell just short of doing that also.

Of course, great, sudden and somewhat unexpected success comes with its problems. In this case, Georgia Democrats have been handed the full burden of governance, and they're out of practice and don't have an experienced bench. Some of the people swept into office this week by the blue tsunami are going to have a steep learning curve, and mistakes will be made. To be honest, they were elected not because of who they are, but because of who they are not. They now have a great opportunity to shine on their own merits.

Hire smart, honest people to help you; don't surround yourself with sycophants and hangers-on; rely on the career professionals in state government, most of whom are competent and mission-committed. Be humble in service.

Republicans have an entirely different sort of problem. This is not a "we'll get 'em next time" election. The margins are too big to be dismissed so easily, and a look beneath the hood makes it even more troubling.

According to NBC exit polling, Republicans got 14% of the vote from Georgians ages 18-29, and just 26% of the vote among those 44 and younger. That's the future electorate of the state.

Among voters of color, Republicans got 13% of the vote, in a state where white people are already a minority. Among the 71% of Georgia voters who were not white evangelicals, Republicans got 26%. Georgia Republicans have built their party on a narrow base, and structures built on a narrow base have a tendency to topple.

Racial purity, ideological purity, religious purity ... you can't build a lasting democratic majority around an obsession with purity. The numbers just don't work.

And then there's the matter of Donald Trump.

Over the past decade, Republicans in Georgia and other states have built their political identity around Trump, and this week voters across the country made it clear that they repudiate that style of leadership and politics. If GOP strategists try to explain away this week's catastrophe as something temporary, as a function of gas prices for example, they ensure that their time in the political wilderness will be long.

This didn't happen because gas is $4 a gallon instead of $3.25 a gallon. It goes much deeper. In service to Trump, Georgia Republicans and their counterparts in Washington have run off most of the competent party leaders who had the intelligence and spine not to kneel to the worst instincts of this president. That will make it difficult to rebuild the party into the conservative counterweight that the state and the country need it to be.

But in the wake of Tuesday's nightmare, outgoing Gov. Brian Kemp immediately announced that he would not call an emergency legislative session, declining to use the GOP's last remaining days in power to undermine and sabotage the incoming Democratic administration.

"The voters of our state have spoken," Kemp said. "As long as I'm governor, we will always respect the results of secure, accessible, and fair elections, and also abide by the laws and constitution of our state."

That's how a grownup acts.

Jay Bookman covered Georgia and national politics for nearly 30 years for the Atlanta Journal-Constitution, earning numerous national, regional and state journalism awards. He is the author of "Caught in the Current," published by St. Martin's Press.

Letter to the Editor

Enough celebrating; it's time to go to work

To the Editor:

Like millions of Americans, I was stunned (in a positive way) by the outcome of the midterms. Who'd a-thunk the Democrats would take over the state of Texas from top to bottom? Texas! It wouldn't surprise me if Ted Cruise goes to Cancún, like he did a few years ago while people in his state were freezing to death. Let's just hope this time it's a permanent vacation.

I was happier the morning after the Democrats' political victory than I've been in years, as were millions of other people. It was the next-best thing to winning the lottery. However, the party will soon be over, and it will be time to get down to business. I don't work for the Democratic Party but still have some advice for them.

The first thing is, don't overreach. You have to undo massive damage to this country, and to our standing in the world, not to mention the economic impact, not only of the Trump era, but from years of "trickle down" economics. You need to roll back those tax cuts on the rich and impose price controls on the pharmaceutical industry, for a start. We've got a massive budget deficit and national debt, and much of what we need we can't afford at this time, like universal health care, so that may have to go on hold.

There are plenty of people in the Trump administration who need to be impeached. I initially said we need to put that on hold until we resolve the Iran war and the economic impact of it as well as the tariffs. However, Trump has now appointed Stephen Miller, the architect of his immigration policy of cruelty and brutality against people who are here legally, as well as some non-immigrant citizens. Trump is like a wounded animal out for revenge against states he feels abandoned him, such as Texas and Georgia.

I suspect there may now be enough Republican votes to not only impeach but convict him, and this needs to happen ASAP. Even Ted Cruz may vote to convict (unless he flees to Cancún), as he knows, or should know, how angry Texans are, especially the Latino community. Cruz will do anything to save his skin, so conviction may be easier than I thought. Still, there needs to be good leadership in Congress, so Chuck Schumer has to go. (I'm sure Ted Cruz can recommend a nice place to retire in Cancún).

ICE and immigration reform are absolutely essential. Democrats made Texas a blue state from top to bottom but could never have done so without the Latino vote. Many immigrants who were here legally on work visas, contributing to communities by doing farm and construction work, were brutalized by masked ICE agents. Many were deported without good reason and some not even to their country of origin.

Many civil servants lost their jobs due to DOGE cuts, a large-scale reduction of federal spending, workforce layoffs, and program eliminations, and yet we still have a massive federal budget deficit of 1.99 trillion (as per U.S. Treasury fiscal data) and an unfathomable $40 trillion national debt (according to The Peter P Peterson Foundation), and those DOGE cuts hurt many federal workers who contributed to the economy. And not one dime was saved.

Republicans can't say it's all because of Democratic spending either, as the debt and deficit were not as high when Biden left office, and those DOGE cuts not only didn't reduce government and make it more efficient, but the debt and deficit went higher. Nevertheless, it is what it is and must be reduced.

The war with Iran added to our massive debt, and what have we accomplished? Trump was so ignorant he thought a bunch of religious fanatics who think they will automatically ascend into heaven if killed by "the American infidels" would come crawling to him on bended knees and surrender after a couple of days.

Instead, they closed the Strait of Hormuz, resulting in higher fuel prices and the ripple effect that, along with Trump's tariffs, hurt all of us. Funding for this war, which has hurt nearly all Americans, must be stopped. And don't forget, that businesses got the tariff rebates, not you, the consumers, thanks to the Supreme Court, which is packed with conservative justices appointed by the two Bushes and Trump.

Democrats have had a failed strategy over the last few years in which they assumed women and the growing minority population would comprise much of their base. First, not all women are liberal or even moderate Democrats. Did you think it's mostly men who attend those Evangelical and Fundamentalist churches that support Trump? Not all women are for abortion rights, and 52% of white females voted for Trump in 2024, despite the fact that the Democratic nominee was a biracial female.

Also, many blacks are deeply religious, and as such are not pro-abortion or pro-gay rights. This doesn't mean you have to ignore what should be a woman's right to an abortion, especially in cases where her life may be in danger or the fetus had no chance of survival. Abortion rights should be restored, especially when there is a medical reason for them, and gay rights should be respected. However, Democrats need to realize the black vote cannot always be taken for granted, as they vote on other issues besides "inclusion and diversity."

Please stop taking the bait from Republicans on culture-wars and hot-button issues like transgender people. There are only a fraction of a percentage of people taking hormone therapy, and in some cases voice inflection classes, etc, so they can call themselves "transgender." Democrats need to say "They have rights, just as people who cover themselves with tattoos (including Confederate flags) and facial and body piercing, but we have more important issues in the post-Trump era."

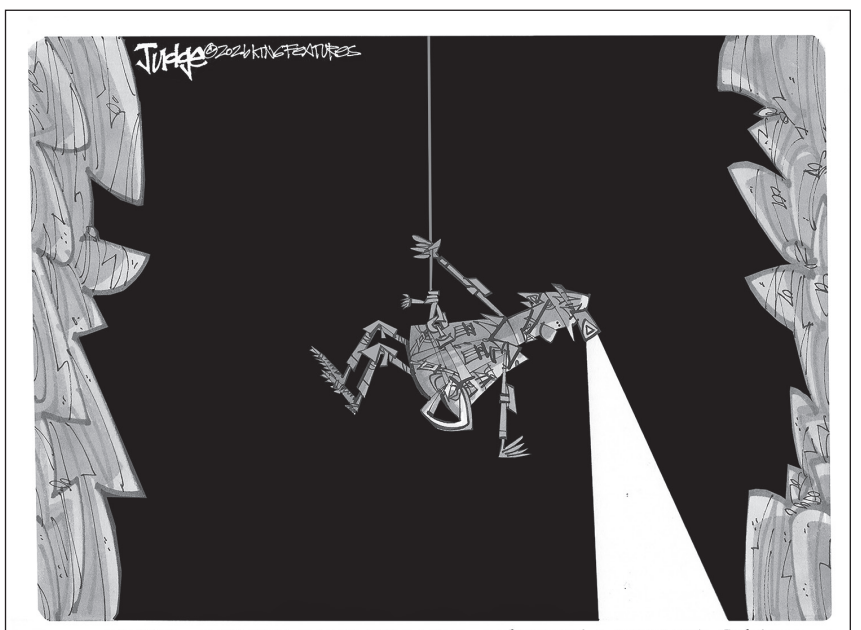
Democrats need to be careful, as they most likely received many votes from white male voters who have had it with Trump. The Democrats have been hemorrhaging white male voters for decades, and they're not all racists, anti-Semitic, homophobic or misogynists, nor have all of them been born with privilege. You don't need to alienate them again. You've got some voting Democratic again for the first time in years, so enough with the stereotyping.

I'd like to say a word to MAGA Republicans. I understand and even share some of your grievances, but Trump was never the answer. He added fuel to the fire of racial tension in America. Many of my liberal friends won't agree with this, but racism does not come in white only. Nevertheless, without centuries of discrimination and oppression of blacks by whites, black racism wouldn't exist to the degree that it sometimes does. However, there comes a time when we have to say two wrongs don't make a right and work together. When it comes to racism, enough is enough on both sides.

In closing, I think the hypocrisy of the MAGA movement can best be summed up with a social media post by Patti Bautista: "If Kyle Rittenhouse was fine, but Alex Pretti deserved to die – it was never about the 2nd Amendment. If Jan. 6 was fine, but Renee Goode deserved to die – it was never about the right to protest. If a little boy in a bunny hat being detained is fine – it was never about getting undocumented criminals. If people being executed in the street is fine – it was never about pro-life. If any of this is acceptable to you, then it was never about principles at all. It was always about who counts as human and who gets to belong."

The Trump era will be viewed as a dark time in American history. However, we now have a chance to make it better, so celebrate a little bit longer, Democrats, then get to work doing what you've been sent to Washington and statehouses to do.

Alan Thornton
Leesburg



Beatles tribute band to perform at Albany venue

Staff Reports
news@albanyherald.com

ALBANY — Southwest Georgia music fans can experience the music, magic and legacy of The Beatles when "Liverpool Legends: The Complete Beatles Experience" comes to the Albany Municipal Auditorium on Jan. 18 at 7 p.m.

Personally curated by the late Louise Harrison, sister of George Harrison, "Liverpool Legends" features four world-class musicians and actors who bring the legendary music of The Beatles to life. This Grammy-nominated Beatles tribute show takes audiences on a musical journey through the band's remarkable career, from their early chart-topping hits to their groundbreaking psychedelic and studio recordings.

Featuring note-perfect vocals, authentic costumes, vintage instruments and stunning multimedia, Liverpool Legends recreates the sound, style and spirit of one of the most influential bands in music history. The performance also includes video narration by Louise Harrison, offering a special connection to the legacy of her brother and the music that changed the world.

Having performed at renowned venues around the globe, including The Cavern Club in Liverpool, Carnegie Hall, the Rose Bowl and Auditorio Nacional in Mexico City, Liverpool Legends has earned international recognition for its authentic tribute to The Beatles.

Whether a lifelong Beatles fan or discovering their music for the first time, fans should not miss this incredible live concert experience in Albany.

Tickets went on sale Friday at noon online at ticketmaster.com. Fans also can purchase tickets in person from 10 a.m.-5 p.m., Monday through Friday, at the Georgia's Own Credit Union Box Office located at the Albany Civic Center.



Special Illustration



Special Illustration: University of Georgia

A new study by the University of Georgia shows participation in Advanced Placement exams are often split along gender lines.

Gender gap in AP exams narrows, but subject divides persist

By Savannah Peat
savannah.peat@uga.edu

ATHENS – Participation in Advanced Placement exams are often split along gender lines, according to a new study led by the University of Georgia.

The research found girls dominated languages, humanities and arts, while boys took more STEM (or science, technology, engineering, math) subjects.

Researchers analyzed more than 70 million AP exam results across 45 subjects, covering about 40 million students between 1997 and 2020. They found:

- Boys outnumbered girls in many science and math-centered subjects, especially physics and computer science.
- For every one girl taking the AP Computer Science A exam, more than four boys were taking the exam.
- Girls outnumbered boys in studio art exams by almost three to one, and in English literature exams by almost two to one.
- Over time, male overrepresentation decreased in many STEM-related courses like calculus, computer science and chemistry.
- Algebra-based Physics 1 remained male-dominated, and the gap widened. In the years the exam was offered (2015 through 2020), three of every five students who took it were boys.
- Studio art continued to skew more female, and that gap also grew. Roughly seven out of every 10 students taking those exams were girls.
- In some subjects that maintained a sizable gap in participation, the gender that made up the majority of students also made up the highest scores.
- Across the study period, boys were represented among top scorers at roughly four times the rate of girls in Physics 1 and nearly six times the rate in Computer Science A.
- In many subjects, the more evenly split the gender balance AP test takers were, the narrower the gender gaps among students earning top scores became.

Making all students feel comfortable to try different subjects is key, researchers said.

"Gender stereotypes about ability, like persistent beliefs that boys are naturally better at mathematics, physics, computing or similar STEM courses, or that girls are better at arts, can influence both students' choices on which class to take and how well they do in that class," Kadir Bahar, corresponding author of the study and an associate professor in the Mary Frances Early College of Education, said. "Students are more likely to enter and persist in a field when they feel that people like them belong in it."

UGA study: 'Supergene' may help determine fire ant queens

Staff Reports
news@albanyherald.com



Special Photo

A group of genes may give some fire ants an advantage, increasing their chances of growing larger and potentially becoming queens, according to a new study from the University of Georgia.

ATHENS — A group of genes may give some fire ants an advantage, increasing their chances of growing larger and potentially becoming queens, according to a new study from the University of Georgia.

The findings, published in Proceedings of the Royal Society B, offer new insight into how genetics influence ant development and how certain genes improve their own chances of being passed to future generations.

Some fire ant colonies have a single egg-laying queen, while others have multiple queens. A special group of genes, called a supergene, helps determine colony organization.

A supergene is a collection of genes inherited together as a package. In fire ants, this particular supergene contains more than 500 genes and is associated with colonies that have multiple queens.

"We call them supergenes because the genes are tightly linked and inherited together, almost like one big gene," Brendan Hunt, an associate professor in UGA's College of Agricultural and Environmental Sciences entomology department and a co-author of the study, said.

Hunt and fellow entomologist Haolin "Horace" Zeng wanted to understand if that same supergene influences how individual ants grow.

In a fire ant colony, most ants are workers that spend their lives gathering food, defending the nest and caring for the young. Unlike workers, queens reproduce, passing their genes to the next generation.

Smaller workers generally care for young ants and maintain the nest, while larger workers are more likely to search for food. Queens are the largest of all.

Scientists already knew that nutrition, environmental conditions and interactions with other ants help determine whether a developing ant becomes a worker or a queen. The UGA researchers wanted to know whether genetics could also tip the scales.

To investigate, the team studied developing fire ants with and without the supergene.

They focused on juvenile hormone, a chemical that helps control insect development. Unlike animals that grow larger by growing faster, fire ants can become bigger by spending more time feeding as larvae before reaching adulthood.

The researchers treated developing ants with methoprene, a chemical that mimics juvenile hormone, to see whether supergene carriers responded differently.

Ants exposed to the treatment grew larger, but the results revealed something unexpected. While both groups of ants responded similarly to the treatment and could reach the same overall size range, ants carrying the supergene were consistently more common among the largest individuals.

"Among the smallest workers, about half carried the supergene," Hunt said. "That proportion increased to roughly 65% among the largest workers and 75% to 83% among queens."

Although all the ants could potentially reach the same maximum size, those carrying the supergene were more likely to grow larger. Because body size plays an important role in determining whether an ant becomes a worker or a queen, researchers believe this advantage could increase a supergene carrier's chances of becoming a reproductive queen.

"To me, it highlights that, through a developmental mechanism involving body size, a genetic element can alter caste outcomes and basically cheat its way into making a queen," Hunt said.

Scientists sometimes call this kind of advantage a "selfish genetic element."

"If you want to pass down a gene, you'd better become a queen. You don't want to become a worker," Zeng said.

But the researchers still don't know exactly how the supergene influences development.

One possibility is that ants carrying the supergene spend more time growing as larvae. Another is that they use nutrients more efficiently in the larval stage. The researchers also have identified a gene that could help explain the difference.

"This project is the first step in a whole new direction of investigating how this supergene affects development and physiology, which hasn't been studied nearly as much before," Zeng said.

For Hunt, the discovery opens the door to a more robust line of study examining how genes, hormones and an ant's environment work together to determine its future.

Understanding that process could reveal more about how large groups of inherited genes shape physical traits throughout the animal kingdom.

Mauldin & Jenkins ranks No. 8 among 2026 Best Firms for Young Accountants

Staff Reports
news@albanyherald.com

ATLANTA — Mauldin & Jenkins, a leading provider of assurance, tax and advisory services, has been named one of the 2026 Best Firms for Young Accountants by Accounting Today and Best Companies Group. The firm ranked No. 8 among the 20 accounting firms recognized nationwide.

Each year, Accounting Today and Best Companies Group recognize the 100 Best Firms to Work For in the United States. The Best Firms for Young Accountants are selected from that group based on the responses of professionals aged 30 and under to a comprehensive workplace survey.

"We are incredibly proud and excited to receive this recognition because it directly reflects the perspectives of our young professionals," MJ Human Resources and Marketing Partner Kelsie Deiter said. "Their talent and enthusiasm are central to our firm's success, and we want them to envision a clear path for building rewarding, long-term careers here."

Mauldin & Jenkins invests in its young professionals through a dedicated mentorship program, continuing professional education offerings, technical training and leadership and business development programs, firm officials said. Employees gain meaningful experience working alongside colleagues at all levels of the firm, receiving guidance as they assume new responsibilities and build relationships with clients.

These opportunities help employees enhance their skills while deepening their understanding of how professional judgment, established policies and procedures, and applicable professional standards contribute to the firm's system of quality management.

The firm also offers flexible and remote work options, discretionary paid time off, wellness resources, and support for employees pursuing their CPA designation or other applicable certifications. Together, these benefits are intended to support employees as they develop professionally and while managing their responsibilities outside the office.

"When our professionals have the knowledge, resources and support to do their jobs well, our clients benefit," Deiter added. "By investing in employees from the onset of their careers, we are helping develop thoughtful professionals who can grow with the firm and make meaningful contributions to their teams and clients."

To qualify for the Best Firms for Young Accountants, organizations must employ a minimum of 15 employees under age 30, regardless of firm size, while firms with more than 150 employees must have a minimum of 10% of employees under 30. Survey participation among eligible employees must be greater than or equal to 40%, or 80% for employers with fewer than 25 eligible employees. Honorees also must achieve a positive response rate of at least 80% among employees aged 30 and under.

Pebble Hill Plantation invites visitors to celebrate magic of Yuletide season

Staff Reports
news@albanyherald.com

THOMASVILLE — There is something especially magical about Pebble Hill Plantation at Christmastime. This December, the historic Main House will once again be transformed for the holidays, welcoming visitors to experience the beauty, traditions, and stories of Christmas at Pebble Hill.

Adorned with festive decorations, cherished family ornaments, and treasured holiday mementos, the Main House offers a glimpse into Christmases past. From elegant evening tours to hands-on creative workshops, Pebble Hill Plantation invites visitors from throughout the region to celebrate the season in a setting where history and holiday traditions come together.

Special opportunities include:

Season's Greetings Exhibit in the Elisabeth Ireland Poe Gallery -- Nov 24-Jan 2 Step back in time with Season's Greetings, a special exhibit featuring beautifully crafted Christmas cards from 1925 and 1926. These treasured pieces offer a glimpse into the lives and relationships of the family and friends who exchanged holiday greetings nearly a century ago.

Yuletide Champagne Evening Tours -- Dec. 3-4

Experience the beauty of Pebble Hill after hours during an enchanting evening tour of the historic Main House. Guests will enjoy the glow of holiday decorations, festive surroundings, champagne, hors d'oeuvres, and live music while discovering the history and traditions of Christmas at Pebble Hill.

Behind the Ropes Tours -- Dec. 10-11

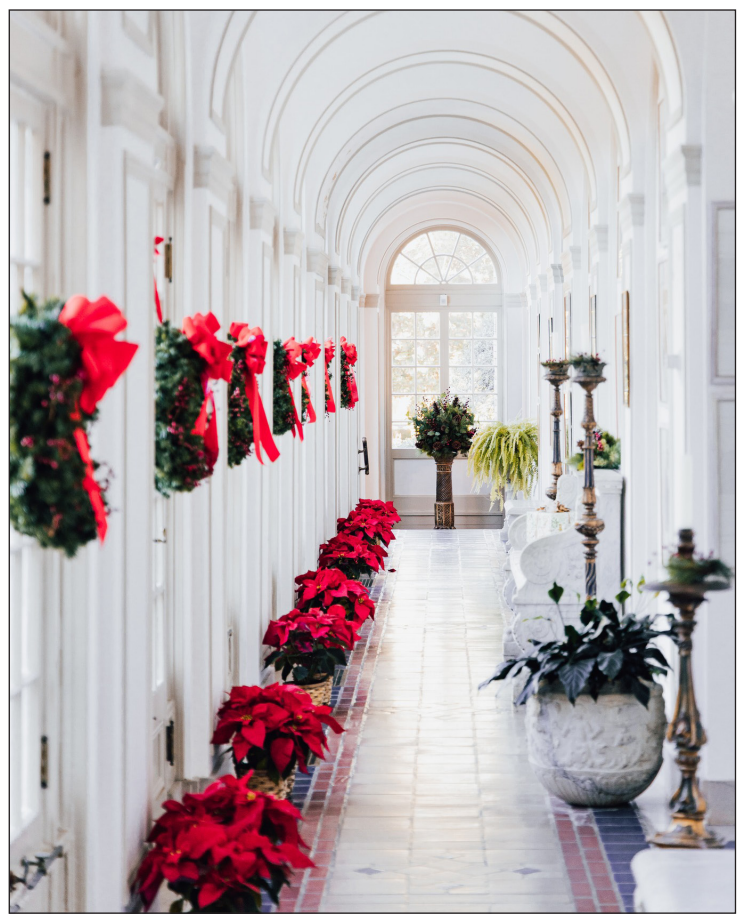
Go beyond the traditional tour and discover the fascinating stories, treasured objects,and remarkable details that make Pebble Hill's collection so extraordinary. These special tours offer a closer look at the historic Main House and its holiday decorations while exploring the people, traditions, and history behind the collections. These tours will be led by Executive Director Whitney White and Museum Curator Lori Curtis.

Wreath Design Workshops -- Dec. 10-11

Bring a touch of Pebble Hill's natural beauty into your holiday celebrations during a wreath design workshop led by floral designer Laura Strickland. Participants will create their own beautiful holiday wreaths using fresh-cut greenery from Pebble Hill's forests.

"Christmas at Pebble Hill is truly a special time of year," Curtis said. "The decorations are not simply beautiful, they are part of the history of the people who called Pebble Hill home. We invite families, friends and visitors from throughout the region to experience this very special tradition with us."

Tickets for the Yuletide Champagne Evening Tours, Behind the Ropes Tours, and Wreath Design Workshops are available at pebblehill.com. Visitors are encouraged to purchase tickets in advance. For additional information about Yuletide events and regular Main House tours, visit pebblehill.com or call (229) 226-2344.



Special Photo: Pebble Hill Plantation

Special Yuletide tours of historic Pebble Hill Plantation in Thomasville are available starting this month and continuing through the holiday season.



Special Photo: ABAC

ABAC Presents! will welcome "American Tune: Simon, Croce & Taylor" at Howard Auditorium Nov. 19, featuring artist Tom Glynn.

ABAC event celebrates music of Simon, Croce and Taylor

Staff Reports
news@albanyherald.com

TIFTON — ABAC Presents! will welcome "American Tune: Simon, Croce & Taylor" to Howard Auditorium Nov. 19, at 7 p.m. Doors open at 6:15 p.m.

Award-winning singer-songwriter Tom Glynn will transport audiences through the timeless music of Paul Simon, Jim Croce and James Taylor. Blending beloved songs with stories about the artists' lives and work, the performance celebrates the music that helped define a generation.

Each songwriter brought a distinctive voice to the era. Simon explored new musical directions following Simon & Garfunkel, Croce told vivid stories through enduring radio favorites, and Taylor connected with listeners through his acoustic sound and deeply personal lyrics.

"If you want an evening to escape the demands of daily life, this concert is exactly what you need," Wayne Jones of ABAC Arts Connection said. "Tom Glynn, himself a gifted singer-songwriter, gives voice to the songs of an era dominated by great singer-songwriters. Come immerse yourself in an evening of some of the best music you can imagine."

American Tune features songs including Simon's "Still Crazy After All These Years," Croce's "Time in a Bottle" and Taylor's "Fire and Rain." Through Glynn's performance and storytelling, longtime fans and new listeners alike can experience these timeless songs live.

The performance is part of the ABAC Presents! series, which brings professional performing artists to ABAC and the surrounding community while supporting students' study of the arts.

Admission to the show is $20 for the public and $10 for ABAC students. To purchase tickets to "American Tune" or obtain more information about ABAC's Arts & Culture series, visit arts.abac.edu.

Leapfrog Group announces fall 2026 hospital safety grades

Special Report
The Leapfrog Group

WASHINGTON, D.C. — The Leapfrog Group has released its fall 2026 hospital safety grades, an "A," "B," "C," "D," or "F" assigned to most general hospitals in the United States based on their ability to protect patients from medical errors, accidents, injuries, and infections.

The hospital safety grade is the only ratings program focused exclusively on how safe hospitals are for patients. The fall 2026 grades come amid continued pressure from Congress to advance health care price transparency.

"A record number of hospitals are choosing to publicly report their safety and quality performance, and we applaud them for holding themselves accountable to their patients," Leah Binder, president and CEO of The Leapfrog Group, said in a news release. "Progress on price transparency is important, but there's no good price for bad care."

Special Illustration

Southwest Georgia hospitals scored "C" and "A" grades in the 2026 Leapfrog Group hospital safety grade rankings.

Hospital systems in southwest Georgia were split among "A" and "C" grades. Phoebe Putney Memorial Hospital in Albany, Crisp Regional Hospital in Cordele and Tift Regional Hospital in Tifton received "C" scores from Leapfrog Group. Phoebe Sumter Hospital in Americus and Colquitt Regional Hospital in Moultrie received "A" grades.

This fall, 900 hospitals earned "A" grades, 774 earned a "B," 655 earned a "C," 35 earned a "D," and three earned an "F." Key findings on state performance in the fall 2026 Hospital Safety Grades include:

- The states with the highest percentage of "A" hospitals are, in rank order, Connecticut, Utah, New Jersey, South Carolina, Virginia, Maryland, Rhode Island, Maine, Florida and Louisiana.
- Connecticut maintained its position as the top-ranked state, with 64.3% of hospitals earning an "A."
- Rhode Island climbed from 18th to seventh, while Maine rose from 17th to eighth.
- There were no "A" hospitals in Iowa, North Dakota, South Dakota, Vermont and Wyoming.
- Georgia ranked 27th among states with the highest percentage of "A" grades with 25.6% of its hospitals scoring the high grade.

Research group: Georgia Power profiting off data center demand, locking customers into volatile gas

Staff Reports
news@albanyherald.com

ATLANTA -- Southern Company, the parent company of Georgia Power, released its 2026 third-quarter earnings last week, reporting a year-to-date profit of $4.6 billion, a $652 million increase compared to the same nine-month period in 2025.

In an earnings call, Southern Company executives stated this is the highest level of sales growth they've seen in generations. Executives attributed this growth to additional large load contracts and high outdoor temperatures during the third-quarter months.

Expressing confidence in their performance and a continuation of growth, Southern Company recently contracted 4 gigawatts (GW) of large load customer energy, with another 7 GW in late finalizing stages. Of the 21 total GW of contracted large load customers thus far, Georgia Power holds 14.5, enough to power more than 6 million households.

In 2025, the Georgia Public Service Commission approved a plan from Georgia Power to increase its gas-fired energy output by nearly 6 GW, largely to service large-load customers, including data centers. Because current policy allows Georgia Power to pass 100% of fuel costs to consumers, this decision increases customers' vulnerability to high and volatile fuel costs.

This shift in energy generation could raise customers' power bills in the coming years. While the impacts of this shift in generation aren't visible in power bills or Georgia Power's profits yet, many Georgians are already struggling to keep up with utility bills -- people in only seven other states had more trouble with summer cooling costs.

In response to Southern Company's announcement, Georgia Public Interest Research Group Consumer Associate Lindsay Juhlin released this statement: "The data center boom is proving highly profitable for Georgia Power, which plans to cash in further by building expensive power plants, many of which will run on gas and cause more pollution. Not only will this ongoing use of gas rather than renewables harm Georgian's health, it also will make customers more vulnerable to high fuel prices and price volatility.

"We're calling on the Public Service Commission to reassess the gas build out and put Georgia Power back on the path of clean, renewable energy."

NOTICE

THIS SERVES TO ADVISE THAT LOGIC AND ACCURACY TESTING OF THE ELECTION EQUIPMENT TO BE USED FOR THE DECEMBER 1, 2026 GENERAL RUNOFF ELECTION WILL BEGIN ON WEDNESDAY, NOVEMBER 18, 2026 BEGINNING AT 8:30 A.M. AND SHALL CONTINUE UNTIL COMPLETION. TESTING WILL BE CONDUCTED IN THE ELECTIONS OFFICE LOCATED AT 222 PINE AVE., AS WELL AS THE ELECTIONS WAREHOUSE LOCATED AT 2507 DAWSON ROAD (NORTHWEST LIBRARY).

ALL CANDIDATES, MEDIA AND INTERESTED PARTIES ARE INVITED TO BE PRESENT TO OBSERVE TESTING.

GINGER P. NICKERSON, SUPERVISOR

FOR THE BOARD OF ELECTIONS

No. 1 Georgia faces Missouri test

By Joe Whitfield
Sports Editor

ATHENS, Ga. — The last time Georgia came home after beating a top-10 team on the road, Auburn handed the Bulldogs their only loss. Now Georgia is back from a 42-7 win at Ole Miss, sitting atop the College Football Playoff rankings and chasing a spot in the last SEC championship game. Missouri comes to Sanford Stadium on Saturday to see how much the Bulldogs learned the first time.

"We just notice we gotta just prepare better and just be better as a team," Georgia wide receiver Talyn Taylor said.

Georgia (8-1, 6-1 SEC) and Missouri (6-3, 3-3) kick off at 3:30 p.m. on ABC. The Bulldogs are home for the first time since the Auburn loss, and a win would move them a step closer to a sixth straight appearance in the SEC title game. The conference announced Monday that the Dec. 5 game in Atlanta will be its last as the playoff expands to 24 teams in 2027.

"I think it's a great, historic game," Georgia coach Kirby Smart said, according to Field Level Media. "It's great for the players, the programs, and the fans." Smart said the venue and location have served Georgia well, and he acknowledged that programs will have to adapt.

Missouri coach Eli Drinkwitz had a more pointed reaction. "My question is why are we associated with conferences anymore if we're not playing for a conference championship?" he said.

Drinkwitz was just as direct about the team his Tigers will see Saturday. "There's zero doubt that they're the benchmark for the league right now," he said of Georgia.

Missouri has lost 10 straight to the Bulldogs, but it brings the SEC's leading rusher and receiver to Athens. Jamal Roberts has run for 1,071 yards, and Cayden Lee has 835 receiving yards. Quarterback Austin Simmons has thrown for 2,204 yards and 18 touchdowns with two interceptions. For Georgia, which allows 83.8 rushing yards per game, the first job is keeping Roberts from putting Simmons in situations where he can do just about anything he wants.



Special Photo: Kameron Taylor

Georgia wide receiver Talyn Taylor races down the sideline during the Bulldogs' 42-7 win at Ole Miss. Taylor tied a school record with three touchdown catches for No. 1 Georgia, which hosts Missouri at 3:30 p.m. Saturday.

"It doesn't allow you to rush the passer first," Smart said of Missouri's commitment to the run. As for Simmons, whom Smart remembers coming off the bench against Georgia at Ole Miss, the scouting report was short. "His throws are different. They get there really fast. He can whip it out. He can throw it anywhere."

Georgia safety Rasean Dinkins gave the defensive back's version. "Gotta stay in coverage," he said. "And this guy puts it in almost any window."

Lee left last week's 34-20 loss to Texas with a knee injury. Drinkwitz told reporters there was no structural damage and said Lee was out at practice Monday. "Nothing would shock me more than if he wasn't playing," Drinkwitz said.

Missouri's defensive front poses a different problem. Smart called it "one of the most disruptive fronts in the league" and said the Tigers have taken the ball away more often than Georgia. Gunner Stockton leads the SEC with 20 touchdown passes, and four of his nine completions at Ole Miss went for scores. Three went to Taylor, who tied a school record and finished with 140 yards on four catches.

On one of those touchdowns, Stockton scrambled and Taylor adjusted to give him somewhere to throw. "We practice that every single day," Taylor said.

That's where the Auburn lesson comes back in. Georgia knows how good it can look on the road against a top-10 team. Saturday is its second chance to follow one of those wins with another at home. Do that, and the Bulldogs will be a little closer to one more December trip to the title game.

Williams lands offer from Alabama

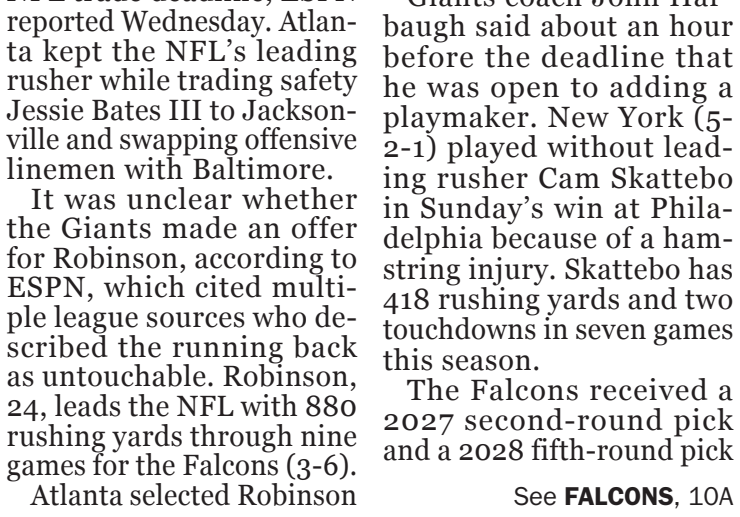
By Joe Whitfield
Sports Editor

LEESBURG — Lee County junior defensive end Steven Williams received his first college football offer Tuesday, and it came from Alabama.

At 6-foot-8 and 280 pounds, Williams has the size to stand out on the Trojans' defensive front. Lee County head coach Dean Fabrizio said it's what Williams can do at that size that sets him apart.

"Steven moves incredibly well for a person his size," Fabrizio said. "He is still learning the game, but the sky is the limit for him ability-wise."

Williams is the son of Meghan Hill, a teacher at Lee County High School. The offer came during playoff week for the Trojans, who host Northside at 7:30 p.m. Friday in the first round of the Class 6A playoffs.



NY Giants called Falcons about Robinson; Atlanta makes moves

Staff Reports

ATLANTA — The New York Giants called the Atlanta Falcons about Bijan Robinson before Tuesday's NFL trade deadline, ESPN reported Wednesday. Atlanta kept the NFL's leading rusher while trading safety Jessie Bates III to Jacksonville and swapping offensive linemen with Baltimore.

It was unclear whether the Giants made an offer for Robinson, according to ESPN, which cited multiple league sources who described the running back as untouchable. Robinson, 24, leads the NFL with 880 rushing yards through nine games for the Falcons (3-6).

Atlanta selected Robinson with the No. 8 pick in the 2023 draft. The two-time Pro Bowl selection and 2025 All-Pro has 6,778 yards and 40 touchdowns from scrimmage in 60 career games.

Giants coach John Harbaugh said about an hour before the deadline that he was open to adding a playmaker. New York (5-2-1) played without leading rusher Cam Skattebo in Sunday's win at Philadelphia because of a hamstring injury. Skattebo has 418 rushing yards and two touchdowns in seven games this season.

The Falcons received a 2027 second-round pick and a 2028 fifth-round pick

See **FALCONS**, 10A



Special Photo: Kirby Lee. Imagn Images

Falcons quarterback Michael Penix Jr. runs with the ball during Atlanta's 34-17 loss to Cincinnati on Sunday in Madrid. ESPN reported Wednesday that the Giants called the Falcons about running back Bijan Robinson before Tuesday's trade deadline.



Special Photo: Darrell Roaden, Columbus Ledger-Enqurier

Albany State running back Roderick McCrary runs against Ft. Valley State in last week's Fountain City Classic in Columbus. McCrary broke a 95-yard touchdown run as the Golden Rams beat the Wildcats, 49-0. Coach David Bowser believes the running game will be crucial to beating Shorter Saturday in Rome.

One more Saturday

Albany State's seniors thought their season ended with a 49-0 win. Now they'll suit up again at Shorter

By Joe Whitfield
Sports Editor

ALBANY, Ga. — If Cameron Watts had just played his last game for Albany State, he'd given people plenty to remember. He took the opening kickoff 93 yards for a touchdown. Then he stepped in front of a Fort Valley State pass and ran it back 53 yards for another. Forty-seven seconds had come off the clock. Watts had scored twice.

By the time the Golden Rams walked off the field in Columbus with a 49-0 win, some of their seniors figured that was it.

On Sunday, they found out they had another game.

"Now we get to play another game," Albany State coach David Bowser said on Coaches Corner. "You don't have to, but you get to."

Albany State (5-5, 5-3 SIAC) will play Shorter (3-7, 2-4 Conference Carolinas) at 1 p.m. Saturday at Barron Stadium in Rome. A scheduling agreement between the two conferences made the game possible. Bowser said it felt a little like going to a bowl game. What he had in mind was the week itself, when some players are getting ready for kickoff and others are turning in their gear.

"Think about all the other teams in our conference and other conferences who right now, they're doing inventory," Bowser said. "They would love to be in our position."

Shorter has a reason to welcome another Saturday, too. Four of the Hawks' seven losses came by seven points or fewer. One was a 24-20 loss to Benedict, the team that beat Albany State 29-6. Shorter quarterback Jeb Walls threw three fourth-quarter touchdown passes that day, and Benedict gained exactly one more yard than the Hawks. A late interception return for a touchdown helped Benedict get out of Rome with the win.

Then there's David Hill. He's 50 yards shy of 1,000 for the season, and last week he scored every Shorter touchdown in a 23-20 loss to Chowan. He ran 28 times for 182 yards and two scores and caught a 17-yard pass for the third. Albany State's defense had eight sacks and three interceptions against Fort Valley State. Hill gives that defense a different job Saturday. First, get him on the ground.

The Rams have their own reason to keep handing off. Bowser said all five starting offensive linemen were together against Fort Valley State for the first time since the Allen game. Albany State averaged nearly 7 yards per carry and gave up no sacks. Roderick McCrary broke a 95-yard touchdown run in the second quarter and scored again from 9 yards out in the third.

"For us to be the kind of football team we want to be, we've got to effectively be able to run the football," Bowser said.

Bowser expects to trade some practice time for more film work this week. He wants his players to study Shorter on their own, take notes and bring questions to meetings. A win would give Albany State a winning record in his first season.

Before the Fort Valley State game, Bowser had asked his players how they wanted to be remembered. Watts gave his answer in 47 seconds. On Saturday, the seniors who thought they'd said goodbye in Columbus get four more quarters.

Graham named Coach of the Year; ASU heads to SIAC title game

Staff Reports

FORT VALLEY — Albany State's Verniece Graham was named SIAC volleyball coach of the year Tuesday after leading the Golden Rams to an 18-1 conference record. A day later, her team beat Miles College in four sets for its 17th straight win and a spot in the conference championship match.

Two Albany State seniors joined Graham on the Southern Intercollegiate Athletic Conference's postseason honors list, voted on by the league's head coaches. Outside hitter Jariannis Perez earned first-team All-SIAC honors, and middle blocker Shaniya Banks was named to the second team.

Perez led the Golden Rams with a match-high 21 kills in Wednesday's 25-22, 22-25, 25-13, 25-22 semifinal win. She hit .439 and added six digs and an ace. Banks and Serenity Jackson had six kills apiece.

The victory improved Albany State to 26-8 heading into the final, which was scheduled for noon Thursday against Spring Hill at the Health and Physical Education Complex in Fort Valley. Spring Hill handed Albany State its only conference loss of the regular season. An automatic berth in the NCAA Division II tournament was at stake in the final. The result was unavailable at press time.

After Miles evened Wednesday's match in the second set, Albany State held the Golden Bears to six kills in a 25-13 third-set win. The Golden Rams then put away 19 kills in the fourth to finish the match.

Freshman Amiria Anderson had 11 kills on 24 swings without an attack error, and Aleiah Carr added eight kills. Setter Liannette Burgos finished with 32 assists, 15 digs and two aces. Trinity Britt added 13 assists, and Gabby Moore had a match-high three aces.



Special Photo: Reginald Christian, Albany State University

Albany State's Verniece Graham was named SIAC volleyball coach of the year after guiding the Golden Rams to an 18-1 conference record. Albany State beat Miles College on Wednesday for its 17th straight win and a berth in the SIAC final.



Special Photo: Braves.com

Braves outfielder Ronald Acuña Jr. hit 20 home runs and stole 21 bases in 107 games this season. Atlanta president of baseball operations Alex Anthopoulos ruled out trading the 2023 National League MVP this winter.

Braves' Anthopoulos rules out trading Acuña this winter

By Mark Bowman
Braves.com

ATLANTA — The General Managers Meetings in Las Vegas wrapped up this week with several questions still facing the Braves. Whether they'll trade Ronald Acuña Jr. this winter is one Alex Anthopoulos has already answered.

"There's not even a hint of smoke to it," the Braves' president of baseball operations said. "There's zero."

When another reporter asked whether Acuña would be traded, Anthopoulos was even more direct.

"Absolutely not. Yeah. There you go. Put it in bold."

The focus now turns to building around Acuña. Atlanta needs to replenish its starting rotation and fill a vacancy at shortstop. Left field and the bullpen also need attention.

"We need him," Anthopoulos said. "We need to add to him. Obviously, we need more than just him."

The Braves are counting on a healthier season from Acuña, who hit .255 with 20 home runs, 21 stolen bases and a .796 OPS in 107 games this year. Two left hamstring strains kept him on the injured list for nearly two months.

Acuña, the 2023 National League MVP, tore his left ACL in 2021 and his right ACL in 2024. He posted a .935 OPS after returning from the second knee injury two months into the 2025 season. He showed that kind of production again down the stretch this year, posting a .997 OPS over his final 26 games.

"He's a huge part of the club," Anthopoulos said. "We need right-handed bats. He was an integral part of our lineup, especially in the biggest games of the year in September."

The drop in production from Austin Riley and Sean Murphy in recent seasons adds to the need for another right-handed hitter. Left field offers a place to add one, with Randy Arozarena and Seiya Suzuki among the possibilities.

If Atlanta goes with a platoon, Mike Yastrzemski could handle the left-handed side. Jurickson Profar could be an option from the right side, though his role remains unsettled.

Profar is entering the final year of a three-year contract and has played just 80 games for Atlanta. He served an 80-game suspension after testing positive for a banned performance-enhancing substance in 2025 and received a 162-game suspension after another positive test this year.

Anthopoulos said he and manager Walt Weiss have begun discussing Profar's role. They have the rest of the offseason to see how the roster takes shape.

"We haven't come to any conclusions at all," Anthopoulos said. "But look, it's a topic. It's something that's going to need to be addressed at some point."

Georgia Tech baseball adds highly ranked recruiting classs

Staff Reports

ATLANTA — Georgia Tech signed 10 high school baseball players Wednesday, including five from Georgia, in a 2027 recruiting class ranked No. 13 nationally by both Perfect Game and Baseball America.

It marks the seventh time in eight years the Yellow Jackets have signed a top-20 class, the most of any Atlantic Coast Conference program in that span, according to Georgia Tech. Perfect Game ranks the class first in the ACC, while Baseball America has it second.

All five Georgia signees rank among the state's top 15 prospects, including three in the top 10, according to Prep Baseball Report.

"High school recruiting is the lifeblood of our program, starting in the state and expanding across the country," Georgia Tech coach James Ramsey said.

The Georgia group includes infielders Malachi Butler of McEachern and Evan Brand of Kell, right-handed pitchers Andrew Brech of Mountain View and Carter Allen of Bremen, and Nathan Curcio, a right-handed pitcher and infielder from Etowah.

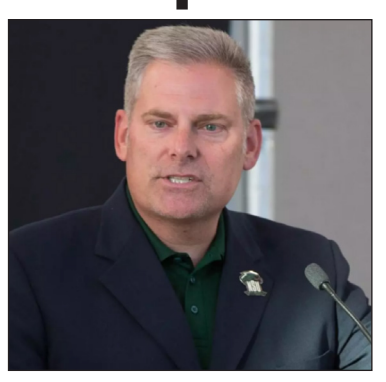
The Yellow Jackets also signed California infielders Brady Bickham of Claremont and Jordan Kurz of Orange Lutheran, left-hander Anthony Latarola of George W. Jenkins in Florida, catcher Brue Milner of Tallassee in Alabama, and Cason Borchardt, an outfielder and left-handed pitcher from Horace in North Dakota.

The signees are due to join the program next year. In the meantime, Georgia Tech will chase its third straight ACC regular-season title, a feat no team in the conference has accomplished since 2003. The Yellow Jackets also won their first ACC tournament title since 2014 last season and earned the No. 2 national seed in the NCAA Tournament.

All-American slugger Ryan Zuckerman returns from a lineup that hit .356 and averaged 10.9 runs per game. Weekend starters Jackson Blakely and Carson Ballard are back from a staff that led the ACC with a 4.36 ERA in conference games. Georgia Tech also added 11 transfers and nine freshmen for the upcoming season, including former Cairo pitcher Reid Gainous.

Tony's Take: A catch should be simpler

By Tony Duckworth
tonyduckworthsr@gmail.com



DUCKWORTH

Catch. Why is a touchdown much easier to rule on than a pass completion? There are multiple scenarios in which a play can be ruled a touchdown, but in its simplest form, the ball only needs to cross the "plane" of the goal line to be ruled a score. A player can be in the air with his feet or other body parts airborne and out of bounds, but if the ball touches the imaginary plane, it is ruled a touchdown.

Knowing how "easy" it is for a score to be ruled a touchdown, why does a catch have to be so complicated with so many steps for the play to be ruled a completion? As a Cowboys fan, I am still haunted by the catch ruled an incompletion that Dez had from Romo against the Packers to end the Cowboys' march to the NFC Championship game in 2015. This past weekend Miami scored what appeared to be a game-tying touchdown pass late against Notre Dame, only to be ruled incomplete despite having both feet in bounds with possession of the ball. The incompletion was ruled based on the receiver not completing the process of the catch as the Irish defender knocked the ball out of his hands.

In its simplest form, few can argue the first two elements that determine if a pass is complete. A player's foot (college), or feet (NFL) must be inbounds, and the players must have clear possession of the ball in their hands or arms. That's it ... those two elements is all that should be required for a catch to be ruled a completion. How many times have you watched a game where the player is in bounds with control of the ball that crossed the goal line plane but then the ball is knocked loose, but the play is granted a touchdown? This has occurred countless times, so why does a catch require a third step?

The third step includes sustained control, or a football act, is required for the process of the play to be ruled a completion. I'm not a football official, but I'm certain you wouldn't have to look far to find that removing the extra burden of proof would be welcomed. Imagine if runners fall to the ground and the ball pops out, and this is ruled as a fumble? Why does a receiver have to maintain control and "survive the ground" during a catch?

The third step creates controversy and turns the focus on one play that is over-officiated due to the rules taking focus from the game. Without question, rules favor the offense so more points are scored to create greater fan engagement. This rule clearly favors the defense and needs to be changed.

Eliminated. Do you remember the conversations about the CFP expanding to twelve teams and how this would dilute the regular season? Think about last weekend where Notre Dame faced elimination had they dropped the game to Miami, and this would have only been their second loss. This argument was based on the lack of strength of schedule.

The way the season is playing out, there is a strong likelihood that two and possibly three teams with three losses will receive a berth into the CFP. Bama potentially ended LSU's hopes for entry into the tournament, handing the Fighting Kiffin's their third loss. UGA blowout victory on the road over Ole' Miss did the same. Ohio State and Mizzou fell over the weekend as well.

It is difficult to say if any of the current three-loss Blue Bloods will earn an entry into the CFP. Currently, Louisville, LSU, Ohio State, Oregon, and Mizzou are likely candidates if they can run the table.

You can count on elimination games continuing during week 11 thus making the dilution of the regular season argument moot.

Vegas. UGA, Notre Dame, BAMA, and Miami are currently the likely final four teams to make the CFP semi-finals. As of today, I believe the Dawgs are the most complete and best team in CFB. The upcoming weeks are going to be great for fans.

Super 6 + 1. #22 Mizzou @ #1 **UGA** | #2 UTAH @ #23 Arizona | #18 usc @ #9 **INDIANA | GA SOUTH'N** @ GA State | **AUBURN** @ MS State | #6 Texas @ # 21 **LSU** | #12 TX Tech @ #25 **OK STATE** | Record 40 - 23

Tony Duckworth is a Macon native and President and CEO of the Albany Area YMCA.

From 9A

FALCONS

from Jacksonville for Bates. Atlanta also acquired offensive lineman Andrew Vorhees from Baltimore in exchange for center Ryan Neuzil. Both trades are pending physicals, the Falcons said.

Bates started all 139 games he played over five seasons with Cincinnati and four with Atlanta. He has 869 tackles, 38 interceptions, 14 forced fumbles and five defensive touchdowns. Vorhees started 22 games in three seasons with Baltimore, while Neuzil started 38 games in five seasons with Atlanta.

The Falcons also signed kicker Jake Moody off Baltimore's practice squad, released veteran kicker Nick Folk and activated offensive tackle Cameron Williams from injured reserve.

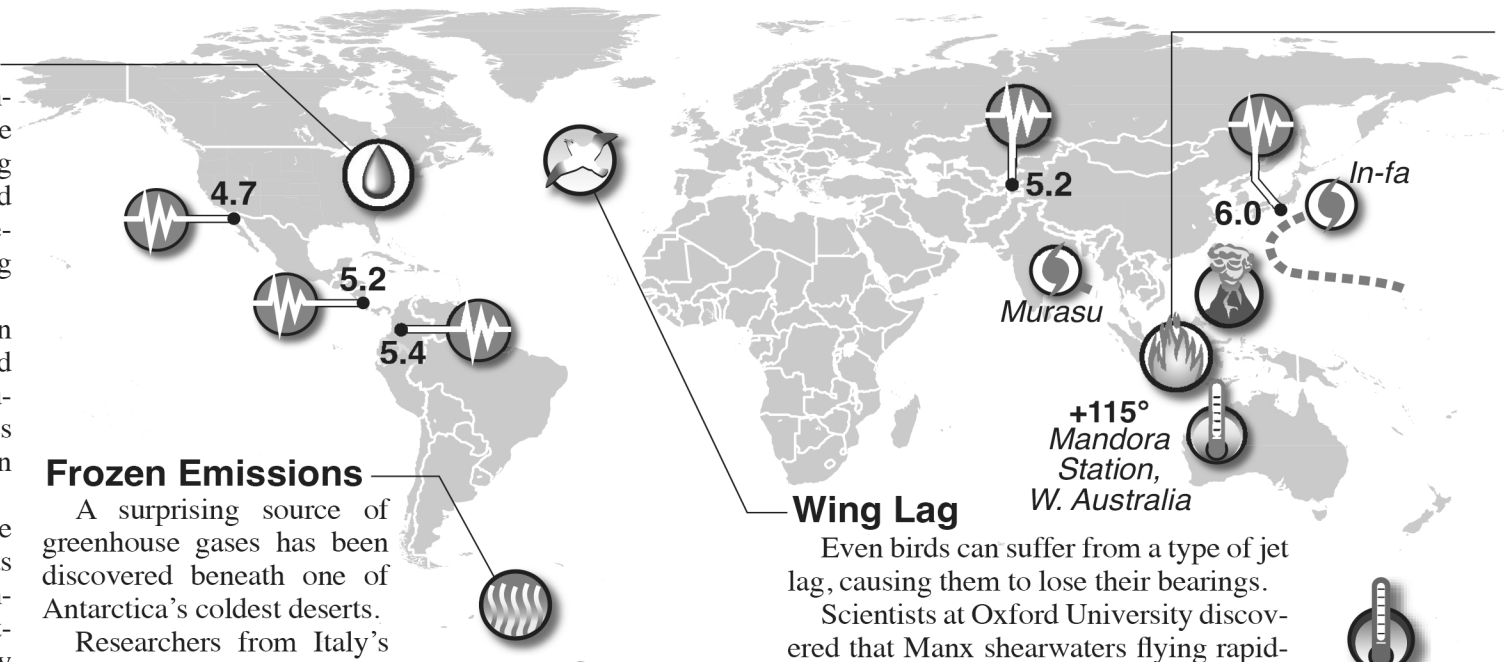
Folk missed a 38-yard field goal in Sunday's 34-17 loss to Cincinnati in Madrid. The 42-year-old made 13 of 18 field goals and 17 of 18 extra points in nine games with Atlanta.

Moody, 26, made a 53-yard field goal and an extra point in his Baltimore debut last Thursday against Jacksonville. A third-round pick by San Francisco in 2023, Moody has made 65 of 83 field goals (78.3%) and 108 of 111 extra points (97.3%) in 41 NFL games.

Field Level Media contributed to this report.

EARTHWEEK

Diary of a Changing World



Faster Downpours

The world's heaviest rainstorms are delivering more rain in less time, increasing the risk of both flooding and drought, according to researchers at China's Beijing Normal University.

An analysis of more than 19,000 rain gauges found that about half of annual rainfall typically arrives during just nine major rain events totaling 28 days.

Since 1980, the average duration of these events has shortened by about 86 minutes per decade, concentrating rainfall into increasingly intense downpours.

Scientists warn this could worsen flash flooding, soil erosion and water shortages, particularly where heavy rain runs off before soaking into the ground.

Earthquakes

A magnitude-5.4 earthquake shook west-central Colombia's Tolima department.

• Other earth movements were felt in southern Panama, the California-Baja California border area, Japan's Honshu Island and neighboring parts of Kyrgyzstan and Tajikistan.

Frozen Emissions

A surprising source of greenhouse gases has been discovered beneath one of Antarctica's coldest deserts.

Researchers from Italy's National Research Council found that carbon dioxide emissions from permafrost in Antarctica's Taylor Valley had increased more than fivefold over five years.

Unlike Arctic permafrost, where its thawing releases carbon from ancient plants, the Antarctic gas appears to be rising from deep underground.

Scientists suspect that extremely salty water moving beneath the frozen surface may be helping the gas escape, revealing a potentially overlooked source of atmospheric carbon dioxide.

More details available at earthweek.substack.com.

Tropical Cyclones

Cyclone Murasu became the second such storm to strike eastern India's coastal areas in a week. It killed two people as it inflicted extensive damage in Prakasam and Bapatla districts, where thousands of trees were felled, hundreds of power poles damaged and fishing boats wrecked.

• Typhoon In-fa weakened from Category 4 force before bringing pounding surf and strong winds to Japan's remote Ogasawara Islands.

Wing Lag

Even birds can suffer from a type of jet lag, causing them to lose their bearings.

Scientists at Oxford University discovered that Manx shearwaters flying rapidly eastward across the Atlantic can outfly their internal body clocks, leaving them up to an hour behind local time.

Since the seabirds rely on the sun as a compass, the confusion causes them to drift off course.

Older birds generally find their bearings with little trouble, adding only a few miles to journeys of hundreds of miles. But young birds making their first long flights could become lost far out at sea.

-76°
Vostok Station, Antarctica



Manx shearwaters have been found to be thrown off course by a kind of jet lag when they migrate quickly. Photo: Joe Wynn/University of Oxford

Deadly Haze

Thick smoke from Indonesia's monthslong wildfires has turned the air hazardous for millions, with researchers estimating that 3,560 people died from it during September alone.

Fueled by El Niño-related drought, fires have swept through forests and dried peatlands, sending choking haze from Borneo to Sumatra and neighboring countries.

Nearly 58 million Indonesians were exposed to unhealthful or hazardous air during the worst conditions.

The fires have also devastated wildlife habitats, with at least one endangered orangutan dying after suffering severe breathing problems linked to smoke inhalation. Others were made ill but survived.

Philippine Eruption

Nearly 4,000 people fled their homes around the Philippines' Mayon Volcano as fresh eruptions sent towering clouds of ash into the sky and bursts of glowing lava from its summit.

Mayon erupted on Oct. 30 with an ash plume soaring nearly 2 miles into the sky, followed by smaller explosions and volcanic tremors.

Dist. by: Andrews McMeel Syndication
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Obituaries



Mrs. Sherry Hall (Holton)

Mrs. Sherry Holton Hall, 82, of Sylvester died Sunday, November 8, 2026 at Pine Shadow Retirement Manor. The funeral service will be held at 11:00 AM on Wednesday, November 11, 2026 at Banks Funeral Home Chapel with the interment to follow in the Hillcrest Cemetery. Mrs. Hall was born on July 27, 1944 in Worth County to the late Clarence and Kate Chapman Holton. She served the citizens of Worth County for many years in the Worth County Probate Court as both a Deputy Clerk and Probate Judge. Mrs. Hall had a caring heart and often went above and beyond helping others in need. She was very kind and shared both her kindness and faith with those around her. Mrs. Hall was of the Baptist faith. Survivors include her sons, Derek Hall and Darin Hall (Leslie); grandchildren, Eric Hunter (Samantha), Taylor Hunter (Knia) and Easton Hunter (Kaitlynn); great-grandchildren, Harrison and Luna Hunter; brother, Johnny Holton; sister-in-law, Nancy Dawson (Randy); special family member, Tony Lockhart; along with a number of extended family members and friends. In addition to her parents, she was preceded in death by her beloved husband, Donald "Don" Hall; and sisters, Sondra Tollefson, Celyse Banton, and Vee Vee Lockhart. For those desiring, memorials may be made to The Anchorage, 162 Hampton Ln, Leesburg, GA 31763 or the Harvest House of Hope, 275 Wilsontown Rd, Bainbridge, GA 39817. The family will receive friends on Wednesday from 10:00 AM until the Service Hour at Banks Funeral Home Chapel. Please sign our online guest registry at www.banksfh.com. Banks Funeral Home in Sylvester is in charge of arrangements.



Mr. Philip Oliver McArdle

Philip Oliver McArdle of Jacksonville, Florida died peacefully on October 28, 2026. He was 87.

Phil was born July 9, 1939, in Dundalk Ireland, the son of the late Philip and Celia McArdle. He played many roles in his youth: oldest of seven sons, rugby player, altar boy, diligent student, prankster, and (self-reported) national slide rule champion, among others.

His quick wit and willing-ness to transition into song in front of strangers captivated (most) audiences. His love and passion for textiles would prompt anyone to delve further into warp and weft, and led him to study textile engineering in Belfast, then emigrate to New York City at the tender age of 24 to start stateside operations for an Ulster-based weaver. It was there, at a bar called Molly Malone's, that he met Mona, his beloved wife of 57 years. He joined a Georgia-based company, Flint River Textiles, first in sales based in New York and in time moving up to president, which required Phil, Mona, and their young family of three children to move from the booming metropolis of New York to their new home in Albany, Georgia. There he added a slight southern twang to his Irish brogue, growing to love the culture and warmth of the South, especially those with whom he worked at the cotton mill. They retired to Jacksonville in 2016 and spent the last two years of his life in a retirement community where he was known for his sweet temperament and dapper caps.

In addition to his parents, he was preceded in death by his brothers Peadar and Fergus. He leaves behind in this earthly realm his beloved wife Mona, his eldest daughter Kerry in Atlanta, GA, and his twins, Shannon in Brooklyn, NY, and Philip in San Diego, alongside his much-adored daughter-in-law, Andrea, brothers Joe, Ciaran, Malachy, and Felix, and brother-in-law Peter.

A memorial service will be held on Monday, November 16, at Quinn-Shalz Funeral Home at 3600 Third Street South in Jacksonville at 2:00, preceded by visitation at 1:00. A celebration of life will follow at 3:30 at Culhane's Irish Pub Southside at 9720 Deer Lake Court.

May Phil's generosity, integrity, humor, warmth, and love of learning inspire us. In his memory, be good to each other. Please visit his online Tribute at www.quinn-shalz.com. Arrangements by Quinn Shalz Funeral Home, Jacksonville Beach, FL.

Mrs. Phyllis Russell (Garcia)

Phyllis Garcia Russell, age 83, passed away on November 7, 2026. She was born on December 22, 1942, in Detroit, Michigan, to the late Luz Garcia and the late Beatrice Gutierrez Garcia.

In addition to her parents, Phyllis was preceded in death by her loving husband of many years, Larry Russell, and her siblings, Robert (Bobby) Garcia and Linda Gutierrez.

She is survived by her loving children, Sabin Russell; Jonathan Russell and his wife, Teresa; Rebecca Russell; and Rachel Umphrey and her husband, Nathan. She also leaves behind her cherished grandchildren, Quinn Burton (Brandon); Rana Russell; Felicia Wilde (Kevin); Sabin Russell; Brock Russell; Zackery Russell (Olivia); Danielle Lee (Andrew); Gabriel Badwan and Tameem; Selena Russell; Adarah Wilson (Robert); and Kaden Cherry.

She is also survived by her siblings, Darlene Sillanpaa, Grace Perez, Joel Garcia (Rachel), Aaron Garcia (Sharon), and Annie Womble (Larry); her brother-in-law, Bob Gutierrez; and her sister-in-law, Raquel Garcia.

Above all else, Phyllis loved her family. She faithfully prayed for them each and every day throughout her life, carrying them in her heart and lifting them up in prayer. Her faith in Jesus Christ was the foundation of her life, and she was truly the definition of a virtuous woman. Wherever she went, she was a witness for Christ, never missing an opportunity to share the love of Jesus and minister to others in hopes of seeing souls come to know Him. Her life was a testament to her unwavering faith, her devotion to her family, and her desire to see others experience the saving grace of Jesus Christ. The legacy she leaves behind is one of faith, prayer, love, and devotion that will continue through the generations of her family.

A graveside service will be held on Thursday, November 12, 2026, at 2:00 PM at Leesburg City Cemetery.

The family will also host a Celebration of Life at The Church at the Groves, located at 130 McIntosh Farms Drive, Leesburg, Georgia, 31763, on Friday, November 13, 2026, at 11:00 AM with a reception to follow.

To share memories or condolences with the family, visit Mrs. Russell's online guestbook at andersonunderwood.com.

Anderson-Underwood Funeral Home, 2068 Highway 19 North, Dahlonega, GA 30533



Patricia Ann Crosson (Wood)

Patricia "Patsy" Ann Wood Crosson, 82, of Leesburg died Monday, November 9, 2026 at her residence in Leesburg. Private memorial services will be held at a later date.

Born September 13, 1944 in Tifton, GA, Mrs. Crosson was the daughter of the late Arthur Timothy Wood and Floye Pearl Herndon Wood. She was preceded in death by a son, Jimmy Ted Minor II, a grandson, Jimmy Ted Minor III, her brother, Billy Wood, and brother-in-law, Butler McDonald. Mrs. Crosson was a registered nurse, having worked at Phoebe Putney Memorial Hospital.

Survivors include her husband, James A. "Herky" Crosson, Sr. of Leesburg; sister, Tonieta McDonald of Camilla; sons, Bert Crosson (Haley), Luke Crosson, and Lynn Crosson (Mallory); daughter-in-law, Elizabeth Couch; grandchildren, Leslie Minor, Logan Crosson, Cubbie Crosson, Hayden Crosson, Asher Crosson, Callie Crosson, and Ellie Crosson; great grandchildren, Lola, Bruce, and Millie; and numerous nieces and nephews.

In lieu of flowers, memorials may be made to Georgia Hospice, 2425 Westgate Drive Albany, GA 31707 or Camilla United Methodist Church, PO Box 192 Camilla, GA 31730 or Alzheimer's Association (alz.org).

Parker-Bramlett Funeral Home is in charge of arrangements.

To sign the online guest registry, visit our website at www.parkerbramlett.com.

Obituaries

To place an obituary announcement in the Albany Herald, go online to https://legacy.memoriams.com/network/albanyherald/obituary. Fill out form online and submit payment.

WE DO NOT ACCEPT OBITUARIES & PAYMENT BY PHONE.

Columbus armed meth dealer faces life in prison

Staff Reports
news@albanyherald.com

COLUMBUS — A Columbus resident is facing up to life in prison for distributing methamphetamine in the city, the result of an Operation Take Back America investigation conducted by federal, state, and local law enforcement in the community.

Demetric Thomas, aka "Meatball," 38, of Columbus, pleaded guilty to one count of distribution of methamphetamine before U.S. District Judge Clay Land. Thomas faces a mandatory minimum of 10 years up to a maximum of life in prison, to be followed by five years of supervised release, and a maximum $10 million fine. The sentencing date will be determined by the court. There is no parole in the federal system.

"This case reflects the continued results of our coordinated efforts to hold armed drug traffickers accountable in Columbus and across the Middle District of Georgia," U.S. Attorney Will Keyes said. "Through Operation Take Back America, our office and our law enforcement partners are dismantling the networks that fuel violence and threaten community safety."

"Methamphetamine trafficking puts our communities at risk, particularly when drug distributors operate alongside stolen firearms and other dangerous drugs," Thomas Clark, senior supervisory special agent from FBI Atlanta's Columbus office, said. "The FBI and our partners remain committed to disrupting drug trafficking networks and holding dangerous offenders accountable."

"Drugs such as methamphetamine endanger lives and leave lasting damage in families and communities," GBI Director Chris Hosey said. "Collaborative law enforcement efforts like Operation Take Back America are vital to disrupting drug trafficking. Georgians deserve safe, drug-free communities, and we remain committed to purging these dangerous substances from our streets."

According to court documents, agents with the FBI, DEA, GBI, and the Columbus Police Department were investigating drug trafficking in Columbus. On May 21, 2025, federal and state law enforcement conducted a controlled drug purchase using a confidential source, purchasing 111.2 grams of 98% pure methamphetamine from Thomas at 2318 6th Ave. in Columbus. Agents conducted a second controlled purchase of methamphetamine from Thomas at the same location on Oct. 14, 2025, buying 97.2 grams of 93% pure methamphetamine from the defendant.

On Oct. 22, 2025, the FBI, DEA, GBI, and CPD executed a search warrant at the 6th Avenue location. Thomas was there and fled as officers approached but was ultimately taken into custody after a brief pursuit. Officers found $3,337 in cash on Thomas, along with nearly 90 grams of 98% pure methamphetamine located inside a shed-like structure in the rear of the residence, where they also found other drugs including cocaine, crack cocaine, and ecstasy. Inside the shed, officers discovered a stolen Glock semi-automatic pistol. Agents found two digital scales and plastic baggies during the search.

The case was investigated by the FBI, DEA, GBI, and the Columbus Police Department. Deputy Criminal Chief Veronica Hansis is prosecuting the case for the government.

Small touches make a big impact in apartments

Decorations are among the most notable signs that the holiday season has arrived. Stores are decked out in garlands and lights, and a quick drive around one's neighborhood will reveal a bevy of festively decorated homes. Some people display a lawn full of inflatables while others prefer a more subtle look of classic white lights wrapped around trees.

Apartment dwellers may wonder how they can make their abodes more festive for the holidays as well. Although not as visible to passersby as single-family homes, apartments can still be decorated. Apartment dwellers can employ a few tips to maximize space and decorating potential.

• Work within your existing square footage. A large Christmas tree can take up a lot of real estate in an apartment. As an alternative, people can set up a slim, miniature or a wall-mounted tree.

• Use damage-free mounting. Landlords may have strict rules about what can or cannot be hung on walls. Nail-free adhesive hooks are an option to hang wreaths and lights to minimize damage.

• String lights everywhere. Lights can be strung around windows, mirrors or bookshelves to create a cozy glow.

• Invest in pillow covers. Instead of buying new pillows for the holidays, existing throw pillows can be tucked into holiday-hued covers.

• Go with miniature details. Decorating a small apartment is an opportunity to display small collections. An array of miniature trees or delicate glass ornaments on shelves is festive without overwhelming residents and guests, according to West Elm.

• Utilize the balcony. Apartment dwellers who have a patio or balcony can use it to enhance the holiday spirit. Dangling outdoor lanterns or string lights on the railing will add a touch of sparkle.

• Pick cohesive colors. A color palette of two or three tones will help smaller rooms look organized instead of cluttered, according to Food52.

• Bring in nature. Even though an apartment may be in an urban area, that doesn't mean one can't enjoy a little nature. Display pine branches and real pine cones in vases to create an easy centerpiece.

• Display a seasonal doormat. A festive doormat is a simple way to spread cheer and welcome guests. It's also an inexpensive and impactful decorative item that can be used year after year.

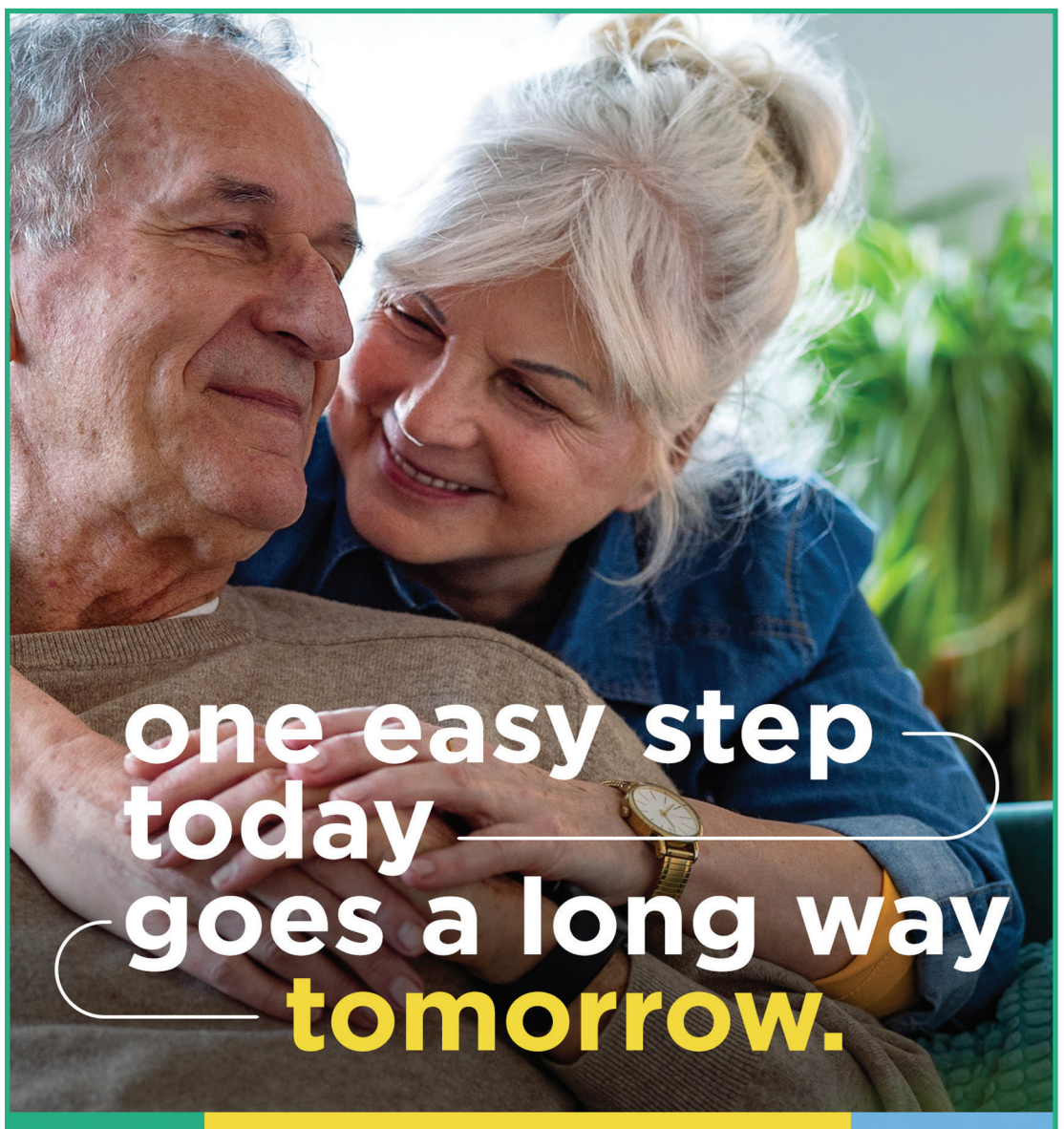
• Dress up windows. Windows can be adorned with curtains that add a touch of glam or holiday colors. A simple string of lights across the curtain rod adds whimsy and illumination.

Apartments can be adorned in holiday finery with simple touches that won't overwhelm compact spaces.



Special Photo

Apartment dwellers can employ a few tips to maximize space and decorating potential.



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The benefits of hiring holiday decorators

Many holiday celebrants aspire to transform their homes into picture perfect representations of festive wonderlands. Stringing lights and hanging wreaths is a cherished tradition for many people, but others may find decorating too tall an order.

Homeowners with mobility issues or busy schedules that don't allow time to decorate can look to decoration professionals to turn their homes into winter wonderlands. In fact, entrusting seasonal decorating to a pro offers a wide range of benefits.

• Prioritizes safety: Emergency rooms treat thousands of injuries each year tied to holiday decorating accidents, according to Outdoor Lighting. These accidents primarily involve falls from ladders and electrical mishaps. Scaling steep rooflines, navigating icy surfaces and balancing heavy garlands on high ceilings can carry significant risk. Professional installers use industrial-grade safety gear and have extensive experience and training. Their fully insured crews know how to get the job done safely and quickly.

• Creates a high-end design: Professional installers can achieve a high-end design. Rather than do-it-yourself techniques, which may be comprised of mismatched and store-bought ornaments, the company Illuminating Design says professional designers bring commercial-grade LED materials, custom-fit items and balanced color palettes. They can tailor the installation to a home's architecture to accentuate structural features, landscaping and interior spaces. This polished display might be hard to replicate with off-the-shelf items.

• Saves time: The weeks between Thanksgiving and New Year's tend to fly by. Between hosting gatherings, shopping for gifts and managing work deadlines for the end of the year, there may not be a lot of time for outfitting a home with holiday finery. Professional decorators can handle the entire setup efficiently, sometimes in a single morning. Full-service outfits may handle any maintenance, post-season takedown and even off-season storage, further taking the pressure off of busy homeowners.

• Lowers stress: Perhaps the biggest benefit of hiring professional decorators is eliminating the added stress that comes from decorating and maintaining the look. Installation services can handle blown fuses or dead bulbs, and may provide prompt maintenance if a storm knocks something down, according to Decorating Elves. Pros also handle the tedious task of removing displays when it's time to bid adieu to the season.

Delegating holiday decor to a professional can replace a less than enjoyable task with extra enjoyment. Homeowners get to step directly into a festive atmosphere without having to climb a ladder.



Special Photo

Entrusting seasonal decorating to a pro offers a wide range of benefits.







Southwest Georgia Outdoors

albanyherald.com/outdoors

SATURDAY, NOVEMBER 14, 2026 1B



HUNTING SEASON DATES

Coot (Falconry): November 14 - 15, November 21 – December 6
Duck (Falconry): November 14 -15
Crow: Now – February 28
Quail: November 14 – February 28
Rabbit: November 14 – February 28
Common Snipe: November 15 – February 28

For deer hunters the option is simple: Hamburger or horns?

By Tom Seegmueller
news@albanyherald.com



Special Photo
Many deer hunters who are not looking for trophies are looking to fill their freezers with deer meat that will be part of their menu for the year.

ALBANY – There are two ways to measure a "trophy" white-tailed deer. The first is measured in hamburgers on the hoof and the second is in the inches of horn on a buck's head.

Learning to judge either before pulling the trigger can be a challenge. Although deer were once nearly eliminated in the state of Georgia, they are plentiful today, providing hunters across the state the opportunity to harvest a trophy regardless of how they measure their success.

Numerous related factors determine the physical size of a deer as well as antler development. Age, nutrition, genetics and hunting regulations are the primary controlling factors. The Coastal Plain and southwest Georgia have some of the highest deer densities in the state. This is due to the combined impact of the natural habitat and agricultural practices found in both regions.

This obviously favors the hunter looking to fill the freezer. The large pine plantations and riverine forests found in both regions provide excellent habitat and a diverse source of forage and mast for deer. The nutrient-rich soil of the region that lends itself to this high-quality forage and mast also lends itself to large-scale agricultural operations. The deer in the region benefit from easy access to fields of irrigated crops including peanuts, corn, soybeans and cover crops.

These combined factors allow deer in the region to grow larger and faster than in other areas of the state. The large areas of woodlands, swamps and riverine areas provide excellent areas for bedding, breeding and sanctuary, allowing many of the deer in southwest Georgia to reach maturity. This is a definite benefit for the hunter looking for horns.

Public and private land management practices also have a major impact on the quality of the deer herd found in the region. Private landowners gave a genetic boost to the region's deer herd. When efforts were taken to re-establish Georgia's whitetail population, many landowners imported breeding stock from Wisconsin and other northern states. These deer brought a genetic influence focused on large bodies and heavy racks.

The big bucks harvested along the Flint River Basin are an example of this effort.

During the 2025-2026 deer season, hunters in Georgia legally harvested almost 300,000 white-tail deer from an estimated population of 1,270,000. With such a healthy deer population statewide and some areas considered overpopulated, Georgia has established a generous seasonal harvest limit of 12 deer per hunter.

The state's archery, primitive weapons, and firearms seasons combine to give most hunters in Georgia 120 days to hunt deer, with some areas getting an additional 20 days. The primary reason for such generous limits and extended seasons is to reduce the statewide population of deer. A number of counties in southwest Georgia have extended seasons to provide hunters with the opportunity to reach this goal.

However, 2025-2026 harvest data indicate that horns tended to still take precedent over hamburger. Although the goal of harvesting 10 does and two bucks is realistic, data in southwest Georgia show that the harvest was almost evenly split with 54.8% of the harvest being does and 45.2% being bucks.

If a hunter's goal is hamburger, the state's 10-deer limit on does makes judging a deer on the hoof less critical. Early errors may easily be overcome by simply killing more or larger deer later in the season until the freezer is full or the hunter tags out. However, with most deer processors in the state charging more than $100 per deer, the size of the deer harvested can certainly impact the final price per pound average of the meat.

The average deer harvested in Georgia typically has a live weight that ranges between 70 to 250 pounds. As a rule of thumb, this weight will be reduced by about 40% when it is processed and hide, entrails, and bone are removed. Therefore, learning to judge a deer's size before pulling the trigger can have a significant impact on the cost of the meat in the freezer.

Determining if a doe is "big enough" involves judging several physical characteristics and comparing the does seen while hunting. When several does are present at the same time, it can be as simple as shooting the largest doe in the group. If hunting directly "over" a feeder ,the feeder itself can help determine the size of a doe in relation to the other does that have visited it.

Beyond height, a mature doe will have broader shoulders and a deeper chest than a young doe. Fortunately for hunters, a deer's ear may provide the best clue for determining overall body size. A mature doe's ear on average will measure between 7-8 inches in length.

Wider shoulders on a deer also will create a more visible merger with the neck, as it will appear narrow in contrast. A mature doe also will have a broader rump and thicker hams and legs. Younger does will have much slimmer legs. Mature does also generally have a straighter back with a deep belly.

Seasonal conditions, including feeding pressure and breeding, also will impact a does overall weight. Does will generally be heaviest early in the season when food sources are abundant. This is particularly true in areas where agriculture plays a role in overall herd quality.

While age has a significant impact on the overall weight of a deer, it also impacts the quality of the meat as table fare. While a mature deer may provide the hunter with more meat, connoisseurs of wild game agree that the meat from younger deer is more desirable as it is more tender.

One way hunters can improve their ability to estimate a buck's overall score is to practice the procedure while observing trophy mounts with known measurements. Then practice the process with every buck that presents a shot while in your stand. This will also become second nature when the pressure is on and a potential trophy unexpectedly steps into view.

Experienced hunters follow clues for best times to hunt deer

By Tom Seegmueller
news@albanyherald.com

ALBANY – Deer hunters in Georgia may spend eight months out of each year watching the calendar, waiting for opening day. However, it's the unknown dates of the rut that really fuel the anticipation and imagination of most deer hunters.

While opening day is a predetermined date placed on the calendar by law, the start of the rut is determined by hormones. The rut consists of several stages extending for up to four months. While a number of sources claim to have calculated the dates for this year's rut, the date really is dependent upon the does.

The good news for hunters in southwest Georgia is that the rut generally coincides with colder weather beginning in mid-November and running through mid-December.

The first clues that the rut is approaching begins with bucks rubbing their freshly grown antlers on brushes and saplings to remove the velvet layer that fueled antler growth through the summer months. These rubs serve as visual and olfactory "signposts." The shredded bark and branches serve as a visual signal of a deer's presence, while the secretions left behind from glands on a deer's forehead are left as a form of communication between bucks and does.

As the rut approaches, bucks create scrapes by breaking off a twig or branch from a limb overhanging the ground at a height of 3-6 feet. A depression is then pawed into the soil directly beneath the damaged limb. These scrapes begin to appear during the courtship period and into the breeding period.

The loss of velvet signals the breakup of the "bachelor groups" of bucks who mingled together cordially throughout the summer months, frequently appearing like clockwork in game camera photos. As their velvet disappears, bucks begin to spar, re-establishing a hierarchy within the herd prior to the breeding season.

The hierarchy in a deer herd is usually based on age and size. While a buck's home range may average a square mile during most of the year, they may travel between 3 to 8 miles a day in search of a doe that is ready to breed. Older dominant bucks tend to cover greater distances. The farthest recorded distance traveled by a whitetail buck looking for love was set by a radio-collared buck that traveled almost 186 miles over a three-week period. Doe populations and the buck-to-doe ratio can influence how far they travel.

The opportunity to see a large non-resident buck searching for a doe is obviously appealing to any hunter. For many, it is extremely appealing in an era where trail cameras provide hunters with routine surveillance of a property's deer herd. Seeing some bucks becomes so common that home range bucks are not only targeted but given names.

During the rut, deer respond to a variety of ploys beyond baiting. Calls replicating the vocalizations of deer may prove effective in attracting a buck within gun range. Rattling a pair of antlers replicating two sparring bucks can be an effective way to attract another buck looking for a fight. Deer lures and scents are another ploy to attract a lovelorn buck passing downwind of the hunter's stand.

While a doe running by may indeed indicate a buck is chasing her, experienced deer hunters also know that a doe walking calmly with one ear cupped backwards may indicate that she is keeping tabs on a buck that is calmly following her at a distance.

When all else fails, a full-sized decoy of a doe used in conjunction with estrus scents might cause a buck to come in to take a closer look.

Regardless of where or how one hunts white-tail deer, the rut is bound to be full of surprises. With the rule book thrown aside, the best overall strategy for hunters is to spend as much time in the stand as possible.



Special Photo
Knowledgeable hunters read the signs on land they hunt to help determine when and where the trophy bucks are moving.

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Multi Family/Neighborhood yard sale: 121 Buck Run Drive East Leesburg. Sat Nov 14th 7a- Until.

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JOBS

Full-Time

HELP WANTED
APPRENTICE LINE TECHNICIAN
Mitchell EMC seeks qualified applicants for the position of Apprentice Line Technician in Albany, GA. Requires High School Graduate/GED or equivalent. Must acquire within 6 months knowledge of the MEMC electrical distribution system, system geography, materials, tools and equipment utilized in construction and maintenance of distribution lines. Must possess and maintain DOT certification and acquire a CDL license within 6 months of employment. Must be able to complete on-the-job training. Apply at Mitchell EMC, 475 Cairo Highway, Camilla, GA, 31730. 8:00 AM – 5:00 PM., M – F, 11/11/2026 – 11/20/2026. Mitchell EMC is a drug free workplace and an equal opportunity provider and employer EOE. M/F/V/DV/H.

Maintenance Mechanic Assistant (2 Positions)
The Tifton Housing Authority is now accepting applications for the position of Maintenance Mechanic Assistant. Applications may be completed at the Administration office located at 1425 N. Tift Avenue, Building 15, Tifton, GA between 9:00 AM and 6:00 PM beginning October 21, 2026, through November 19, 2026
Work involves the performance of skilled and semi-skilled duties in connection with repairs to and maintenance of buildings and grounds requires rudimentary knowledge of basic heating, carpentry, painting, plumbing and electricity. High school graduate, vocational training or equivalent combination of education and experience required. Experience in the building trades, building maintenance or a related field is required. Georgia Driver's license is required. Criminal background checks and drug testing are required.
Minimum Starting Salary: Salary based on experience. Full benefits
The Tifton Housing Authority is an Equal Opportunity Employer M/F/V/D

CITY OF ARLINGTON, GEORGIA
HELP WANTED – STREET LABORER
The City of Arlington is accepting applications for the position of **Street Laborer.**
Position: Full-Time
Starting Pay: Based on qualifications and experience.
Deadline: November 18, 2026
How to Apply:
Applications may be obtained at:
City of Arlington City Hall
567 Pioneer Road
Arlington, Georgia 39813
Office Hours: Monday–Friday, 7:30 AM–4:00 PM
Phone: 229-725-4276
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Albany Legals

Construction/ Service Bids

A-1105
INVITATION TO BID
Well No. 12 Rehabilitation
BID REF. #27-036
Sealed bids will be received by City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on December 3, 2026. A Pre-Bid Conference will be held at 10:00 AM on November 12, at the Procurement division office. A 5% Bid Bond is required of all bidders. Bid documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Destiny Solomon, Buyer, at dsolomon@albanyga.gov.
\by\ Michael Eaton, Chief Financial Officer
November 14, 2026

A-1121
INVITATION TO BID
Fire Hydrants
BID REF. #27-037
Sealed bids will be received by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM, on December 8, 2026. Bid documents can be obtained from the Procurement Division, the Georgia Procurement Registry, and at www.albanyga.gov. For additional information, contact Destiny Solomon, Buyer I, at dsolomon@albanyga.gov.
\by\ Michael Eaton, Chief Financial Officer
November 14, 2026

Alcoholic Beverages

NOTICE OF APPLICATION FOR RETAIL LICENSE TO SELL BEER

The undersigned has made application to the Mayor and Council of Edison, Georgia, for retail license to sell beer for off premises consumption at Radhe Shree 2025 d/b/a Morgan Food Mart, 10960 Dickey St., Morgan, GA 39866.
This application will be heard by the Mayor and Council at its regular meeting to be held at 7 o'clock p.m. on the 3rd day of November, 2026.

Megan Patel
10969 Dickey St.
Morgan, GA 39866

Debtors & Creditors

A-1102
NOTICE TO DEBTORS & CREDITORS
All creditors of the Estate of Nancy Coleman McLendon, late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said Estate are required to make immediate payment.
This 5th day of November 2026.
WHITNEY M. DALE
Administratrix of the Estate of Nancy Coleman McLendon
DIVINE FINNEY DAVIS, PC
600 N. Jackson Street
Albany, GA 31701
November 14, 21, 28, December 5, 2026

A-1100
NOTICE TO DEBTORS AND CREDITORS
GEORGIA, DOUGHERTY COUNTY
All creditors of the estate of **Seaborn Leeron Burnett, Jr.**, 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 5th day of November, 2026.
Vivian Paige Yeats,
as Executor of the Estate
of Seaborn Leeron Burnett, Jr., deceased
c/o Perry & Walters, LLP
Post Office Box 71209
Albany, Georgia 31708
November 14, 21, 28, December 5, 2026

A-1099
NOTICE TO DEBTORS AND CREDITORS
GEORGIA, DOUGHERTY COUNTY
All creditors of the estate of **KATHLEEN CARLTON STROM**, 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 Executors.
This 5th day of November, 2026.
Kathleen Ivy S. Lane, Elizabeth Dampier S. Huber, and Walter W. Storm, II, as Executor of the Estate of Kathleen Carlton Strom, deceased

c/o Perry & Walters, LP
Post Office Box 71209
Albany, Georgia 31708
November 14, 21, 28, December 5, 2026

A-1104
NOTICE
GEORGIA
DOUGHERTY COUNTY
Notice is hereby given to all creditors of the Estate of Ada M. Grady Johnson, 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.
Benjamin Bernard Johnson and Sabrina Johnson
Co-Executors of the Estate of
Ada M. Grady Johnson
c/o Larry B. Owens, LLC
P.O. Box 352
Albany, GA 31702
(229) 430-9989

Debtors & Creditors

November 14, 21, 28, December 5, 2026

A-1091
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of JANICE L. SHEPPARD, 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 4th day of November 2026.
Sherman Willis, Attorney for John C. Sheppard
Executor of the Estate of JANICE L. SHEPPARD
GARDNER WILLIS PLAIRE & WILSON, LLP
P.O. Drawer 71788
Albany, Georgia 31708-1788
229-883-2441
November 7, 14, 21, 28, 2026

A-1119
Notice to Debtors and Creditors
All creditors of the estate of Rosa Mae Brown late of Dougherty County, deceased, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment.
This 10th day of November, 2026
Name: McKenzie Gulley
Title: Administrator
Address: 3001 E. Park Court, Albany, Georgia 31705
November 14, 21, 28, December 5, 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-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

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-1085
GEORGIA,
DOUGHERTY COUNTY,
NOTICE
Notice is hereby given to all creditors of the Estate of **MARGARET McMINN TUCKER**, 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.
PAMELA McMINN DOHERTY, Petitioner
2134 Hooks Mill Road
Leslie, GA 31764
November 7, 14, 21, 28, 2026

A-1073
GEORGIA, DOUGHERTY COUNTY
IN RE: ESTATE OF HERMAN E. REID, JR., DECEASED
All creditors of said estate are notified to render their demands to the undersigned according to law, and persons indebted to said estate are required to make immediate payment to the undersigned.
Rebecca F. Reid, Executor
c/o DIVINE FINNEY DAVIS, PC
600 N. Jackson St
Albany, GA 31701
November 7, 14, 21, 28, 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

Debtors & Creditors

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

Divorces

A-1092
DOUGHERTY COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: April Sanders
V.
Respondent: Jabouri Denson
Civil Action Case Number: 26CV891-3
NOTICE OF SUMMONS
To: Jabouri Denson, Respondent Named Above: This notice has been published to let you know that a Divorce case was filed against you in Superior Court on 9/16, 2026. The court issued an order for service of summons by publication on 11/3, 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 6659 Chupp Rd Apt 208, Stonecrest, GA 30058. 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 3rd day of November, 2026.
Samantha Sebastain, Dep
November 7, 14, 21, 28, 2026

A-1089
DOUGHERTY COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: Dontavius Jones
V.
Respondent: Courtney Jones
Civil Action Case Number: 26CV1020-1
NOTICE OF SUMMONS
To: Courtney Jones, Respondent Named Above: This notice has been published to let you know that a Divorce case was filed against you in Superior Court on October 19th, 2026. The court issued an order for service of summons by publication on October 19th, 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 621 Longbow Drive Albany, GA 31721. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything he asked for in the Petition for Divorce.
This the 22nd day of October, 2026.
Samantha Sebastain, Dep
November 7, 14, 21, 28, 2026

A-1120
Dougherty COUNTY SUPERIOR COURT
OF GEORGIA
Petitioner: Vontressa Brown
V.
Respondent: Derrick Brown
Civil File Case Number: 23CV1307
ORDER FOR SERVICE BY PUBLICATION
Petitioner having moved the Court for an order directing service to be made upon Respondent Vontressa Brown, in 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 26th day of October, 2026.
Denise Marshall
JUDGE / Clerk
Dougherty County Superior Court
November 14, 21, 28, December 5, 2026

Grand Jury Presentments

A-1101
DOUGHERTY COUNTY GRAND JURY PRESENTMENT
SEPTEMBER TERM 2026
To: The Honorable Denise Marshall
The Honorable Victoria S. Darrisaw
The Honorable Joseph W. Dent
The Honorable Victoria M. Johnson
(Judges of the Superior Court)
The Grand Jury would like to thank the District Attorney, Gregory W. Edwards, and his staff for the high level of professionalism and respect they demonstrated the entire time we were under their care. We further commend the District Attorney for enlightening us on the various crimes happening in our community and the laws that are to be enforced regarding those matters. We specially commend the District Attorney's Office along with the Clerk of Court's Office for their hard work and dedication in preparing the cases for the Grand Jurors.
Additionally, we thank the Albany Police Department, the Dougherty County Police Department, the Dougherty County Sheriff's Office, and the Albany Dougherty Special Investigative Unit (ADSIU), and specifically ADSIU Investigators Erving McLain, Steven Schultz, and Jayviun Northern, who provided us with information on drugs and gangs in this area. Our thanks go out to these and other special employees for their hard work and concern for the citizens of Albany and Dougherty County. This Grand Jury appreciates the attentiveness and help of our bailiffs, Clarence Lanier, Elnora Daniels, and Sheila Roberts.

Grand Jury Presentments

We further thank Corporal Lashana Hudson, Albany Police Department, and Tiesha Howard, Aspire Behavioral Health, for providing us with information on the REACH Co-Response Team ("Responding, Engaging, and Cultivating Hope").
We commend Sheriff Terron Hayes for allowing us to tour and inspect the Dougherty County Jail Facility and for the hospitality we were shown by the staff, including the lunch that was prepared for us. The tour was enlightening as well as educational for the members of the Grand Jury. We extend further commendations to Sheriff Hayes and his staff for their dedicated work, not just at their worksites, but also in the community.
The Grand Jury was presented with 118 Indictments, 116 were returned as True Bills, and there were 2 No Bills. An additional 21 were filed by the Attorney for Accusation.
The Grand Jury makes the following recommendations:
We recommend the City and County take efforts to address the problem of human trafficking in local hotels. Human trafficking is a significant illicit enterprise that utilizes local hotels to exploit victims. Law enforcement agencies in the City and County should partner with local hotels to develop a protocol for the reporting and investigation of suspected human trafficking to combat this growing problem.
We recommend the City and County governments implement physical traffic calming devices, such as speed bumps, to reduce speeding in residential neighborhoods. Use of such traffic calming devices is a highly effective, self- enforcing way to reduce speeding and drag racing without relying on continuous police presence. By physically forcing drivers to slow down to protect their vehicles, these installations allow local law enforcement to shift their focus away from routine residential speed traps.
We recommend City and County governments strenuously enforce "jaywalking" laws and ordinances to ensure pedestrians and drivers remain safe on the roadways.
Rehabilitative services are important services needed in our community. We acknowledge that there are already some health care programs in the general area that help individuals keep, regain, or improve physical, mental, or cognitive abilities that were lost or impaired due to illness, injury, surgery, or disability. However, we recommend that the City and County seek to secure additional rehabilitative services for our citizens in the immediate community, with a particular focus on services for men in this area.
Mentally ill and disabled individuals face a disproportionately high risk of violent crime and systemic barriers when seeking justice. Some studies suggest that people with disabilities experience violent victimization at nearly four times the rate of those without disabilities. Despite this alarming prevalence, heinous crimes against this population are frequently underreported, mischaracterized, or poorly investigated due to deep-seated systemic flaws. We recommend the City and County prioritize improvements in the protocols for reporting and investigating these types of crimes to protect this vulnerable population.
We recommend the City and County establish or expand programs for young adults to assist those individuals with developmental, mental, and physical disabilities when they reach the legal age of majority. These programs would provide structured coordination across financial planning, residential care, employment training, and healthcare during this transitional period.
We recommend the City create more opportunities for recreational, dining, and entertainment activities in the downtown area. Downtown revitalization is essential to the success of the community. Providing these additional opportunities in the downtown area would provide an additional layer of revenue for the community.
We recommend the County increase the pay for employees of the Dougherty County Jail Facility to be competitive with nearby jurisdictions.
We recommend the County supply the Dougherty County Sheriff's Office with a river patrol craft. This expansion of services would assist the Dougherty County Sheriff's Office with law enforcement patrol and search and rescue efforts.
We recommend higher pay for jurors to at least the federal minimum wage; we find that current juror pay is an amount that is well below the state and federal minimum wages. An increase in juror pay would provide further incentives for citizens to honor their civic duties.
We have observed many people in our community who do not have stable, permanent homes. We recommend the City and County transform vacant buildings and blighted properties into safe, supportive housing for unhoused populations. Converting existing structures reduces construction costs, accelerates deployment timelines, and revitalizes neglected neighborhoods.
We recommend the City continue in its efforts to establish a convention center in the City of Albany to help boost the City's economic status in Southwest Georgia. While the existing Albany Civic Center may function adequately as an arena, its layout is not conducive to the demands of corporate layouts or multi-day conventions. Establishing a convention center would help stimulate downtown traffic, elevate the growing hospitality sector of this community, and capture a broader share of the region's meeting and tourism market.
Respectfully submitted on the 4th day of November 2026.
Ta'Varis Marquist Wilson - Foreperson
Susan J. Stephens - Vice Foreperson
Phabian Monderra Mitchell - Secretary
GEORGIA, DOUGHERTY COUNTY:
THE GRAND JURORS, selected, chosen and sworn for the County of Dougherty, to wit:
1.Ta'Varis Marquist Wilson - Foreperson
2. Susan J. Stephens - Vice Foreperson
3. Phabian Monderra Mitchell - Secretary
4. Carlyle Nelson Diaz - Sgt. At Arms
5. Eric Dewayne Laster
6. Madison Elizabeth Miller
7. Mitchell Amante Lankford
8. Keeley Bruer Pines
9. Shontavia Latrice Calhoun
10. Anther Bess McKenzie
11. Misty Dawn Bengis
12. Kareem Jabbar Roberts
13. Denise Plummer
14. Amanda Demetrice Lumpk Young
15. Tatyana Lashay Jones
16. Armand Jerrod Godwin Jr.
17. Courtney Lashae Jean Willingham
18. Dalton Tyler Malone
19. Delissa Rena Edwards
20. Monquavious Antwanne Reid
21. Jesse Allen McLeod
22. Theresa Shay S. Milles
23. Tammy Lynn Harris
November 14, 2026

Local Government

A-1097
Notice of Availability of the U.S. Navy's Five-Year Review
For Marine Corps Logistics Base Albany, Georgia
The United States Navy (Navy), in coordination with the United States Environmental Protection Agency Region 4 and the Georgia Environmental Protection Division, has completed the Sixth Five-Year Review for Marine Corps Logistics Base (MCLB) Albany's Operable Units (OUs) 1, 3, 4, and 6.
The Five-Year Review was performed by the Navy as part of the Installation Restoration Program following applicable guidelines under the Comprehensive Environmental Response, Compensation, and Liability Act, as required by the National Contingency Plan, 40 Code of Federal Regulations Part 300.430(f)(4)(ii). The purpose of the Five-Year Review process is to evaluate implementation and performance of the selected remedies at each OU to determine if they remain protective of human health and the environment. The Navy conducted the Five-Year Review with evaluation of pending, completed, and ongoing remedial actions implemented at:
- OU 1, which includes Potential Source of Contamination (PSC) 3, a former landfill, and PSC 26, a vacant, vegetated, land parcel;
- OU 3, which includes PSC 16, a former transformer that leaked polychlorinated biphenyls (PCBs);
- OU 4, which includes PSC 6, an industrial discharge drainage ditch and sanitary sewer line; and
- OU 6, which includes base-wide groundwater.

Site-related contaminants remain at levels above those that would allow for unlimited use and unrestricted exposure at OUs 1, 4, and 6. The remedies at OUs 1, 4, and 6 are protective of human health and the environment in the short term, with exposure pathways that could result in unacceptable risks being controlled by land use controls in place to prevent exposure to wastes, subsurface soil, and groundwater.
To ensure long-term protectiveness, the Navy is completing investigations of emerging contaminants such as 1,4-dioxane and per- and polyfluoroalkyl substances (PFAS). Soil at OU 3 containing levels of PCBs above residential cleanup goals was excavated and disposed offsite, rendering PSC 16 suitable for unlimited use and unrestricted exposure. As a result, OU 3 was deleted from the National Priorities List by the U.S. EPA in August 2023 and will not be included in future Five-Year reviews. The next Five-Year Review is scheduled for September 2031.
The Sixth Five-Year Review Report is available online at https://administrative-records.navfac.navy.mil/?K7QL74ZGPKQLG7LKJ6.
For additional information about the Five-Year Review, or any environmental cleanup activities at MCLB Albany, please contact:
Ms. Pamela Jackson
Base Public Affairs Officer
814 Radford Blvd, Suite 20306
Albany, Georgia 31704-0315
Office: 229-639-7313
pamela.jackson@usmc.mil
November 14, 2026

Name Changes

A-1090
IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In re the name change of: Rodney Floyd
Civil Action File No. 26CV1056
NOTICE OF PETITION TO CHANGE NAME
I, Rodney Floyd , filed a petition in the Superior Court of Dougherty County, Georgia on the 3rd day of Nov, 2026, to change my name from Rodney Floyd to Rodney Floyd-James. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Signed this 3rd day of Nov, 2026.
Rodney Floyd, Petitioner
November 7, 14, 21, 28, 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

Name Changes

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-1124
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: DEBRA LYNN THOMPSON
ESTATE FILE NO: 2026-ES-164
Melissa Thompson and Morgan Thompson petitioned to be appointed **administrators** of the estate of **DEBRA LYNN THOMPSON**, 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 **December 7, 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
November 14, 21, 28 , December 5, 2026

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-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.

Probate Court Administration

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-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 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-1075
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: CATHERINE WADLEY SIMS
ESTATE FILE NO: 2025-ES-435
Vincent R. Wadley has petitioned to be appointed **administrator** of the estate of **CATHERINE WADLEY SIMS**, 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 30, 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
November 7, 14, 21, 28, 2026

A-1074
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: ETHEL MAY NYGAARD
ESTATE FILE NO: 2026-ES-358
Kenneth E. Stutely has petitioned to be appointed **administrator** of the estate of **ETHEL MAY NYGAARD**, 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 30, 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
November 7, 14, 21, 28, 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, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
October 31, November 7, 14, 21, 2026

Probate Court Discharge

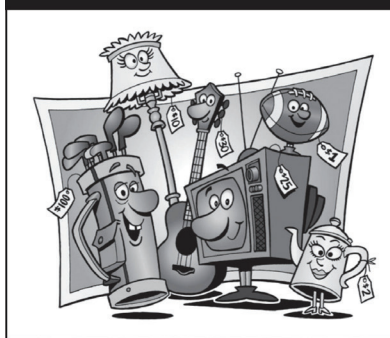
A-1098
NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2026-ES-099
PETITION OF BANDI LYNN NASON FOR DISCHARGE AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF: BEBE ANNICE WATSON
TO: ALL INTERESTED PARTIES
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before November 24, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds for any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
LEISA G. BLOUNT, PROBATE JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102
November 14, 2026

A-1087
NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2024-ES-328
PETITION OF TANGELA CLAYMAN
FOR DISCHARGE AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF: FLORIDA SOUDER MERRIEX
TO: ALL INTERESTED PARTIES
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before November 24, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds for any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
LEISA G. BLOUNT, PROBATE JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102
November 14, 2026

Public Hearings

A-1125
HISTORIC PRESERVATION COMMISSION
NOTICE OF SPECIAL CALLED PUBLIC MEETING
The Albany-Dougherty Historic Preservation Commission will conduct a public meeting on **Friday, November 20th, 2026, at 10:00 A.M.** (In-Person) Historic Preservation Commission meetings are open to the public. Please note, there is also a virtual option. The meeting will take place at the following location.
240 Pine Avenue, Room 380
Albany, GA 31701
Join Zoom Meeting
https://zoom.us/j/95219225113?pwd=VU94ZzNpbFdtS2dMN04yUzI1YWx6UT09
Meeting ID: 952 1922 5113
Passcode: 515128
One tap mobile
+16465588656,95219225113#,,,,*515128# US (New York)
26-069 HISTORIC – 236 W Broad Ave: COA request by Matrix Department, Inc (Kaye Bell) for the installation of a mounted 76"x21.5" wall sign.
26-072 HISTORIC – 925 W 2nd Ave: COA request by Anderson Cabinet Company, LLC for window replacement.
Exact description of the property is on file at the Planning & Development Services Department, 240 Pine Avenue, Room 300, and may be reviewed along with any other information regarding this request between 8:00 a.m. and 5:00 p.m., Monday through Friday. Telephone number is (229) 438-3901
As set forth in the Americans with Disabilities Act of 1990, the City of Albany does not discriminate based on disability in the admission or access to or treatment or employment in its programs or activities. The Human Resources Department has been designated to coordinate compliance with the non-discrimination requirements contained in section 35.107 of the Department of Justice Regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided there, is available at the office of Human Resources.
The City of Albany will assist citizens with special needs given proper notice (7 working days). Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program, or activity of the City of Albany, Georgia should be directed to Paul Forgey, AICP, Director, Planning and Development Services, 240 Pine Avenue, Suite 300, Albany, Georgia, 31701, (229) 438-3901.
November 14, 2026

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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-1103
NOTICE OF SALE
Family Heirloom Storage of Albany
431 S. Mock Rd
Albany GA 31705
Personal property consisting of sofas,
TV's, clothes, boxes, household goods
and other personal property used in home, office or garage will be sold or otherwise disposed of at public sale on the date & time indicated below to satisfy Owners Lien for rent & fees due
in accordance with Georgia Statutes: Self-Storage Act, All items or spaces may not be available for sale. Credit cards
only for all purchases & tax resale certificates required, if applicable. OWNER RETAINS THE RIGHT TO BID

M022 T. Reddell
M029 T. Reddell
P008 V. Harris
A022 A. Hall
J035 C. King Jr

Auction will be held at www.bid13.com and will end on or after 11:00AM on 11/23/2026
November 14, 21, 2026

A-1123
ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT
You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were 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:
PAINT PRO TOWING, LLC
Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before:
Answer forms may be found in the Magistrate Court Clerk's Office or online at:www.georgiamagistratecouncil.com.

1.) Volkswagen Tiguan
Vin # 3VV2B7AX5JM088244
Case # 2026-252AV

2.) 2000 GMC YUKON
Vin # 3GKEC16T4YG157420
Case # 2026-250AV

3.) 2005 Chevy Tahoe
Vin # 1GNEC13VX5R145518
Case # 2026-251AV

4.) 2010 Chevy Malibu
Vin # 1G1ZA5E09AF288523
Case # 2026-237AV
November 14, 21, 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

Service by Publication

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

Tax Sales

A-1059
DOUGHERTY COUNTY
DECEMBER 2026 MOBILE HOME PERSONAL PROPERTY TAX SALE
SHERIFF'S SALE
SHONNA COLLEY JOSEY,
EX-OFFICIO SHERIFF
Under and by virtue of certain tax Fifa's issued by the Tax Director of Dougherty County, Georgia, in the favor of the State of Georgia and County of Dougherty, Against the following names persons and the personal property as described immediately below their respective name(s). There will be sold for cash or certified funds at public outcry at 10:00 A.M. at the Courthouse steps - **225 Pine Avenue, Albany Dougherty, Georgia, on the first Tuesday in December, the same being December 1, 2026.** The property will be re-offered at 2:00 P.M. in the event of a no sale.
CASE TITLE: DEFENDANT IN FIFA: ASHFORD TRAMAINE DAVIEL
PROPERTY DESCRIPTION: 2000 PEACH STATE HMS
PEACH STATE PSH2GA1584AB 52x28
LOCATION: 211 PINE BLUFF RD LOT 106
CASE TITLE: DEFENDANT IN FIFA:

DAVIS MELVINIA C
PROPERTY DESCRIPTION: 1995 FLEETWOOD
HICKORY HILL
GAFLR35AB09085HH 66x28
LOCATION: 2916 MADELINE RD
CASE TITLE: DEFENDANT IN FIFA:

DENSON IRENE JENKINS
PROPERTY DESCRIPTION: 1996 GRAND MANOR
GRAND MANOR GAGMTD1410AB 60x28
LOCATION: 245 PAIGE ST
CASE TITLE: DEFENDANT IN FIFA:

GRANT HARDWICK JR & LEILA THOMAS
PROPERTY DESCRIPTION: 1999 REDMAN
RIVERVIEW 11434295AB 52x24
LOCATION: 613 WILLIS DR
CASE TITLE: DEFENDANT IN FIFA:

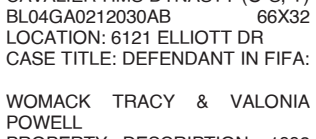
LUDWIG BRIAN SCOTT
PROPERTY DESCRIPTION: 2007 HORTON HOMES INC DYNASTY H819252G 72x14
LOCATION: 211 CORDELE RD LOT 47
CASE TITLE: DEFENDANT IN FIFA:

MYERS REGINALD GARARD
PROPERTY DESCRIPTION: 1998 FLEETWOOD BROADMORE
GAFLW07A42020B411 76X16
LOCATION: 211 PINE BLUFF RD LOT 116
CASE TITLE: DEFENDANT IN FIFA:

SMITH ROGER & BRENDA S
PROPERTY DESCRIPTION: 1997 FLEETWOOD OAK KNOLL
GAFLV34AB25390-OK11 70X28
LOCATION: 2917 MADELINE RD
CASE TITLE: DEFENDANT IN FIFA:

STETTER JOSEPH G
PROPERTY DESCRIPTION: 2004 CAVALIER HMS DYNASTY (O-S, T)
BL04GA0212030AB 66X32
LOCATION: 6121 ELLIOTT DR
CASE TITLE: DEFENDANT IN FIFA:

WOMACK TRACY & VALONIA POWELL
PROPERTY DESCRIPTION: 1992 HORTON HOMES INC SUMMIT (T)
H97008GLR 56X28
LOCATION: 2906 MADELINE RD
November 7, 14, 21, 28, 2026


Available for PICKUP or DELIVERY

Trade Names

A-1086
NOTICE OF CORPORATE NAME CHANGE
Notice is given that articles of amendment which will change the name of M-Square Associates, P.C. to M-Square Holdings, P.C. have been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. The registered office of the corporation is located at 162 Highland Oaks Dr., Albany, GA 31701.
Georgia Publication Requirements Checklist
If you are publishing this notice in a Georgia county's official legal organ (newspaper), ensure you complete the following steps to satisfy Georgia Code § 14-2-1006.1:
Timing: Mail or deliver the notice to the newspaper no later than the next business day after filing your Articles of Amendment with the Georgia Secretary of State.
Publication Frequency: The newspaper must publish the notice once a week for two consecutive weeks.
First Publication: The first publication must commence within 10 days after the newspaper receives the notice.
Payment: Enclose a check, draft, or money order in the amount of $40.00 payable to the newspaper for the cost of publication.
LLC Exception: Note that according to the Georgia Secretary of State Form CD 115 Instructions, there is no statutory requirement for Limited Liability Companies (LLCs) to publish a name change notice. This requirement applies specifically to corporations.
Would you like me to help you locate the official legal organ newspaper for your specific Georgia county, or do you need assistance drafting the formal cover letter to send to the publisher alongside this notice?
AI responses may include mistakes. For legal advice, consult a professional. Learn more
November 7, 14, 2026

A-1127
TRADE NAME REGISTRATION STATEMENT AND AFFIDAVIT
Trade Name: When&How
1210 Hilltop Drive 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).
Laura C. Spencer 1210 Hilltop Drive 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).
Digital Business Consulting - Dougherty County
(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.
Laura C. Spencer
GEORGIA, DOUGHERTY COUNTY
Personally appeared before me Eric S. Brown, 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 11th day of November, 2026.
Eric S. Brown
MY COMMISSION EXPIRES: January 29, 2030
November 14, 21, 2026

Foreclosures

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

Foreclosures

A-1094
CITY OF ALBANY
MUNICIPAL COURT
CITY OF ALBANY, Petitioner,
vs
ESTATE OF EDDIE WILL BANKS, Property Owner;
This property is known as 1703 E. Broad Ave., Albany, Georgia, bearing Tax ID# 000II/00005/012; and
AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 1703 E. BROAD AVE., ALBANY, GA, Respondent(s).
CIVIL DOCKET NO. 26-NA-47
LEGAL NOTICE
TO: THE ESTATE OF EDDIE WILL BANKS, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN 1703 E. BROAD AVE., ALBANY, DOUGHERTY COUNTY, GEORGIA:
You are hereby notified that a Petition To Remedy Code and Ordinance Violations has been filed concerning the property located at 1703 E. Broad Ave. in the City of Albany, Dougherty County, Georgia, and more particularly described as follows:
All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia, and being more particularly described as follows: Begin at the southeast corner of Lot 12 of Banks Subdivision, said point being on the north right of way line of the Albany-Sylvester Road, run thence in the northwesterly direction along the north right of way line 105.5 feet to the east side of East Road, said point being the northeast intersection of East Road and Sylvester Road. Run thence north along the east right of way line of East Road 90 feet to a point, thence run in a southeasterly direction parallel with the Sylvester Road 105.5 feet to the east line of Lot 14, thence go south along the east line of Lot 14, 90 feet to the Point of Beginning. Said tract being all of Lot 15 and the south portion of Lot 14 of Banks Subdivision, as same appears of record in Plat Book 1, Page 247, of the Deed Records of Dougherty County, Georgia.
Said Petition seeks to abate the conditions existing on said property which constitute a nuisance in violation of codes and ordinances of the City of Albany, Georgia. You are ordered to show cause before the undersigned on the **20th day of November, 2026**, at 9:00 a.m. and from time to time thereafter as the same may be called in the Municipal Court located at the Law Enforcement Center, 201 W. Oglethorpe Blvd., Albany, Georgia, why the relief requested in said Petition should not be granted and the Code violations remedied and the nuisance abated at your expense. Let this notice be published and posted as required by law.
Witness the Honorable Ingrid Driskell, Chief Judge, Municipal Court.
Michael M. Custer
Ga. Bar No. 525350
Attorney for Petitioner
222 Pine Ave., Suite 560
Albany, Georgia 31701
(229) 431-2805 (office)
mcuster@albanyga.gov
November 7, 14, 2026

A-1094
CITY OF ALBANY
MUNICIPAL COURT
CITY OF ALBANY, Petitioner,
vs.
CARLTON KAVASKI JENKINS, Property Owner;
This property is known as 1313 E. Roosevelt Ave., Albany, Georgia, bearing Tax ID# 000TT/00019/020; and
CIVIL DOCKET NO. 26-NA-46
Interested Persons as Defined in O.C.G.A. § 41-2-8(8): LORENZO COVIN, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 1313 E. ROOSEVELT AVE, ALBANY, GA, Respondent(s).
LEGAL NOTICE
TO: CARLTON KAVASKI JENKINS AND LORENZO COVIN, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 1313 E. ROOSEVELT AVE., ALBANY, DOUGHERTY COUNTY, GEORGIA:
You are hereby notified that a Petition To Remedy Code and Ordinance Violations has been filed concerning the property located at 1313 E. Roosevelt Ave. in the City of Albany, Dougherty County, Georgia, and more particularly described as follows:
All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being all of Lot 7, Block H, Jackson Heights Addition, according to a map or plat of said subdivision as shown and recorded at Plat Book 1, Page 229 (Plat Cabinet 1, Slide A-29) in the Office of the Clerk of the Superior Court of Dougherty County, Georgia.
Said Petition seeks to abate the conditions existing on said property which constitute a nuisance in violation of codes and ordinances of the City of Albany, Georgia. You are ordered to show cause before the undersigned on the **20th day of November, 2026**, at 9:00 a.m. and from time to time thereafter as the same may be called in the Municipal Court located at the Law Enforcement Center, 201 W. Oglethorpe Blvd., Albany, Georgia, why the relief requested in said Petition should not be granted and the Code violations remedied and the nuisance abated at your expense. Let this notice be published and posted as required by law.
Witness the Honorable Ingrid Driskell, Chief Judge, Municipal Court.
Michael M. Custer
Ga. Bar No. 525350
Attorney for Petitioner
222 Pine Ave., Suite 560
Albany, Georgia 31701
(229) 431-2805 (office)
mcuster@albanyga.gov
November 7, 14, 2026

A-1094
CITY OF ALBANY
MUNICIPAL COURT
CITY OF ALBANY, Petitioner,
vs.
ANY AND ALL HEIRS AT LAW OF ETHEL MAE MULLINS, Property Owner;
This property is known as 428 Bonnyview Ave., Albany, Georgia, bearing Tax ID# 0000C/00026/007; and
AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 428 BONNYVIEW AVE., ALBANY, GA, Respondent(s).
CIVIL DOCKET NO. 26-NA-45
LEGAL NOTICE
TO: ANY AND ALL HEIRS AT LAW OF ETHEL MAE MULLINS, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 428 BONNYVIEW AVE., ALBANY, DOUGHERTY COUNTY, GEORGIA:
You are hereby notified that a Petition To Remedy Code and Ordinance Violations has been filed concerning the property located at 428 Bonnyview Ave. in the City of Albany, Dougherty County, Georgia, and more particularly described as follows:
All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being the north one-half of Lot 3 and West one-half of the North one-half of Lot 2 of J. A. Johnson's Addition to East Albany, Georgia, as shown on a map or plat recorded in Plat Book 1, Page 11, in the Office of the Clerk of Sueprior Court of Dougherty County, Georgia. Said property is more particularly described as follows: Commence at an iron pin located at the Southwest intersection of Johnson Avenue and Oak Street; formerly known as Vienna Road, and from said point go thence North 87 degrees 22 minutes 40 seconds West a distance of 75 feet to an iron pin which marks the point of beginning. From said point of beginning continue thence North 87 degrees 22 minutes 40 seconds West a distance of 75 feet to an iron pin; from said point go thence due South 100 feet to a point marked by an iron pin; from said point go thence South 87 degrees 22 minutes 40 seconds East a distance of 75 feet to a point marked by an iron pin; from said point go thence North 100 feet to the point of beginning. Said property is shown on a map or plat recorded in Plat Book 3, Page 355, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia.
Said Petition seeks to abate the conditions existing on said property which constitute a nuisance in violation of codes and ordinances of the City of Albany, Georgia. You are ordered to show cause before the undersigned on **the 20th day of November, 2026**, at 9:00 a.m. and from time to time thereafter as the same may be called in the Municipal Court located at the Law Enforcement Center, 201 W. Oglethorpe Blvd., Albany, Georgia, why the relief requested in said Petition should not be granted and

Foreclosures

the Code violations remedied and the nuisance abated at your expense. Let this notice be published and posted as required by law.
Witness the Honorable Ingrid Driskell, Chief Judge, Municipal Court.
Michael M. Custer
Ga. Bar No. 525350
Attorney for Petitioner
222 Pine Ave., Suite 560
Albany, Georgia 31701
(229) 431-2805 (office)
mcuster@albanyga.gov
November 7, 14, 2026

A-1096
CITY OF ALBANY
MUNICIPAL COURT
CITY OF ALBANY, Petitioner,
vs.
ANY AND ALL HEIRS AT LAW OF WILLIAM L. WHITE, Property Owner;
1009 Radium Springs Rd., Albany, Georgia, bearing Tax ID# 0000Y/00036/01A; and
Interested Persons as Defined in O.C.G.A. § 41-2-8(8): THE DOUGHERTY COUNTY TAX DEPT. and AMERIS BANK, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 1009 RADIUM SPRINGS RD., ALBANY, GA, Respondent(s)
CIVIL DOCKET NO. 26-NA-50
LEGAL NOTICE
TO: ANY AND ALL HEIRS AT LAW OF WILLIAM L. WHITE, AS WELL AS ANYONE ELSE CLAIMING AN INTEREST IN THE REAL PROPERTY KNOWN AS 1009 RADIUM SPRINGS RD., ALBANY, DOUGHERTY COUNTY, GEORGIA:
You are hereby notified that a Petition To Remedy Code and Ordinance Violations has been filed concerning the property located at 1009 Radium Springs Rd. in the City of Albany, Dougherty County, Georgia, and more particularly described as follows:
All that tract or parcel of land lying and being in Land Lot 266 in the First Land District of Dougherty County, Georgia, and being more particularly described as follows:
Commencing at a point on the East Bank of the Flint River where the centerline of a street known as Barbra Street, if projected Southwesterly to said river would intersect said bank, which is also the POINT OF BEGINNING; thence run North 66 degrees 49 minutes East back along said projected centerline a distance of 936.1 feet to a point on the Westerly boundary of said Barbra Street (50 foot right of way); thence run in a Northeasterly direction along the curvature of said Barbra Street, which curvature has a chord bearing of North 41 degrees 30 minutes 30 seconds East and a chord distance of 58.6 feet and an arc of 60.34 feet to a point on the Northerly boundary of said Barbra Street; thence run along the Northerly boundary of said Barbra Street North 66 degrees 47 minutes East a distance of 75 feet to a point where a 10 foot alley intersects the Northerly boundary of said Barbra Street; thence run North 23 degrees 13 minutes West along the West boundary of said Alley a distance of 75 feet to a point; thence run North 66 degrees 47 minutes East along the Northerly boundary of Lot 14 of Rio Vista Subdivision a distance of 145 feet to a point on the Westerly boundary of Radium Springs Road (S.R. #3) thence run along the Western boundary of said Radium Springs Road North 23 degrees 13 minutes West a distance of 353.35 feet to a point on the Westerly boundary of said Radium Springs Road and the Southerly boundary of College Drive; thence run along the curvature of said Radium Springs Road and College Drive (60 foot right of way) which curvature has a chord bearing of North 43 degrees 28 minutes West and 300.6 feet and an arc of 302.6 feet to a point on the Westerly boundary of said College Drive; thence run South 82 degrees

Foreclosures

Foreclosures Foreclosures Foreclosures Foreclosures Foreclosures Foreclosures

18 minutes West a distance of 755 feet to a point on the East bank of the Flint River; thence run in a Southerly direction a distance of 1,307.00 feet, more or less along the East bank of the Flint River to the POINT OF BEGINNING, said tract containing 18.34 acres, more or less, in accordance with a map or plat of same as prepared by William Lowe, Georgia Registered Land Surveyor No. 556, dated September 24, 1976 and revised February 7, 1978, which plat is incorporated herein by reference.

Said Petition seeks to abate the conditions existing on said property which constitute a nuisance in violation of codes and ordinances of the City of Albany, Georgia. You are ordered to show cause before the undersigned on the **20th day of November, 2026**, at 9:00 a.m. and from time to time thereafter as the same may be called in the Municipal Court located at the Law Enforcement Center, 201 W. Oglethorpe Blvd., Albany, Georgia, why the relief requested in said Petition should not be granted and the Code violations remedied and the nuisance abated at your expense. Let this notice be published and posted as required by law.

Witness the Honorable Ingrid Driskell, Chief Judge, Municipal Court.

Michael M. Custer
Ga. Bar No. 525350
Attorney for Petitioner
222 Pine Ave., Suite 560
Albany, Georgia 31701
(229) 431-2805 (office)
mcuster@albanyga.gov

November 7, 14, 2026

A-1122

NOTICE OF FORECLOSURE OF RIGHT OF REDEMPTION

TO: GREENLEO RESIDENTIAL RENTAL, LLC
814 Residence Avenue, Albany, Georgia 31701
and all persons who can claim any interest in and to said property:

Take Notice that:

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

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, being all of Lot 7 in Block 7 of Palmyra Heights Subdivision "B", according to a map or plat of said subdivision as same is recorded in Plat Book 1, Page 220, in the Office of the Clerk of Superior Court of Dougherty County.

Parcel No. 0000D/00030/062

will expire and be forever foreclosed and barred on and after the **11th day of January 2027.**

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 130**.

The property may be redeemed at any time before the **11th day of January 2027**, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

DAVID MORMAN
% Divine Finney Davis, PC
600 N. Jackson Street
Albany, GA 31701

PLEASE GOVERN YOURSELF ACCORDINGLY.

By: /s/ (SEAL)
TIMOTHY O. DAVIS
Attorney for David Morman
GA State Bar No. 213025
600 N. Jackson Street
Albany, GA 31701
229/883-1610
tim@dfdpclaw.com

November 14, 21, 28, December 5, 2026

A-1118

State of Georgia
County of Dougherty

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

TO: Lillian Johnson Hughes, any and all heirs at law of Lillian Johnson Hughes, Deborah Davis, as Executor of the Estate of Lillian Johnson Hughes, Lisa Johns, Thomas Baldwin, Daniel Baldwin, Lillian Baldwin, Anthony Baldwin, Khyree Sean Baldwin, Robert Crawford Johnson Baldwin, Toni Ellison and all Persons both known and unknown having any right, title, or interest in or lien upon or occupying the following described property.

TAKE NOTICE THAT:

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

000EE-00026-004

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN A PORTION OF LAND LOT 239, 1ST LAND DISTRICT, CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ON THAT CERTAIN PLAT OF SURVEY ENTITLED "PLAT OF SURVEY FOR LILLIAN J. HUGHES," DATED SEPTEMBER 22, 2000, PREPARED BY LARRY BURNSED, GEORGIA REGISTERED LAND SURVEYOR NO 2634 AND BEING RECORDED IN PLAT CABINET 1, SLID C68G, DOUGHERTY COUNTY LAND RECORDS.

will expire and will be forever foreclosed and barred on or after 4:00 pm on the 28th 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 279. The property may be redeemed at any time before the 28th day of December, by payment of redemption price as fixed and provided by law to the undersigned at the following address:

Lorenzo Covin
c/o Mallory Wall Jones
Attorney at Law
410 West Lamar Street
Post Office Box 488
Americus, Georgia 31709

Please be governed accordingly.

Mallory Wall/Jones
Georgia Bar No. 599788
Gatewood, Skipper, Rambo & Moore, P.C.
410 West Lamar Street
Post Office Box 488
Americus, Georgia 31709
Telephone: (229) 924-9316

November 14, 21, 28, December 5, 2026

A-1117

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827 ALBANY, GA 31702 229-431-2130, Petitioner,

vs.

PART OF LAND LOT 332, 1ST LAND DISTRICT, BLOCK 47, CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, 608 FIRST AVENUE, ALBANY, GEORGIA, JACK DANIEL GARRETT, OR HIS ESTATE AND ANY OF HIS RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.

CIVIL ACTION FILE NUMBER SUCV2026001067

NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above:

Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on November 4, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclose for failure of the payment of ad valorem taxes due for the years 2012 through 2025 in the amount of $5,739.54 (amount includes principal amount of taxes owed and any accrued interest and penalties as of June 21, 2026) for real property located at the address identified above. The applicable parcel identification number is 0000D/00011/023.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein.

This 9th day of November, 2026.

PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C.
By: S/Stephen G. Gunby
Stephen G. Gunby
Ga. Bar No.: 315212
Attorneys for Dougherty County Tax Director
P.O. Box 1199
1111 Bay Avenue, Third Floor
Columbus, Georgia 31901
(706) 243-5630
sgunby@pagescrantom.com

EXHIBIT "A"

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being more particularly described as follows: After running a line due West 210 feet from the Southwest corner of the intersection of Madison and First Streets of Albany, Georgia, the description of the Lot begins; run a line due South 200 feet, thence West 52 1/2 feet, thence North 200 feet, thence 52 1/2 feet to the starting point.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

November 14, 21, 2026

A-1116

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827 ALBANY, GA 31702 229-431-2130, Petitioner,

vs.

WEST PORTION OF LOT 19, CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, 213 SIXTH AVENUE, ALBANY, GEORGIA, FARRIS BINNS AS TRUSTEE OF THE RESIDUAL TRUST UNER ITEM THREE OF WILL OF WALLACE ADAMS BINNS, OR THEIR SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.

CIVIL ACTION FILE NUMBER SUCV2026001066

NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above:

Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on November 4, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclose for failure of the payment of ad valorem taxes due for the years 2018 through 2025 in the amount of $3,320.38 (amount includes principal amount of taxes owed and any accrued interest and penalties as of June 21, 2026) for real property located at the address identified above. The applicable parcel identification number is 0000F/00012/004.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein.

This 9th day of November, 2026.

PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C.
By: S/Stephen G. Gunby
Stephen G. Gunby
Ga. Bar No.: 315212
Attorneys for Dougherty County Tax Director
P.O. Box 1199
1111 Bay Avenue, Third Floor
Columbus, Georgia 31901
(706) 243-5630
sgunby@pagescrantom.com

EXHIBIT "A"

All that tract of parcel of land lying and being in the west portion of City Lot 49 on the north side of Sixth Street (Avenue), in the City of Albany, Dougherty County, Georgia, and being more particularly described as follows: Beginning at the southwest corner of said lot, run north 200 feet to a public alley; thence run east 49 feet; thence run south 200 feet to Sixth Avenue; thence west 49 feet to the POINT OF BEGINNING.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

November 14, 21, 2026

A-1115

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827 ALBANY, GA 31702 229-431-2130, Petitioner,

vs.

PART OF LOTS 15 & 17, BLOCK 51, CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, 209 RESIDENCE AVENUE, ALBANY, GEORGIA, JENNIFER J. PARKER, OR HER ESTATE AND ANY OF HER RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.

CIVIL ACTION FILE NUMBER SUCV2026001068

NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above:

Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on November 4, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclose for failure of the payment of ad valorem taxes due for the years 2008 through 2025 in the amount of $11,977.67 (amount includes principal amount of taxes owed and any accrued interest and penalties as of June 21, 2026) for real property located at the address identified above. The applicable parcel identification number is 000CC/00026/006.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein.

This 9th day of November, 2026.

PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C.
By: S/Stephen G. Gunby
Stephen G. Gunby
Ga. Bar No.: 315212
Attorneys for Dougherty County Tax Director
P.O. Box 1199
1111 Bay Avenue, Third Floor
Columbus, Georgia 31901
(706) 243-5630
sgunby@pagescrantom.com

EXHIBIT "A"

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia and being more particularly described as follows:

Commence at the northwest corner of the intersection of Washington Street and Residence Avenue, which point is the Southeast corner of City Lot 13 in Block 51: and go thence west along the north side of Residence Avenue a distance of 160 feet to the Point of Beginning; thence from this Point of Beginning go in a northerly direction 210 feet to a point on the south side of a certain 20 foot alley, which point is 157.5 feet from the Southwest intersection of said alley and Washington Street; go thence westerly along the South side of said alley 69.7 feet to a point; go thence southerly 210.0 feet to a point on the North side of Residence Avenue, which point is 237 feet West of the Northwest corner of the intersection of Residence Avenue and Washington Street; go thence in an easterly direction along the north side of Residence Avenue a distance of 77 feet to the Point of Beginning, all according to the Plat of Parts of Lots 15 and 17 on Residence Avenue, City of Albany, Albany, Georgia, dated 7/24/59, made by William Lowe Registered Land Surveyor.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

November 14, 21, 2026

A-1114

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827, ALBANY, GA 31702 229-431-2130, Petitioner,

vs.

PART OF LOT 57, BLOCK 40, CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, 623 FIRST AVENUE ALBANY, GEORGIA, OLA DAVIS, OR HER ESTATE AND ANY OF HER RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.

CIVIL ACTION FILE NUMBER SUCV2026001069

NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above:

Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on November 4, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclose for failure of the payment of ad valorem taxes due for the years 2005 through 2025 in the amount of $13,387.78 (amount includes principal amount of taxes owed and any accrued interest and penalties as of August 21, 2026) for real property located at the address identified above. The applicable parcel identification number is 000DD/0001/008.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein.

This 9th day of November, 2026.

PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C.
By: S/Stephen G. Gunby
Stephen G. Gunby
Ga. Bar No.: 315212
Attorneys for Dougherty County Tax Director
P.O. Box 1199
1111 Bay Avenue, Third Floor
Columbus, Georgia 31901
(706) 243-5630
sgunby@pagescrantom.com

EXHIBIT "A"

All that tract or parcel of land lying or being in the County of Dougherty, State of Georgia, and in the City of Albany, and more particularly described as follows: After running a line west from the northwest corner of the intersection of Madison Street and First Avenue of said city, five hundred and twenty five (525) feet. The description of said lot begins. Now run a line west fifty two and one half (52 1/2) feet, thence north two hundred (200) feet to alley, thence east fifty two and one half (52 1/2) feet, thence south two hundred (200) feet to point of beginning.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

November 14, 21, 2026

A-1113

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827 ALBANY, GA 31702 229-431-2130, Petitioner,

vs.

PART OF LOTS 26 & 28, BLOCK A, J. A. JOHNSON'S ADDITION TO EAST ALBANY, DOUGHERTY COUNTY, GEORGIA, 209 DELTA STREET, ALBANY, GEORGIA, THEOTIS DAVIS, OR THEIR ESTATE AND ANY OF THEIR RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.

CIVIL ACTION FILE NUMBER SUCV2026001070

NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above:

Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on November 4, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclose for failure of the payment of ad valorem taxes due for the years 2009 through 2025 in the amount of $8,661.28 (amount includes principal amount of taxes owed and any accrued interest and penalties as of August 21, 2026) for real property located at the address identified above. The applicable parcel identification number is 0000C/00009/004.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein.

This 9th day of November, 2026.

PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C.
By: S/Stephen G. Gunby
Stephen G. Gunby
Ga. Bar No.: 315212
Attorneys for Dougherty County Tax Director
P.O. Box 1199
1111 Bay Avenue, Third Floor
Columbus, Georgia 31901
(706) 243-5630
sgunby@pagescrantom.com

EXHIBIT "A"

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being a part of Lots 26 and 28 of the J. A. Johnson Addition to East Albany according to a map of plat of said subdivision as same is recorded in Plat Book 1, Page 11, in the Office of the Clerk of Superior Court of Dougherty County, Georgia and being more particularly described as follows: Commence at the southwest corner of the intersection of Mulberry Avenue with West Street, and run thence southerly along the west margin line of said West Street a distance of 100 feet to the POINT OF BEGINNING; continue thence southerly along the west margin line of said West Street a distance of 110 feet to the north margin line of a public alley; run thence westerly along the north margin line of said alley a distance of 95.5 feet to a point; run thence northerly on a line parallel with the west margin line of said West Street a distance of 110 feet to a point; run thence easterly on a line parallel with the south margin line of Mulberry Avenue a distance of 95.5 feet to the point of beginning; said property being described according to a plat of the property of Theotis Davis, dated February 24, 1978, by William Lowe, Registered Land Surveyor.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

November 14, 21, 2026

A-1112

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827 ALBANY, GA 31702 229-431-2130, Petitioner,

vs.

PART OF LOT 55, BLOCK 48, CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, 611 W. MERCER AVENUE, ALBANY, GEORGIA, FREDDY CHAVEZ HERNANDEZ, OR THEIR ESTATE AND ANY OF THEIR RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.

CIVIL ACTION FILE NUMBER SUCV2026001071

NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above:

Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on November 4, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclose for failure of the payment of ad valorem taxes due for the years 2023 through 2025 in the amount of $7,046.75 (amount includes principal amount of taxes owed and any accrued interest and penalties as of October 1, 2026) for real property located at the address identified above. The applicable parcel identification number is 000DD/00018/008.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein.

This 9th day of November, 2026.

PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C.
By: S/Stephen G. Gunby
Stephen G. Gunby
Ga. Bar No.: 315212
Attorneys for Dougherty County Tax Director
P.O. Box 1199
1111 Bay Avenue, Third Floor
Columbus, Georgia 31901
(706) 243-5630
sgunby@pagescrantom.com

EXHIBIT "A"

The East 52 ½ feet of City Lot 55, Block 48, Mercer Street, Albany, Georgia

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

November 14, 21, 2026

A-1111

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827 ALBANY, GA 31702 229-431-2130, Petitioner,

vs.

LOT 56, COLONIAL VILLAGE SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 1014 E. ROOSEVELT AVENUE, ALBANY, GEORGIA, JOYCE ANNETTE HEARNS FORD, TRUSTEE OR THEIR SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.

CIVIL ACTION FILE NUMBER SUCV2026-001073

NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above:

Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on November 4, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclose for failure of the payment of ad valorem taxes due for the years 2013 through 2025 in the amount of $2,783.77 (amount includes principal amount of taxes owed and any accrued interest and penalties as of October 21, 2026) for real property located at the address identified above. The applicable parcel identification number is 000EE/00014/007.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein.

This 9th day of November, 2026.

PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C.
By: S/Stephen G. Gunby
Stephen G. Gunby
Ga. Bar No.: 315212
Attorneys for Dougherty County Tax Director
P.O. Box 1199
1111 Bay Avenue, Third Floor
Columbus, Georgia 31901
(706) 243-5630
sgunby@pagescrantom.com

EXHIBIT "A"

All of Lot 56 of Colonial Village Subdivision, according to a map or plat of said Subdivision, recorded in Plat Book 2, Page 231, in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

November 14, 21, 2026

A-1110

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827 ALBANY, GA 31702 229-431-2130, Petitioner,

vs.

PART OF CITY LOT 55, BLOCK 48, CITY OF ALBANY, DOUGHERTY COUNTY, GEORGIA, 613 W. MERCER AVENUE, ALBANY, GEORGIA, HEILBRON B. LOVE AND ALMA J. LOVE, OR THEIR ESTATE AND ANY OF THEIR RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.

CIVIL ACTION FILE NUMBER SUCV2026001072

NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above:

Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on November 4, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclose for failure of the payment of ad valorem taxes due for the years 2005 through 2025 in the amount of $7,447.35 (amount includes principal amount of taxes owed and any accrued interest and penalties as of October 21, 2026) for real property located at the address identified above. The applicable parcel identification number is 000DD/00018/007.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein.

This 9th day of November, 2026.

PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C.
By: S/Stephen G. Gunby
Stephen G. Gunby
Ga. Bar No.: 315212
Attorneys for Dougherty County Tax Director
P.O. Box 1199
1111 Bay Avenue, Third Floor
Columbus, Georgia 31901
(706) 243-5630
sgunby@pagescrantom.com

EXHIBIT "A"

All that tract or parcel of land lying an being in the County of Dougherty, State of Georgia, and City of Albany, and being more particularly described as follows: Being part of Lot No. Fifty-five on Mercer Avenue, and more particularly described as follows: Begin at a point fifty-two and one-half (52-1/2) feet due west of the southeast corner of said lot 55 on Mercer Avenue and from this point run due West 52-1/2 feet, thence due north 210 feet to an alley, thence due east 52-1/2 feet, thence south 210 feet to the point of beginning.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

November 14, 21, 2026

A-1109

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827 ALBANY, GA 31702 229-431-2130, Petitioner,

vs.

LOT 47, BAKER HEIGHTS SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 104 S. WEST ROAD, ALBANY, GEORGIA, DERAYNOLD T. VICKERS AND DORIS E. VICKERS, OR THEIR ESTATE AND ANY OF THEIR RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.

CIVIL ACTION FILE NUMBER SUCV001074

NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above:

Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on November 4, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclose for failure of the payment of ad valorem taxes due for the years 2011 through 2025 in the amount of $8,438.89 (amount includes principal amount of taxes owed and any accrued interest and penalties as of October 21, 2026) for real property located at the address identified above. The applicable parcel identification number is 000II/00018/001.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein.

This 9th day of November, 2026.

PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C.
By: S/Stephen G. Gunby
Stephen G. Gunby
Ga. Bar No.: 315212
Attorneys for Dougherty County Tax Director
P.O. Box 1199
1111 Bay Avenue, Third Floor
Columbus, Georgia 31901
(706) 243-5630
sgunby@pagescrantom.com

EXHIBIT "A"

All of Lot 47, Baker Heights Subdivision, according to a map or plat of said subdivision as same is recorded in Plat Book 2, Page 173, in the Office of the Clerk of Superior Court, Dougherty County, Georgia.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

November 14, 21, 2026

A-1108

IN THE SUPERIOR COURT OF DOUGHERTY COUNTY STATE OF GEORGIA

SHONNA COLLEY JOSEY, TAX DIRECTOR OF DOUGHERTY COUNTY, GEORGIA, P.O. BOX 1827 ALBANY, GA 31702 229-431-2130, Petitioner,

vs.

WEST 2/3 OF LOT 5, EMILY G. HENDERSON SUBDIVISION, DOUGHERTY COUNTY, GEORGIA, 623 PARKWOOD AVENUE, ALBANY, GEORGIA, BRADY WILLIAMS, OR HIS ESTATE AND ANY OF HIS RESPECTIVE HEIRS AT LAW, EXECUTORS, ADMINISTRATORS, SUCCESSORS OR ASSIGNS, WHOMSOEVER, WHOSE NAMES AND/OR ADDRESSES ARE KNOWN OR UNKNOWN, Respondents.

CIVIL ACTION FILE NUMBER SUCV2026001075

NOTICE OF PETITION FOR IN REM FORECLOSURE

To Whom It May Concern, and to those Respondents named above:

Take notice pursuant to the provisions of O.C.G.A. § 48-4-78(f), that Shonna Colley Josey, solely in her capacity as the Tax Director for Dougherty County, Georgia filed the above-styled petition on November 4, 2026, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, in Albany, Georgia, seeking authority to conduct an in rem foreclose for failure of the payment of ad valorem taxes due for the years 2017 through 2025 in the amount of $1,902.17 (amount includes principal amount of taxes owed and any accrued interest and penalties as of October 21, 2026) for real property located at the address identified above. The applicable parcel identification number is 000BB/00008/048.

A legal description of the property which is the subject of the action is attached hereto as Exhibit "A" and by this reference incorporated herein.

This 9th day of November, 2026.

PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C.
By: S/Stephen G. Gunby
Stephen G. Gunby
Ga. Bar No.: 315212
Attorneys for Dougherty County Tax Director
P.O. Box 1199
1111 Bay Avenue, Third Floor
Columbus, Georgia 31901
(706) 243-5630
sgunby@pagescrantom.com

EXHIBIT "A"

The West Two-thirds (2/3) of Lot 5 of the Re-division of Lot 32, in Block "C" of the Emily G. Henderson Subdivision, according to a map or plat of said re-division, recorded in Plat Book 3, Page 100, in the Office of the Clerk of the Superior court of Dougherty County, Georgia.

Together with all rights, title, and interest running with the above-described property but not taxed under a separate tax reference number as delineated on the tax maps of the petitioner for the year(s) for the taxes being foreclosed.

November 14, 21, 2026

A-1052

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 Ping Bo Ma and Lu Ying Ma to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for NYCB Mortgage Company, LLC., dated January 25, 2011, and recorded in Deed Book 3779, Page 240, Dougherty County, Georgia Records, subsequently modified by a Loan Modification Agreement recorded May 5, 2016 in Book 4314, Page 331-336 in the amount of Ninety-Eight Thousand Ninety-Seven and 97/100 ($98,097.97) Dougherty County, Georgia Records, as last transferred to Freedom Mortgage Corporation by assignment recorded on November 21, 2017 in Book 4463 Page 91 in the Office of the Clerk of Superior Court of Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of One Hundred Thirty-Six Thousand Five Hundred and 0/100 dollars ($136,500.00), 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 December 1, 2026, the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING A PORTION OF LAND LOTS 42 AND 79, 2ND LAND DISTRICT, ALBANY, DOUGHERTY COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT NO. 37 OF BRIARCREST SUBDIVISION, SECTION TWO, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION RECORDED IN PLAT CABINET 1, SLIDE C-18, IN THE OFFICE OF THE CLERK OR SUPERIOR COURT, DOUGHERTY COUNTY, GEORGIA.

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

The entity having full authority to negotiate, amend or modify all terms of the loan (although not required by law to do so) is: Freedom Mortgage Corporation they can be contacted at (855) 690-5900 for Loss Mitigation Dept, or by writing to 11988 Exit 5 Pkwy, Bldg 4, Fishers, Indiana 46037, to discuss possible alternatives to avoid foreclosure.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.

To the best knowledge and belief of the undersigned, the party in possession of the property is Ping Bo Ma and Lu Ying Ma or tenant(s); and said property is more commonly known as **3100 Columbia Lane, 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.

Freedom Mortgage Corporation as Attorney in Fact for Ping Bo Ma and Lu Ying Ma.

Brock & Scott, PLLC
4360 Chamblee Dunwoody Road
Suite 310
Atlanta, GA 30341
404-789-2661
B&S file no.: 26-29497

November 7, 14, 21, 28, 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-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

Foreclosures

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-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-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-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-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 FOLLOWS: BEING 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-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 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
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-961
NOTICE OF SALE UNDER POWER
GEORGIA, DOUGHERTY COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from MICHAEL HARRIS to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS GRANTEE, AS NOMINEE FOR QUICKEN LOANS, INC., dated April 25, 2016, recorded May 4, 2016, in Book 4314, Page 208, Dougherty County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of Seventy-Three Thousand One Hundred Fifty and 00/100 dollars ($73,150.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to Rocket Mortgage, LLC, there will be sold at public outcry to the highest bidder for cash at the Dougherty County Courthouse, within the legal hours of sale on the **first Tuesday in December, 2026**, all property described in said Security Deed including but not limited to the following described property:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT NO. 284 IN THE SECOND DISTRICT OF COUNTY OF DOUGHERTY, STATE OF GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING ALL OF PECAN LOT NO. 45 IN SOUTHWEST GEORGIA PECAN COMPANY AS PER PLAT OF SAME RECORDED IN PLAT BOOK NO. 1, PAGE 30, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF SAID COUNTY AND STATE.
Said legal description being controlling, however the property is more commonly known as **3913 SLADE AVE, ALBANY, GA 31721.**
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is MICHAEL HARRIS, ANGELA GAIL HARRIS, 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: Rocket Mortgage, LLC sbm Nationstar Mortgage LLC, Loss Mitigation Dept., 1050 Woodward Ave., Detroit, MI 48226, Telephone Number: 888-480-2432/833-685-8589. 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.
ROCKET MORTGAGE, LLC
as Attorney in Fact for
MICHAEL HARRIS
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. NAT-26-03115-2
rlselaw.com/property-listing
November 7, 14, 21, 28, 2026

A-1062
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
COUNTY OF DOUGHERTY
Under and by virtue of the power of sale contained in that certain Security Deed executed by Edsel Martin Ford and Sherry Ann Ford in favor of 21st Mortgage Corporation, dated April 9, 2019, filed April 10, 2019, and recorded in Deed Book 4590, Page 12, Dougherty County, Georgia Records (the "Security Deed"), the undersigned will sell at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, during the legal hours of sale on the first Tuesday in December 2026, the following described real property:
All that tract or parcel of land lying and being in Land Lot 71 in the First Land District of Dougherty County, Georgia, and being more particularly described as all of Lot 17, Toby Estates, Phase II, as shown on Plat of survey prepared by Malcolm Burnsed, Georgia Registered land Surveyor No. 1691, and recorded in Plat Cabinet One, Slide C-29, on September 11, 1996, in the Office of the Clerk of Superior Court of Dougherty County, Georgia, which said plat is incorporated herein and made a part hereof by reference.
Property address (for identification purposes only):
3438 Fleming Road, Albany, Georgia 31705
Tax Parcel Identification No.: 00120/00002/017
The indebtedness secured by the Security Deed has been and is hereby declared due because of default under the terms of the indebtedness and Security Deed, including nonpayment as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same and all expenses of the sale, including attorneys' fees if provided for and recoverable under the Security Deed and applicable law.
The property will be sold subject to all matters having priority over the Security Deed, if any, including outstanding ad valorem taxes, assessments, easements, restrictions, and other matters of record or survey, and subject to the rights of tenants or parties in possession, if any. No representation is made concerning the priority, validity, or extinguishment of any particular lien.
To the best knowledge and belief of the undersigned, the party in possession of the property is Edsel Martin Ford and Sherry Ann Ford or a tenant or tenants.
The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: 21st Mortgage Corporation is the attorney listed below. The foregoing is supplied in compliance with O.C.G.A. § 44-14-162.2 and does not obligate the secured creditor to negotiate, amend, or modify the terms of the indebtedness.
21st Mortgage Corporation, as Attorney-in-Fact for Edsel Martin Ford and Sherry Ann Ford
Godwin Law Group
Attn: Jason Godwin
3985 Steve Reynolds Blvd., Bldg. D
Norcross, Georgia 30093
Telephone: 470-427-2683
jgodwin@godwinlawgroup.com
November 7, 14, 21, 28, 2026

A-1084
NOTICE OF SALE UNDER POWER
Under and by virtue of the Power of Sale contained in that certain Security Deed dated December 28, 2017, given by Mikes Properties, LLC (hereinafter, "Grantor") to Georgia's Own Credit Union, successor by merger to DOCO Credit Union, as recorded on December 29, 2017 in Deed Book 4473, Page 124-128, Superior Court of Dougherty County, Georgia records (hereinafter the "Security Deed"), with said Security Deed having been given to secure that certain Promissory Note dated December 28, 2017, made by Grantor in favor of DOCO Credit Union in the original principal amount of One Million Three Hundred Eighty Thousand Four Hundred and 00/100 Dollars ($1,380,400.00) with interest thereon as provided therein (hereinafter, the "Note"), with the amounts due and owing under the Note being reduced to a Final Judgment on or about November 4, 2025.
There will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Dougherty County, Georgia within the legal hours of sale on Tuesday, December 1, 2026, the following described property (hereinafter, the "Property"):
All that tract or parcel of land lying and being in Dougherty County, Georgia, being a portion of Lot 27 and 49F of Albany Georgia Pecan Company Subdivision "A" and more particularly described as follows:
COMMENCE at a point where the South right-of-way of Dorough Avenue intersects the West right-of-way of U.S. Route 19, and with this as the POINT OF BEGINNING, run thence in a southerly direction along the West right-of-way of U.S. Route 19 a distance of 800.96 feet; run thence due West 228.98 feet to a point; run thence due North 799.08 feet to the South right-of-way of Dorough Avenue, run thence due East 283.25 feet to the West right-of-way of U.S. Route 19 and the POINT OF BEGINNING. Said tract contains 4.656 acres, more or less according to a survey of plat of same made by John H. Sperry and same is hereby incorporated herein by reference.
The above-described property is conveyed subject to any and all easements and restrictions of record.
Together with all fixtures and personal property attached to and constituting a part of said Property as referred to in the Security Deed and any exhibits thereto.
Being improved property known as **2305 Liberty Expressway SE, Albany, Georgia 31705.**
The debt secured by the above Security Deed has been and is hereby declared due because of, among other possible events of defaults, failure to pay the indebtedness as and when due in the manner provided in the Note and Security Deed. The debt described herein remaining in default, this sale will be made for the purpose of paying said debt and all expenses of this sale, as provided in the Security Deed and by law, including reasonable attorney's fees, as provided for therein.
The above-described Property will be sold subject to outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable), matters which might be disclosed by an accurate survey and inspection of the property, assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the above-referenced Security Deed. To the best of the undersigned's knowledge, information, and belief, equitable title to the Property is held by Grantor and Grantor has possession of the Property.
The entity that has full authority to negotiate, amend, and modify all terms of the Note, Final Judgment and Security Deed is: Georgia's Own Credit Union, Attn: Allison Kretovic, P.O. Box 105205, Atlanta, Georgia 30348, telephone number: (470) 337-7286.
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 by the holder of the Security Deed.
Georgia's Own Credit Union,
successor by merger to DOCO Credit Union,
as Agent and Attorney in Fact for
Mikes Properties, LLC
Patrick M. Sneed, Esq.
Davis, Pickren, Seydel & Sneed, LLP
285 Peachtree Center Avenue NE
2300 Marquis Two Tower
Atlanta, Georgia 30303
Telephone: (404) 588-0505
Facsimile: (404) 582-8823
psneed@dpsslegal.com
November 7, 14, 21, 28, 2026

A-1083
NOTICE OF SALE UNDER POWER
Under and by virtue of the Power of Sale contained in that certain Security Deed dated November 13, 2023, given by JDH Properties LLC and Affordable Southern Builders Inc. (hereinafter collectively, "Grantor") to Georgia's Own Credit Union as recorded on November 13, 2023 in Deed Book 5142, Page 309-319, Superior Court of Dougherty County, Georgia records as modified by that certain Modification of Security Deed dated December 17, 2024, given by Grantor to Georgia's Own Credit Union, as recorded on April 18, 2025 in Deed Book 5288, Page 299-301, Superior Court of Dougherty County, Georgia records (hereinafter the "Security Deed"), with said Security Deed having been given to secure that certain Promissory Note dated December 17, 2024, made by Grantor in favor of Georgia's Own Credit Union in the original principal amount of Twenty-Six Thousand Two Hundred and 00/100 Dollars ($26,200.00) with interest thereon as provided therein (hereinafter, the "Note").
There will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Dougherty County, Georgia within the legal hours of sale on Tuesday, December 1, 2026, the following described property (hereinafter, the "Property"):
All those tracts or parcels of land lying and being in Albany, Dougherty County, Georgia and being all of Lots 60A and 60B, Brentwood Inc., Section II, according to a "Redivision of Lot 60 of Brentwood, Inc., Section II as recorded in Plat Book 3, Page 154," said Redivision Plat recorded in Plat Book 8, Page 137, in the Office of the Clerk of Superior Court of Dougherty County, Georgia.
Tax I.D. No.: 00333/00005/008
00333/00005/08A
Together with all fixtures and personal property attached to and constituting a part of said Property as referred to in the Security Deed and any exhibits thereto.
Being improved property known as **Lots 60 A&B Brentwood Inc aka 2600 and 2602 North Gate Road, Albany, Dougherty County, Georgia 31721.**
The debt secured by the above Security Deed has been and is hereby declared due because of, among other possible events of defaults, failure to pay the indebtedness as and when due in the manner provided in the Note and Security Deed. The debt described herein remaining in default, this sale will be made for the purpose of paying said debt and all expenses of this sale, as provided in the Security Deed and by law, including reasonable attorney's fees, as provided for therein.
The above-described Property will be sold subject to outstanding ad valorem taxes (including taxes which are a lien but not yet due and payable), matters which might be disclosed by an accurate survey and inspection of the property, assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any other matters of record superior to the above-referenced Security Deed. To the best of the undersigned's knowledge, information, and belief, equitable title to the Property is held by Grantor and Grantor has possession of the Property.
The entity that has full authority to negotiate, amend, and modify all terms of the Note and Security Deed is: Georgia's Own Credit Union, Attn: Allison Kretovic, P.O. Box 105205, Atlanta, Georgia 30348, telephone number: (470) 337-7286.
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 by the holder of the Security Deed.
Georgia's Own Credit Union,
as Agent and Attorney in Fact for
JDH Properties LLC and
Affordable Southern Builders Inc.
Patrick M. Sneed, Esq.
Davis, Pickren, Seydel & Sneed, LLP
285 Peachtree Center Avenue NE
2300 Marquis Two Tower
Atlanta, Georgia 30303
Telephone: (404) 588-0505
Facsimile: (404) 582-8823
psneed@dpsslegal.com
November 7, 14, 21, 28, 2026

A-1082
NOTICE OF SALE
GEORGIA, DOUGHERTY COUNTY.
By virtue of a power of sale contained in that certain Security Deed from Jeff Lawson Auto Credit and Rental, Inc. to Georgia Community Bank dated January 15, 2020 and recorded on January 23, 2020 in Deed Book 4675, Pages 106-114 in the Office of the Clerk of Superior Court of Dougherty County, said Security Deed had been given to secure that certain Promissory Note dated May 16, 2025 between Jeff Lawson Auto Credit and Rental, Inc. and Georgia Community Bank in the original principal amount of One Hundred Thirty-Five Thousand Seventy and 00/100 Dollars ($135,070.00), as well as all extensions, renewals, and modifications thereof, together with any and all other indebtedness, of any type or description, then or thereafter owing by Jeff Lawson Auto Credit and Rental, Inc., there will be sold by the undersigned, at public outcry, to the highest bidder for cash, before the courthouse door in Albany, Dougherty County, Georgia, within the legal hours of sale on the first Tuesday in December, 2026, the following described property:
TRACT 1 (**1811 E. Oglethorpe Blvd., Albany, GA, 31705**)
All those tracts or parcels of land lying and being in the City of Albany, Dougherty County, Georgia and being more particularly described as all of those portions of Lot 60 and 61 of Pecan Haen Subdivision that lie north of U.S. Highway 82 (State Highway Number 50) according to a map or plat of said subdivision as same is recorded in Plat Book 1, Page 269 (Plat Cabinet 1, Slide A-34), in the Office of the Clerk of the Superior Court of Dougherty County, Georgia.
Tax ID No. 000II/00026/005
TRACT 2 (**1813 E. Oglethorpe Blvd., Albany, GA 31705**
All those tracts or parcels of land lying and being in the City of Albany, Dougherty County, Georgia and being more particularly described as follows: All of those Lots 62, 63, and 64 of Pecan Haven Subdivision B that lie north of U.S. Highway 83 (State Route #50) according to a map or plat of Pecan Haven Subdivision recorded in Plat Book 1, Page 269 (Plat Cabinet 1, Slide A-34), in the Office of the Clerk of the Superior Court of Dougherty County, Georgia. Also, that certain portion of what was formerly Franklin Drive, bounded on the south by the right-of-way of U.S. Highway 82, bounded on the west by Lot 61 of Pecan Haven Subdivision, on the east by Lot 62 of Pecan Haven Subdivision B, and on the north by the south right-of-way of Fulton Avenue, according to said subdivision plat.
Tax ID No. 000II/00026/007
TRACT 3 (**Oglethorpe Blvd., Albany GA 31705**)
All that tract or parcel of land lying and being in Albany, Dougherty County, Georgia and being all of Lot 59 of Pecan Haven Subdivision according to a map or plat of same as recorded in Plat Book 1, Page 269 (Plat Cabinet 1, Slide A-34), in the Office of the Clerk of the Superior Court of Dougherty County, Georgia.
LESS AND EXCEPT any portion of the property described above lying within the right-of-way of East Oglethorpe Boulevard and properly conveyed to State Highway Department of Georgia by Right-of-Way Deed recorded in Deed Book 152, Page 41, said Clerk's Office.
Tax ID No. 0000H/00026/004
Notice is given that Georgia Community Bank, ATTN: Scott Beeley, 704 North Westover Boulevard, Albany, Georgia 31707, telephone number (229) 514-1760, is the entity with authority to negotiate, amend, and modify the terms of the above-referenced Security Deed.
The indebtedness secured by the aforementioned Security Deed has been and is hereby declared immediately due and payable in full because of Georgia Community Bank's good faith belief that performance of the Note is impaired and that it is insecure, all in accordance with the terms of said indebtedness. 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 Jeff Lawson Auto Credit and Rental, Inc., its successors or assigns 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 liens for solid waste and the like; all real property ad valorem taxes or assessments, which may constitute liens upon said property; all liens which, under applicable law, would take priority over the Security Deed described above; and all easements, restrictions, rights-of-way, security deeds or other encumbrances of record which have priority over the referenced Security Deed.
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Georgia Community Bank, as Attorney-In-Fact for Jeff Lawson Auto Credit and Rental, Inc.
DREW, ECKL & FARNHAM, LLP
By: DAVID W. ORLOWSKI
Georgia Bar No. 554325
Attorneys for Georgia Community Bank
Post Office Box 607
Albany, Georgia 31702-0607
(229) 431-3036
November 7, 14, 21, 28, 2026

A-1081
NOTICE OF SALE
GEORGIA, DOUGHERTY COUNTY.
By virtue of a power of sale contained in that certain Security Deed from Jefferson U. Lawson to Georgia Community Bank dated December 16, 2022 and recorded on December 20, 2022 in Deed Book 5048, Pages 92-98, with a Modification of Security Deed dated May 11, 2023 and recorded on May 12, 2023 in Deed Book 5088, Pages 105-106 in the Office of the Clerk of Superior Court of Dougherty County, said Security Deed and Modification had been given to secure that certain Promissory Note dated December 16, 2022 between Jefferson Urey Lawson and Georgia Community Bank in the original principal amount of Fifty Thousand Nine Hundred Sixteen and 00/100 Dollars ($50,916.00) and that certain Promissory Note dated May 11, 2023 between Jefferson Urey Lawson a/k/a Jefferson Lawson and Georgia Community Bank in the original principal amount of Four Hundred Three Thousand Twenty-Two and 00/100 Dollars ($403,022.00), as well as all extensions, renewals, and modifications thereof, together with any and all other indebtedness, of any type or description, then or thereafter owing by Jefferson Urey Lawson a/k/a Jefferson Lawson, there will be sold by the undersigned, at public outcry, to the highest bidder for cash, before the courthouse door in Albany, Dougherty County, Georgia, within the legal hours of sale on the first Tuesday in December, 2026, the following described property:

Foreclosures

All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia, and being all of Lot 6 of the M.T. Boynton Subdivision, as recorded in Plat Book 1, Page 270 (Plat Cabinet 1, Slide A-34) in the Office of the Clerk of the Superior Court of Dougherty County, Georgia.

Said property is known as **110 Lovers Lane Road** according to the present system of numbering in the City of Albany, Georgia.

Notice is given that Georgia Community Bank, ATTN: Scott Beeley, 704 North Westover Boulevard, Albany, Georgia 31707, telephone number (229) 514-1760, is the entity with authority to negotiate, amend, and modify the terms of the above-referenced Security Deed.

The indebtedness secured by the aforementioned Security Deed and Modification has been and is hereby declared immediately due and payable in full because of Jefferson Urey Lawson a/k/a Jefferson Lawson's (a) failure to maintain payments upon said indebtedness owing to Georgia Community Bank; (b) Jefferson Urey Lawson a/k/a Jefferson Lawson's demise; and (c) Georgia Community Bank's good faith belief that it is insecure, all in accordance with the terms of said indebtedness. 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 Jefferson Urey Lawson a/k/a Jefferson Lawson, his heirs, successors or assigns 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 liens for solid waste and the like; all real property ad valorem taxes or assessments, which may constitute liens upon said property; all liens which, under applicable law, would take priority over the Security Deed described above; and all easements, restrictions, rights-of-way, security deeds or other encumbrances of record which have priority over the referenced Security Deed.

THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Georgia Community Bank, as Attorney-In-Fact for Jefferson Urey Lawson a/k/a Jefferson Lawson
DREW, ECKL & FARNHAM, LLP
By: DAVID W. ORLOWSKI
Georgia Bar No. 554325
Attorneys for Georgia Community Bank
Post Office Box 607
Albany, Georgia 31702-0607
(229) 431-3036

November 7, 14, 21, 28, 2026

A-1076

NOTICE OF FORECLOSURE OF RIGHT TO REDEEM (O.C.G.A. § 48-4-45 et seq.)

TO: Greenleo Residential Rental, LLC; Megan Davidson; Albert Smith; all occupants of **1315 Gillespie Ave., Albany, GA**; Mark Cohen, deceased, his heirs, executors and assigns; Barry M. Cohen, Executor; Dougherty County Tax Commissioner; Dougherty County; and all persons claiming any interest in the property below.

TAKE NOTICE that the right to redeem Lot 16 and the East 2 feet of Lot 15, Block C, Avalon Subdivision, Plat Book 1, Page 94, Dougherty County, Georgia, known as 1315 Gillespie Ave., Albany, GA 31707, Parcel 000H/00020/005, will expire and be forever barred on and after January 15, 2027, or 45 days after the last publication hereof, whichever is later. Tax deed dated August 5, 2025, recorded Deed Book 5339, Page 157, Dougherty County records. The property may be redeemed before that date by paying the redemption price as provided by law to Tonya Layfield and A'Chanti Layfield, c/o Sovran Law Firm, P.C., Attn: Ada Akpati, Esq., 1300 Ridenour Blvd., Suite 100, Kennesaw, GA 30152, (470) 454-3994.

November 7, 14, 21, 28, 2026

A-1070

10904860

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 Barry E Savage And Cherry W Savage to Mortgage Electronic Registration Systems, Inc., As Grantee, As Nominee For Cardinal Financial Company, Limited Partnership, Its Successors And Assigns. , dated 02/08/2018, and Recorded on 02/20/2018 as Book No. 4485 and Page No. 195-213, As Affected By Loan Modification Agreement Book 4985, Page 150-159, 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 $156,136.00, 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 December, 2026, the following described property: The Land Referred To Herein Below Is Situated In The County Of Dougherty, State Of Georgia. And Is Described As Follows: All That Tract Or Parcel Of Land Situate. Lying And Being In The City Of Albany, Dougherty County, Georgia And Being All Of Lot 210 Of Sherwood Acres Subdivision. Section 2, According To A Map Or Plat Of Said Subdivision As Same Is Recorded In Plat Book 3 Page 137 (Plat Cabinet 1. Slide A-91) In The Office Of The Clerk Of Superior Court Of Dougherty County. Georgia And Known As 2207 Sharon Avenue According To The Present System Of Numbering In Albany. Dougherty County. Georgia. Parcel ID: 000SS/00002/006 Commonly Known As **2207 Sharon Drive. Albany, GA 31707** However, By Showing This Address No Additional Coverage Is Provided 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 2207 Sharon Drive, Albany, Georgia 31707 is/are: Barry E Savage And Cherry W Savage 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. T h e 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 Barry E Savage And Cherry W Savage. This Law Firm Is Acting As A Debt Collector Attempting To Collect A Debt. Any Information Obtained Will Be Used For That Purpose. 00000010904860 Barrett Daffin Frappier Turner & Engel, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.

November 7, 14, 21, 28, 2026

A-1066

NOTICE OF SALE UNDER POWER
GEORGIA, DOUGHERTY COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Melissa C Schuler-Otano to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns dated June 12, 2020, recorded in Deed Book 4714, Page 206, Dougherty County, Georgia Records, as last transferred to LAKEVIEW LOAN SERVICING, LLC by assignment recorded in Deed Book 5378, Page 92, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED ONE THOUSAND ONE HUNDRED THIRTY-FOUR AND 00/100 DOLLARS ($101,134.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dougherty County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in December, 2026, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. Prospective bidders must perform their own due diligence.

Lakeview Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: M&T Bank, One Fountain Plaza, Buffalo, NY 14203, 800-724-1633.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

Upon information and belief, said property is more commonly known as **828 W 2nd Ave, Albany, GA 31701.** Should a conflict arise between the property address and the legal description, the legal description shall control.

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

*The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) to confirmation that the successful bidder has timely provided all information required for reporting under the Rule, 89 FR 70258, if applicable.

Lakeview Loan Servicing, LLC
as Attorney in Fact for
Melissa C Schuler-Otano
McCalla Raymer Leibert Pierce, LLP
1544 Old Alabama Rd
Roswell, GA 30076
www.foreclosurehotline.net
EXHIBIT "A"

All of Lot 87 of Subdivision "A" of Palmyra Heights, according to a map or plat of said subdivision as same is recorded in Plat Book 1, Page 88, in the office of the Clerk of Superior Court of Dougherty County, Georgia. This tract is known as 828 Second Avenue, according to the present system of numbering houses in the City of Albany, Georgia.

Parcel ID: 0000D/00003/023
Commonly Known As: 828 W 2nd Ave, Albany, Georgia 31701
FW December 1, 2026
Our file no. 26-24791GA
26-24791GA

November 7, 14, 21, 28, 2026

A-1065

NOTICE OF SALE UNDER POWER, DOUGHERTY COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Lashonda D Neal and Jessie T Neal to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Homeowners Mortgage Enterprises, Inc., its successors and assigns dated 5/3/2013 and recorded in Deed Book 4018 Page 157 Dougherty County, Georgia records; as last transferred to or acquired by Wells Fargo Bank, N.A., conveying the after-described property to secure a Note in the original principal amount of $77,569.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Dougherty County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on December 1, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: All that tract or parcel of land lying and being in Land Lot No. 420 of the First Land District of Dougherty County, Georgia, and being a part of Tract 10 of the Southern Nut and Fruit Company Subdivision "B", according to a plat of the same recorded in Deed Book 18, Page 371, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia, and being more particularly described as follows: BEGINNING at the northeast corner of said Tract 10 and run thence westerly along the north line of said Tract 10 a distance of 186.7 feet to a point; run thence southerly along a line parallel to the east line of said Tract 10 a distance of 233.3 feet to a point; run thence easterly on a line parallel with the north line of said Tract 10 a distance of 186.7 feet to the east line of said tract; run thence northerly along the east line of said Tract 10 a distance of 233.3 feet to the POINT OF BEGINNING. The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **2300 Austin Drive, Albany, GA 31721** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Lashonda Neal or tenant or tenants. Wells Fargo Bank, NA is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Wells Fargo Bank, NA Loss Mitigation 3476 Stateview Boulevard Fort Mill, SC 29715 1-800-678-7986 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Wells Fargo Bank, N.A. as agent and Attorney in Fact for Lashonda D Neal and Jessie T Neal Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1000-2442A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1000-2442A

November 7, 14, 21, 28, 2026

Calhoun Co. Legals

A-1106

IN THE SUPERIOR COURT OF Dougherty COUNTY STATE OF GEORGIA

In re the name change of: Jonathan Adam Riddle
Civil Action File No. 26-V-031

NOTICE OF PETITION TO CHANGE NAME

I, Jonathan Adam Riddle , filed a petition in the Superior Court of Calhoun County, Georgia on the 27th day of March, 2026, to change my name from Jonathan Adam Riddle to Jonathan Adam Hatcher. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Signed this 22nd day of April, 2026.
Jonathan Riddle, Petitioner
21541 Thomas Grove Church Rd
Arlington, GA 39813
229-376-3487

November 14, 21, 28, December 5, 2026

A-1107

IN THE SUPERIOR COURT OF Dougherty COUNTY STATE OF GEORGIA

In re the name change of: Kristina Marie Wood
Civil Action File No. 26-V-067

NOTICE OF PETITION TO CHANGE NAME

I, Kristina Marie Wood , filed a petition in the Superior Court of Calhoun County, Georgia on the 5th day of November, 2026, to change my name from Kristina Marie Wood to Kenna Cordelia Morrigan . Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.

Signed this 5th day of November, 2026.
Kristina Wood, Petitioner
PO Box 91
Morgan, GA 39866
863-307-5494

November 14, 21, 28, December 5, 2026



Calhoun Co. Legals

A-1088

IN THE SUPERIOR COURT OF CHEROKEE COUNTY STATE OF GEORGIA

IN THE INTEREST OF:
KASEN OLIVIA DAVIS, KAROLINE TOMMIE-ANN DAVIS, AND KOPELY WELDON DAVIS, CHILDREN UNDER THE AGE OF 18,
BY: CHRISTOPHER TRIPP STEVENS, PETITIONER.
ADOPTION FILE NO:
26AD0056-JD

NOTICE

NOTICE BY PUBLICATION TO: **RODNEY LAVON DAVIS**: You are hereby notified that on September 22, 2026, CHRISTOPHER TRIPP STEVENS filed a PETITION FOR ADOPTION BY STEPPARENT, of Kasen Olivia Davis, Karoline Tommie Davis, and Kopely Weldon Davis. The Petition seeks to terminate your parental rights. You have the right to appear in the pending adoption proceeding and show cause why your parental rights should not be terminated. Hearing has been set for December 7, 2026 at 1:30pm before the Honorable Jennifer L. Davis at the Cherokee County Superior Court, 90 North St., Courtroom 2-A, Canton, Georgia 30114. Notice is hereby given that this publication is being made pursuant to O.C.G.A. 19-8-10(c), simultaneous with diligent efforts to accomplish service by the methods prescribed by law. This notice is published once a week for three weeks in accordance with the applicable statute.

This the 3rd day of November, 2026.
Judge Jennifer L. Davis
Cherokee County Superior Court
Blue Ridge Judicial Circuit
Notice submitted by:
Catie Blackwell
Attorney for Petitioner
Georgia Bar No. 746845
151 W. Main St., STE 301
Canton, Georgia, 30115
678.880.9360
catie@gpclawfirm.com

November 7, 14, 21, 2026

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



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CELEBRITY CIPHER

by Jared Goudsmit

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

"E LPFM PD GEHK KLICNELM MBETYL, ABKFK UPR'FK TPM NRGGETY NKPNGK'L KTKFYU ... MBCM'L ABCM FPS-IPSL CFK MP SK."

— YGKT NPAKGG

Previous Solution: "It's not normal to have so much attention on you ... especially at a young age. That can be very distorting." — Rapper Little Simz

TODAY'S CLUE: I = E

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CELEBRITY CIPHER

by Jared Goudsmit

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

"PF LYGF UQ XAYO OQGWABGPUPSPFX FA FDNQ YW XAYO GWDEQ. AFZQO WQAWSQ'G AWPBPABG AI LQ DOQ BAF LX UYGPBQGG." — EZOPGFPBD DJYPSQOD

Previous Solution: "I sort of like escapist things, where you're not pulling people's energy ... that's what rom-coms are to me." — Glen Powell

TODAY'S CLUE: U = Y

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11/15/26

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

ANSWER TO TODAY'S PUZZLE

RELEASE DATE—Sunday, November 15, 2026

Los Angeles Times Sunday Crossword Puzzle

Edited by Patti Varol

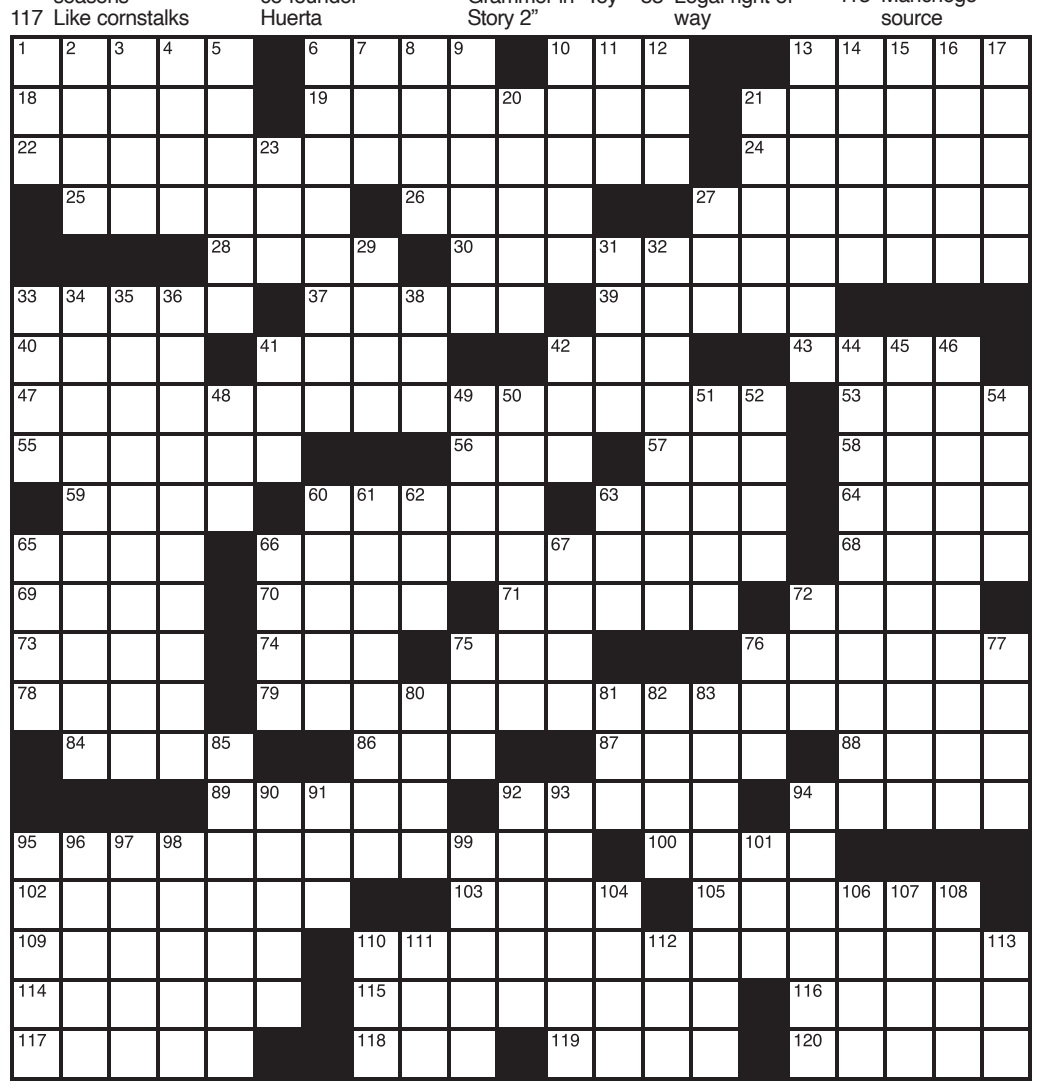
"I ONLY HAVE EYES FOR YOU" BY MARK CARLSON & DEREK HINSEY

ACROSS

1 Downside of an open-door policy?
6 President between Roosevelt and Wilson
10 Reggae kin
13 Tree-climbing Australian canine
18 Funds
19 Halted
21 Cauldron contents
22 Is unable to wield forks?
24 Group after Zoomers
25 URL end for many nonprofits
26 Citation abbr.
27 Divide fairly
28 Gave the nod
30 Knock over the chicken coop, perhaps?
33 Songwriter Leonard
37 Raptor's claw
39 Part of LED
40 Cameo shape
41 Grocery section
42 Snatch
43 Drinks gingerly
47 No time to enjoy pickles?
53 Actor Corddry
55 Puts up
56 Put away or wear away
57 Dim sum brew
58 Desertlike
59 Dish prepared in a terrine
60 Brand name said with a quack
63 Chum, e.g.
64 "Aw, rats!"
65 Fantasy trilogy, initially
66 Task for the "Planet of the Apes" wardrobe department?
68 Deep black
69 Jai __
70 Cheer (up)
71 Severe
72 Clever plan
73 Category for the uncategorizable, for short
74 Sleeve
75 Feel less than tip-top
76 Himalayan ethnic group
78 Flour for some flatbread
79 Playlist for making soup?
84 Some fish in the anguilliform group
86 Shriek following a squeak
87 More than unkind
88 "Maestro" actor Bomer
89 Old Milwaukee brewer
92 Couples
94 Loses color
95 Make dramatic changes in the garden?
100 Prerelease software version
102 Correspondence that uses colons
103 Pesky plant
105 Chutney fruit
109 Far from obstinate
110 Catchy advertisement for a paving company?
114 Storybook sister
115 Versatile ovenware
116 Hall of Famer Rod who was an MLB All-Star for 18 consecutive seasons
117 Like cornstalks
118 The Blue Jays, in box scores
119 "You missed a __"
120 Visby native

DOWN

1 Hip-hop pioneers Run-__
2 Map line
3 __ Domini
4 "Star Wars" bounty hunter who wears Mandalorian armor
5 Magnate
6 Like some ads
7 Timetable abbr.
8 Leather goods company founded in Massachusetts in 1863
9 Italian playhouse
10 Motionless
11 Actor Watanabe
12 Drink suffix
13 National Farm Workers Association co-founder Huerta
14 Crash responder, briefly
15 Chinese greeting
16 Kids on a farm
17 Beginning
20 Wood application
21 Made a peeling
23 Genesis boat
27 Vietnamese soup
29 Surrealist Salvador
31 Dutch cheese
32 Inhabitants of the highest plateau in the world
33 Detour guide
34 Accommodating to a fault
35 "Try some!"
36 Potentially shocking?
38 Short, for short
41 Govt. lawyers
42 "__ so fast!"
44 Torn
45 Supernatural
46 Prospector doll voiced by Kelsey Grammer in "Toy Story 2"
48 Line on a map: Abbr.
49 __ of faith
50 Ralph of "Cobra Kai"
51 Horse sound
52 Name on four British art galleries
54 Provocative
60 "Don't be __!"
61 Mattress quality
62 Texter's "I'll wait to hear from you"
63 Saloon
65 Spiritual leader for 32-Down
66 IRS form experts
67 50%
72 Letter after upsilon
75 Petition
76 Oft-protected personal ID
77 The "A" in many degrees
80 Fathoms
81 Brief "I can't unhear that"
82 Oregano, for one
83 Legal right of way
85 Ready to unwind
90 Cherub or seraph
91 "Lemonade" star, familiarly
92 Shard
93 Tips off
94 Loses one's cool
95 Award on a scout's sash
96 Best Picture Oscar winner starring Mikey Madison
97 Sprint entrant
98 Top-tier
99 Pet's human
101 Blues guitarist __ Mahal
104 "The Idol" actress Lily-Rose
106 Chew (on)
107 Big brute
108 Dog-powered vehicle
110 Chicago winter hrs.
111 "Caught you!"
112 East Asian principle
113 Manchego source



11/15/26

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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 sanitizes (10)	_____
2 Lego unit (5)	_____
3 in a self-important way (8)	_____
4 she fronts "The Machine" (8)	_____
5 in future instances (9)	_____
6 precursor (8)	_____
7 "Peanuts" theme composer (8)	_____

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DIS	HER	STU	ECTS	LY
CK	ANT	LDI	EAF	GUA
TER	YPE	RE	FFI	BRI
FLO	RA	INF	ET	NCE

Thursday's Answers: 1. PLENTIFUL 2. UNPACK 3. FOOT 4. LADD 5. HORSEPOWER 6. BELVEDERE 7. GRIT 11/13

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 boring routines (4)	_____
2 like a kid in a high chair (6)	_____
3 Italian Renaissance artist (7)	_____
4 Brad Pitt's first name (7)	_____
5 "leading" whale species (5)	_____
6 untruthful (10)	_____
7 mournfully resonant (8)	_____

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WI	RU	PI	RA	ND
AC	LOT	BIB	ENT	LL
TS	PLA	IO	IAM	PHA
US	BED	ME	EL	NG

Friday's Answers: 1. DISINFECTS 2. BRICK 3. STUFFILY 4. FLORENCE 5. HEREAFTER 6. ANTETYPE 7. GUARALDI 11/14

Release Date: Saturday, November 14, 2026

Los Angeles Times Daily Crossword Puzzle

Edited by Patti Varol

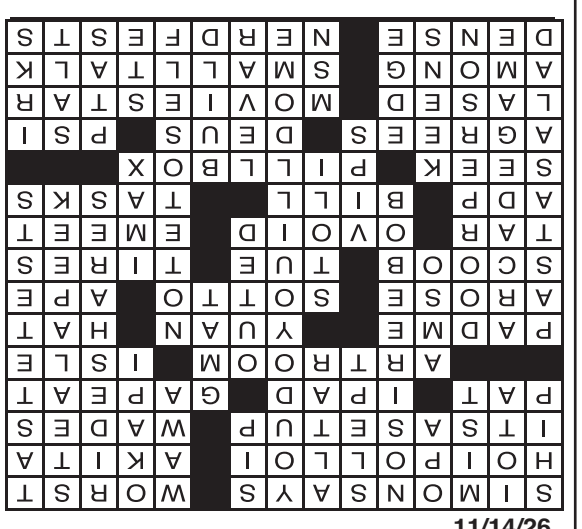
ACROSS

1 Imitation game?
10 Razzie Award adjective
15 The masses
16 Japanese breed
17 Mark's words
18 Doesn't go deep
19 Touch lightly
20 Surface Pro rival
21 Watch in astonishment
22 Place for drawing lots?
24 Tropical spot
25 Queen of the "Star Wars" prequel trilogy
28 Chinese coin
30 Tarboosh, e.g.
31 Emerged
32 __ voce
33 Make like
34 Part of many a Shaggy dog story, casually
35 Calendar col.
36 Hankook products
38 Sailor
39 Eggy?
41 Do a virtual game night, say
42 Big name in payroll processing
43 Tab
44 Whole to-dos?
45 Sniff out
47 Brimless topper
50 Nods, maybe
52 __ ex machina
53 Inflation no.
56 Shone a light on?
57 Screen name?
59 In the midst of
60 Cocktail party fare?
61 Like osmium
62 Events such as crossword tournaments, endearingly

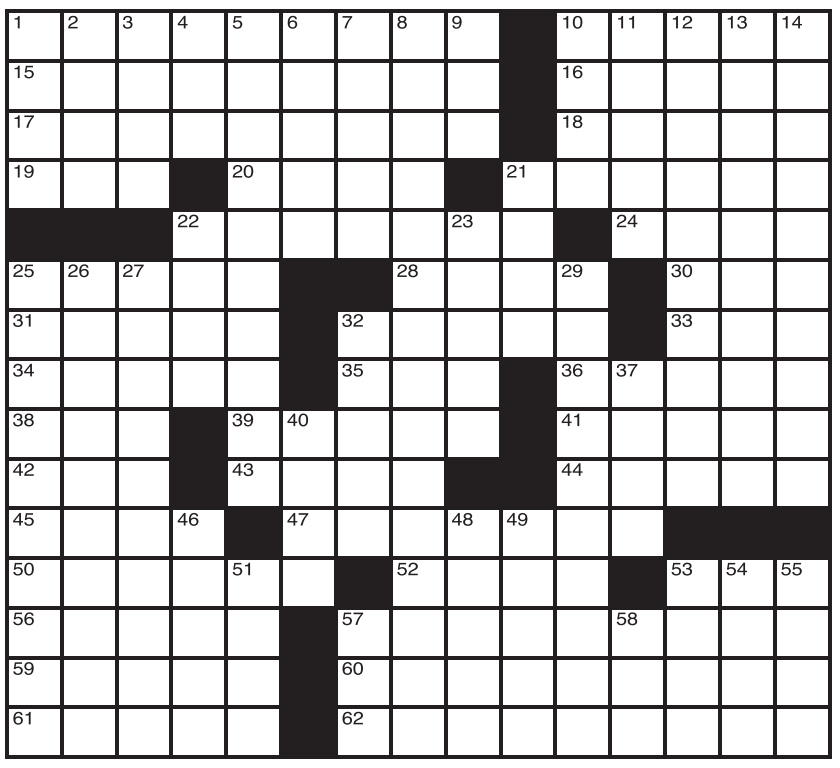
DOWN

1 Root for romantically, in slang
2 Character in "Antigone"?
3 Output from some handheld fans
4 Vater of Vater, informally
5 Folksy denial
6 Enjoyed a night out?
7 Rite place
8 "Let's just not get in each other's way"
9 Savor, say
10 East Coast market chain
11 Endangered mammal in Congolese rainforests
12 Pool parties?
13 Eye on the sly
14 Trying times?
21 Exam for a future financier, for short
22 Indignant response
23 Unmasked
25 Bow ties that are not out of place at a picnic
26 Asteroids, for one
27 Entry level position?
29 "Dear future me ... "
32 Skyy alternative
37 "Oppenheimer" format
40 Big deals
46 Some rugged water shoes
48 "Trivial Pursuit" host Burton
49 Play with Lincoln Logs, say
51 Advantage
53 Fundraising gps.
54 Sailor
55 Gets hot
57 Web portal with a butterfly logo
58 Office building div.

ANSWER TO TODAY'S PUZZLE:



11/14/26



By Kareem Ayas & Brian Callahan
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11/14/26

What to watch

SATURDAY

November 14, 2026

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

Nickelodeon Kids' Choice Awards

CBS & Nickelodeon, 8 p.m. Live

Alex Warren hosts the awards show in Los Angeles celebrating young fans' favorites from across the worlds of film, TV, music, sports and more. Taylor Swift leads all individual nominees, followed by Ariana Grande and Sabrina Carpenter. Top nominees from the screen include *The Super Mario Galaxy Movie*, *Toy Story 5*, *Wednesday*, *Wicked: For Good*, *The SpongeBob Movie: Search for SquarePants*, *KPop Demon Hunters* and *Percy Jackson and the Olympians*.

The Christmas Yes List

Great American Family, 8 p.m. ■ Original Film

When a chronic people-pleaser returns home for Christmas determined to finally say "yes" to herself, an unexpected romance helps her discover that life's greatest gifts often come when you stop fearing the answer. Stars Danica McKellar and Sam Page.

The Nights Before Christmas

Hallmark Channel, 8 p.m. ■ Original Film

Hallmark favorite Tyler Hynes gets his own "Groundhog Day" of sorts in this new original, starring as a man in a bit of a rut who finds himself wishing he has more time. Thanks to some holiday magic, he wakes up the next morning to discover it's Christmas Eve — again. He learns to embrace his new normal and begins to truly appreciate the sights, sounds and people of New York City.



'The Christmas Yes List'

GREAT AMERICAN FAMILY

One Last Shot

Lifetime, 8 p.m. ■ Original Film

Bring your tissues for this one! Joy Walker (Tisha Campbell) is a devoted single mother who has spent her entire life taking care of everyone but herself, from her church to her community and above all her teenage basketball phenom son Chaz (Jaden Lucas Miller). When tragedy strikes and Chaz is suddenly diagnosed with an aggressive brain tumor, Joy is faced with battling doctors, tackling bills and joining forces with her ex, Royce (Charles Malik Whitfield), to navigate their new norm. In the midst of heartbreak, fear and unimaginable sacrifice, she discovers that saving herself may be the first step toward saving the people she loves most.

Austin City Limits

PBS, 11 p.m.

In this new episode, Colombian-American singer-songwriter Sebastián Yatra performs global hits and highlights from his 2025 album *Milagro*.

Saturday Night Live

NBC, 11:25 p.m. Live

Comedian John Mulaney hosts with singer-songwriter Phoebe Bridgers as musical guest.

CATCH A CLASSIC

Two for One: Colson Whitehead

TCM, beginning at 8 p.m.

Author Colson Whitehead's double feature begins with 1948's **The Treasure of the Sierra Madre (pictured)**, with Humphrey Bogart, Walter Huston and Tim Holt searching for gold in Mexico. John Huston directed his father Walter to a Supporting Actor Oscar for his performance as the experienced prospector. Stanley Kubrick's **The Killing** (1956) follows, with Sterling Hayden leading a planned racetrack robbery. Watch how the story doubles back to show the different men carrying out their parts of the same job.



WARNER BROS.

MOVIES YOU'LL LOVE



'Fences'

DAVID LEE

Fences (2016, Drama) Denzel Washington, Viola Davis **BET, 6 p.m.**

The Little Boy Who Went Missing (2026, Suspense) Laurie Fortier, Britton Webb **LMN, 6 p.m.**

The Killer's Game (2024, Action) Dave Bautista, Sofia Boutella **SYFY, 6:30 p.m.**

Bridesmaids (2011, Comedy) Kristen Wiig, Maya Rudolph **E!, 7 p.m.**

You've Got Mail (1998, Drama) Tom Hanks, Meg Ryan **POP, 7 p.m.**

Couples Retreat (2009, Comedy) Vince Vaughn, Jason Bateman **IFC, 7:30 p.m.**

Dreamgirls (2006, Musical) Jamie Foxx, Beyoncé Knowles **VH1, 8 p.m.**

Pike River (2025, Drama) Melanie Lynskey, Robyn Malcolm **SHO, 9 p.m.**

Star Wars: Return of the Jedi (1983, Science fiction) Mark Hamill, Harrison Ford **AMC, 9 p.m.**

Jumanji: Welcome to the Jungle (2017, Adventure) Dwayne Johnson, Kevin Hart **BBC America, 9:45 p.m.**

Charlie and the Chocolate Factory (2005, Children) Johnny Depp, Freddie Highmore **TBS, 10 p.m.**

Indiana Jones and the Last Crusade (1989, Adventure) Harrison Ford, Sean Connery **Paramount, 11 p.m.**

From the editors of TV Weekly and tvinsider.com



The Albany HERALD
ALBANYHERALD.COM

Weekend Comics

NOVEMBER 14-15, 2026

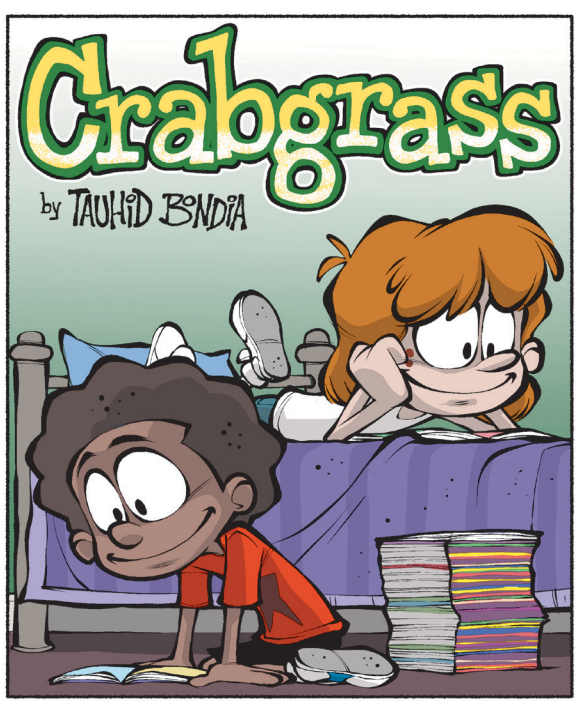
PICKLES

by BRIAN CRANE



Crabgrass

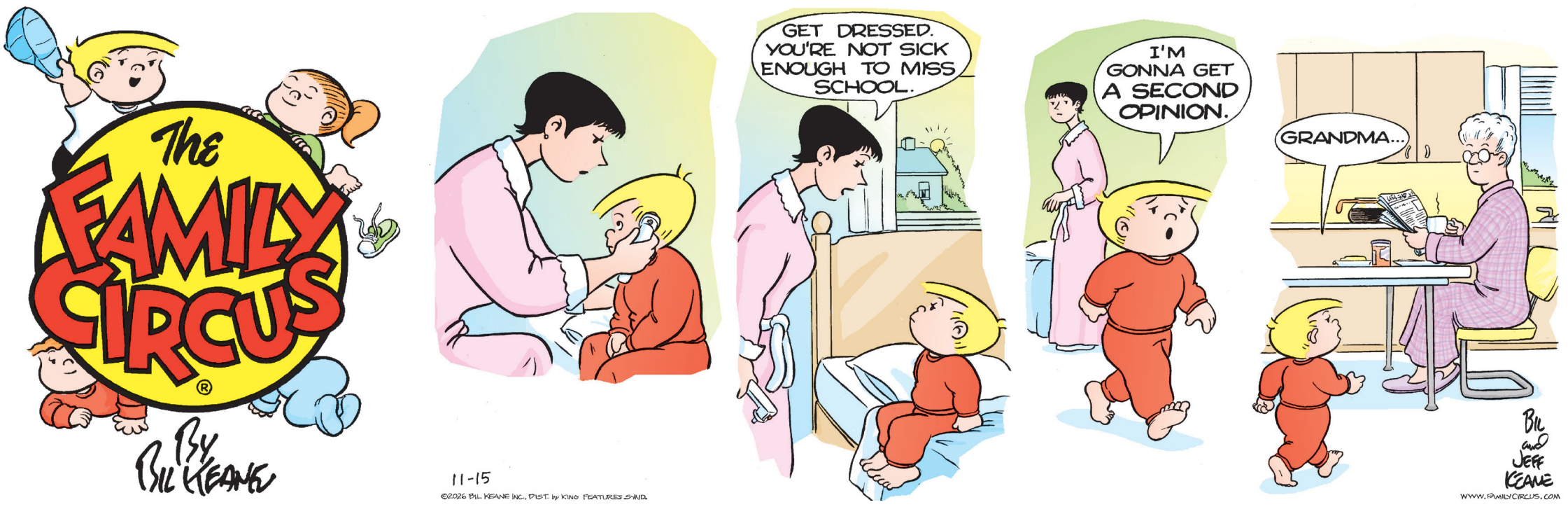
by TAUHID BONDIA





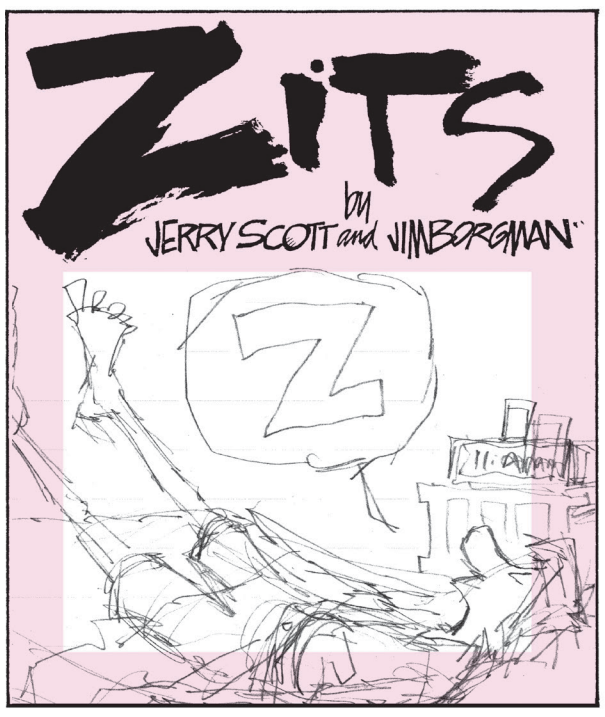
The FAMILY CIRCUS

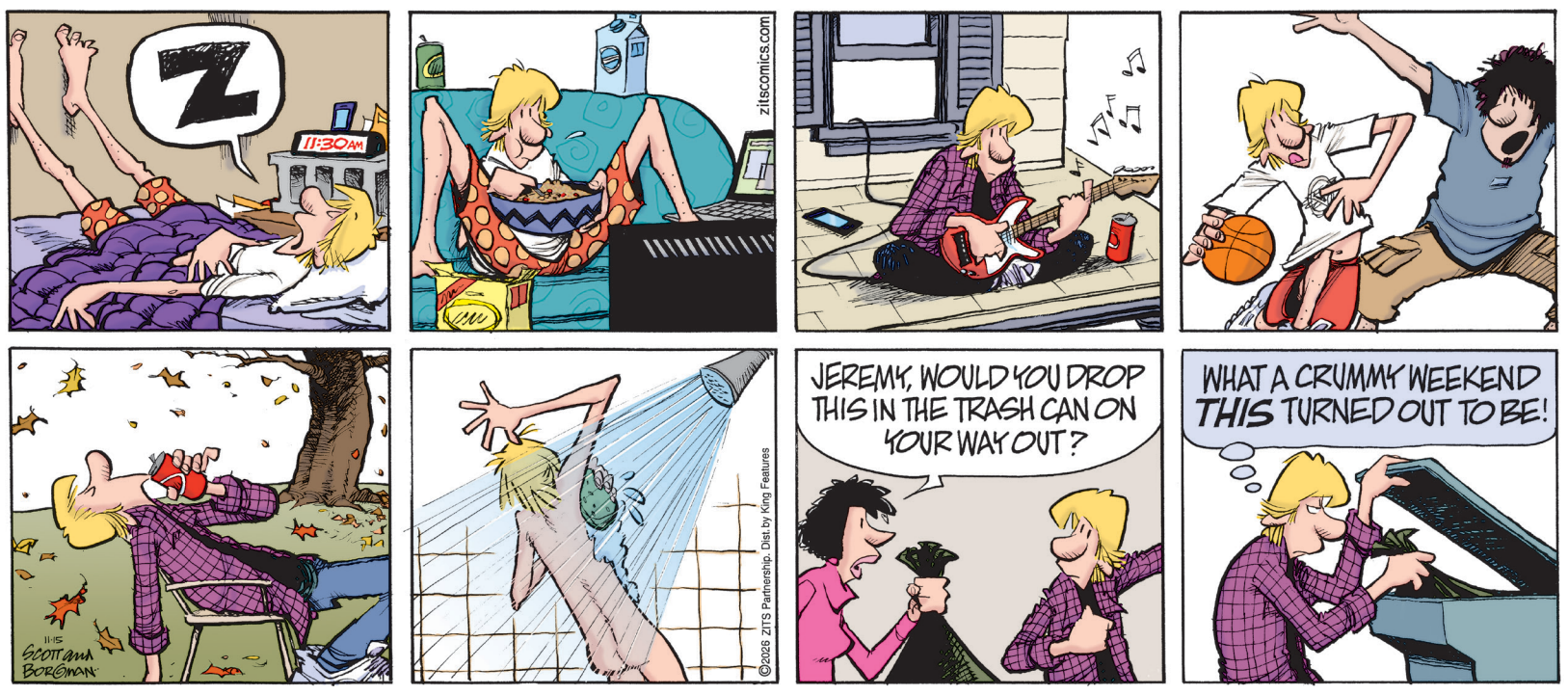
By BIL KEANE



ZITS

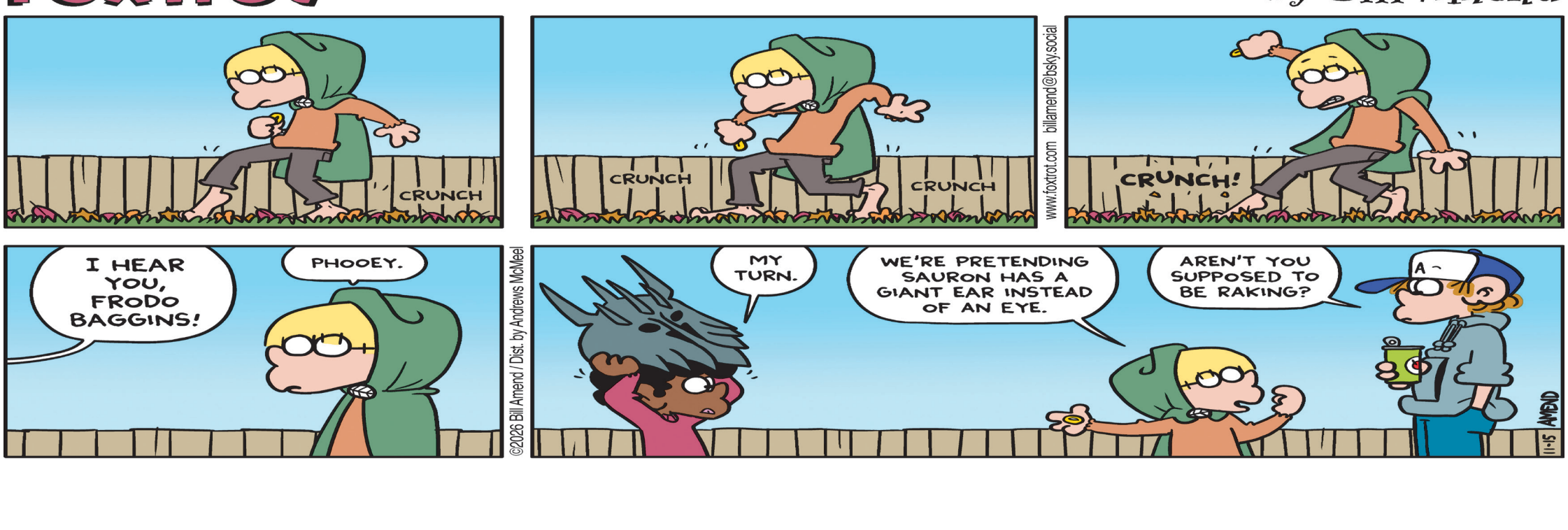
by JERRY SCOTT and JIM BORGMAN



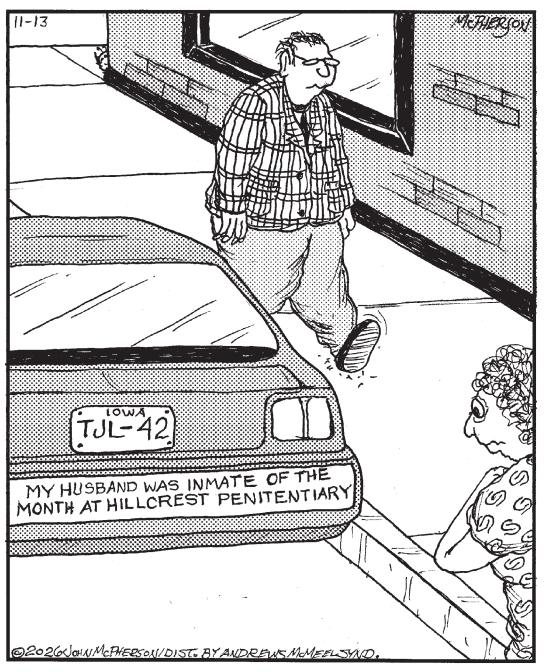


FoxTrot

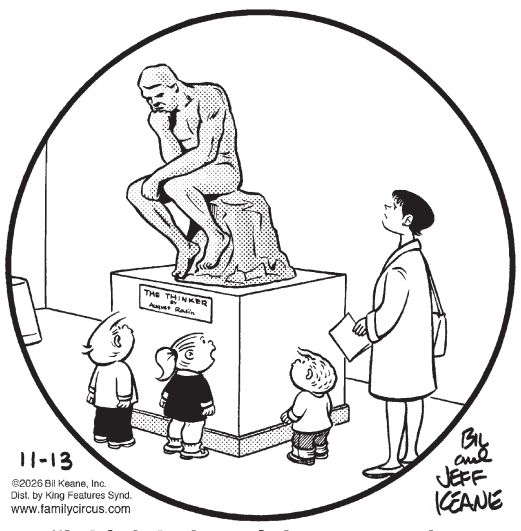
by Bill Amend



CLOSE TO HOME John McPherson



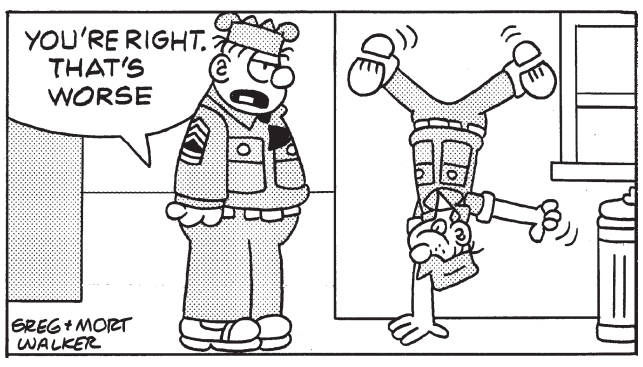
THE FAMILY CIRCUS Bil Keane



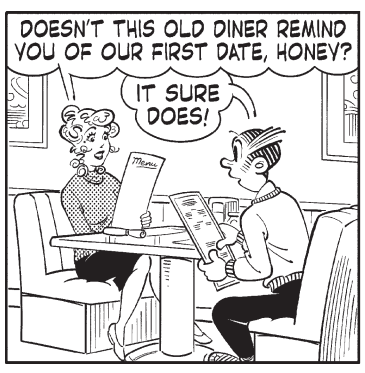
"I think he's tryin' to remember where he put his clothes."

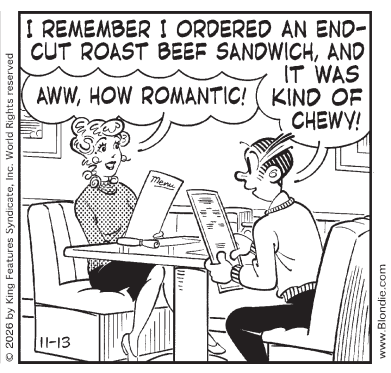
BEETLE BAILEY Mort & Greg Walker





BLONDIE Dean Young & John Marshall







THE BORN LOSER Art & Chip Sansom



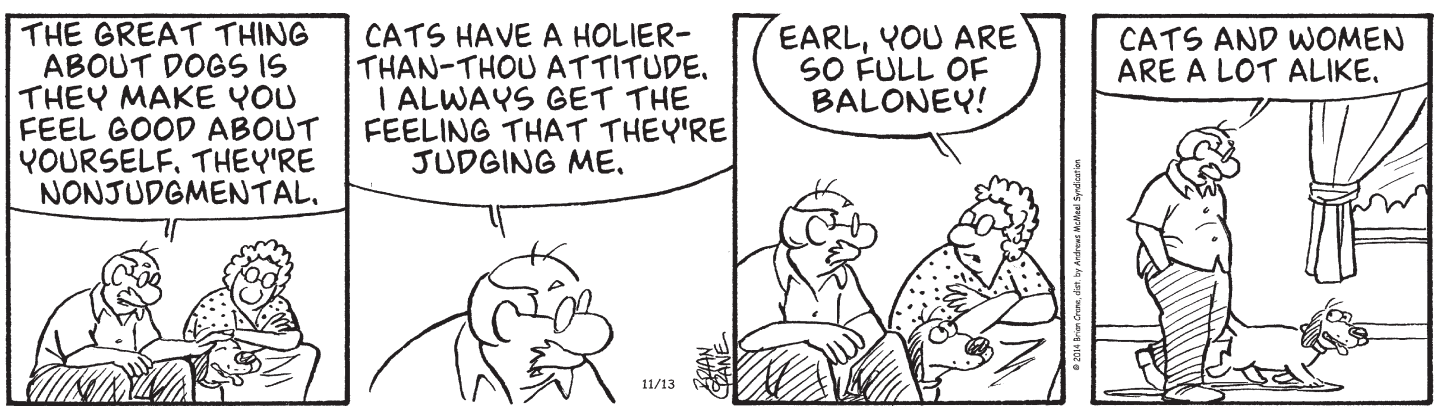
ZITS Jim Borgman & Jerry Scott



GARFIELD Jim Davis



PICKLES Brian Crane



SUDOKU

DIFFICULTY RATING: ☆☆☆☆☆

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

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Los Angeles Times Daily Crossword Puzzle

Edited by Patti Varol

ACROSS

1 Chicago team
5 Atmosphere
9 Put in the rearview mirror
15 Still working
16 Apple variety
17 Beethoven symphony originally intended to honor Napoleon
18 Year of tears?
21 "Hoo boy"
22 Paleozoic, for one
23 Minor progress
24 Little dickens
25 Pumpkin seeds
28 __-bitsy
30 Show bow?
34 Pointillism bit
35 Ribs, e.g.
36 Ashram mentors
37 Class with makeup tests?
39 Countertop option
41 One who keeps on trekkin'
42 Quaint greeting
44 Bird that may be rufous-naped, fire-capped, or black-bibbed
45 Kind of wind?
48 Some postgrad degs.
49 Mixture
50 Poorly lit
51 Big personalities
54 Do one's part
55 "You promise?"
58 Power shower?
62 "Shove it!"
63 Outdated marriage vow word
64 Flooring choice
65 Horse barn sounds
66 Gram
67 Solitaire foundation cards

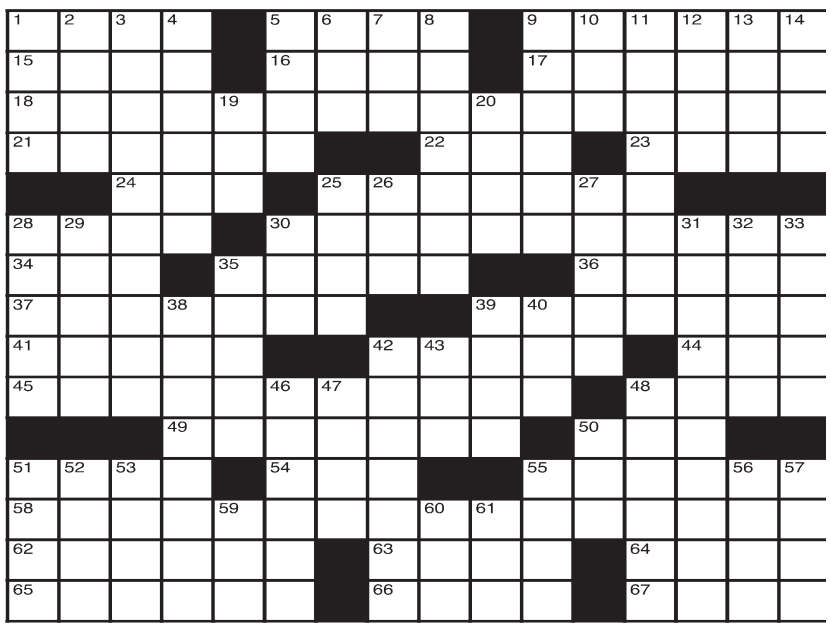
DOWN

1 Tool for a quick key change
2 State whose license plates say "Life Elevated"
3 "You'll regret that"
4 Torrid
5 Opera mentioned in the 10,000 Maniacs song "Verdi Cries"
6 Actress Thurman
7 Word with UV or X, but not W
8 Learns to live with
9 Frozen Italian desserts
10 Mine find
11 High-grossing film?
12 Staffer
13 Read quickly
14 Small pie
19 Concert piece
20 Opera solo
25 Dinky
26 Before, once
27 Spitting nails
28 Craters of the Moon locale
29 Elixir
30 Business extension
31 Branch of mathematics
32 __ dreaming
33 Future DAs' exams
35 Carried
38 Semi pro?
39 Put off one's game
40 Many a poem by Clint Smith
42 Bring up
43 Limb lifted in a développé
46 Plays loudly
47 Somewhat blue
48 One hanging around a party?
50 MS Word file
51 Starts to peter ou
52 Profit
53 Inflatable pilot in "Airplane!"
55 "Hey there!"
56 Single
57 "__ chic!"
59 Vitals checker, briefly
60 Org. for Suns and Rockets
61 Guest room, in a pinch

TODAY'S SOLUTION:

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

11/13/26



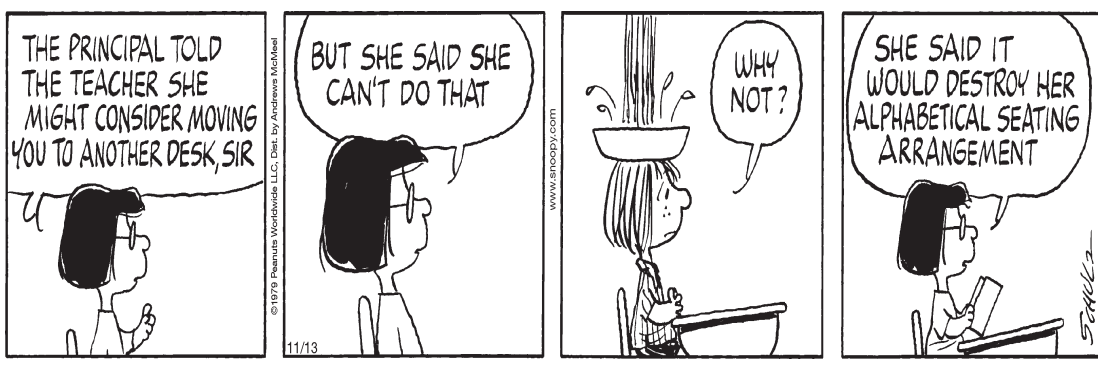
By Stacey McCullough & Larry Snyder
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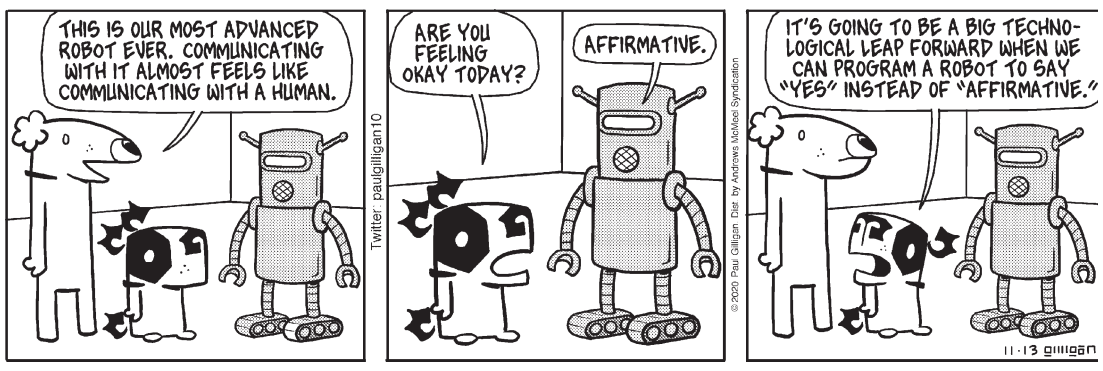
HAGAR THE HORRIBLE Chris Browne



PEANUTS Charles M. Schulz



POOCH CAFE Paul Gilligan



WONDERWORD®

By DAVID OUELLET

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

EMPTY NESTERS — **Solution: 7 letters**

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

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Adjusting, Bittersweet, Calm, Changes, Downsizing, Elderly, Emotional, Family, Freedom, Golf, Grandfather, Grandmother, House, Kids, Letting Go, Life, Lonely, Love, Magic, Miss, Moment, Moving, New Chapter, Newly, Party, Peace, Phone, Quality, Quiet, Read, Reconnecting, Retired, Selling, Sort, Space, Spouse, Time, Travel, Wine, Yoga, Zeal, Zen

TODAY'S ANSWER: Hobbies

WHATZIT?™

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

OWHER

Whatzit ©2026 Paul Sellers

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

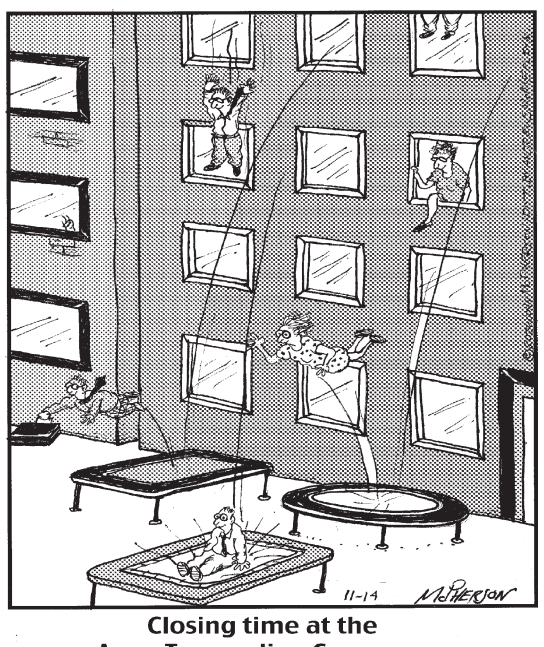
TODAY'S SUDOKU SOLUTION:

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

TODAY'S WHATZIT SOLUTION:

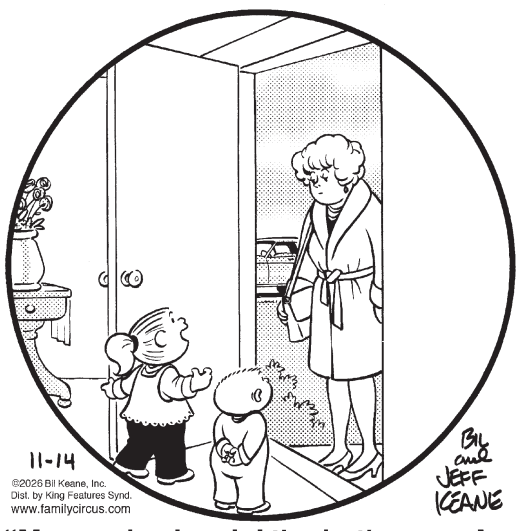
The middle of nowhere

CLOSE TO HOME John McPherson



Closing time at the Apex Trampoline Company.

THE FAMILY CIRCUS Bil Keane



"Mommy's cleanin' the bathroom. Are you the company we're 'specting?"

BEETLE BAILEY Mort & Greg Walker



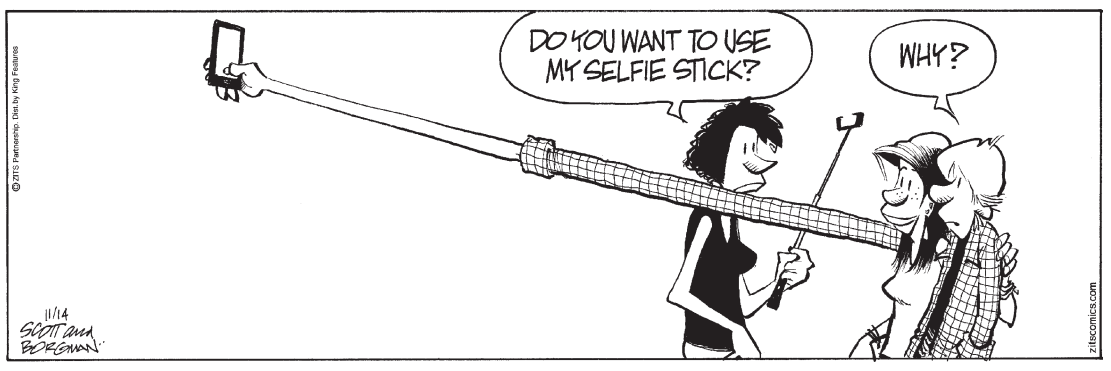
BLONDIE Dean Young & John Marshall



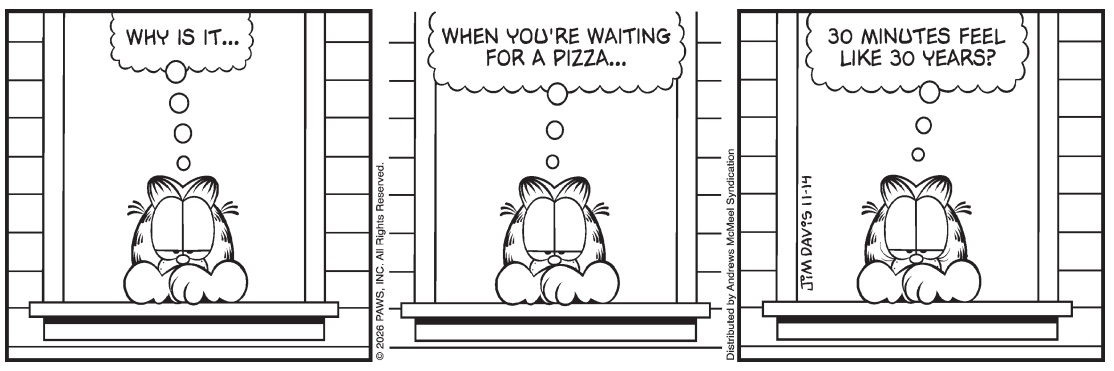
THE BORN LOSER Art & Chip Sansom



ZITS Jim Borgman & Jerry Scott



GARFIELD Jim Davis



PICKLES Brian Crane



SUDOKU

DIFFICULTY RATING: ☆☆☆☆☆

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

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

TODAY'S SUDOKU SOLUTION:

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

WHATZIT?™

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



Whatzit ©2026 Paul Sellers

TODAY'S WHATZIT SOLUTION:

The joke's on you

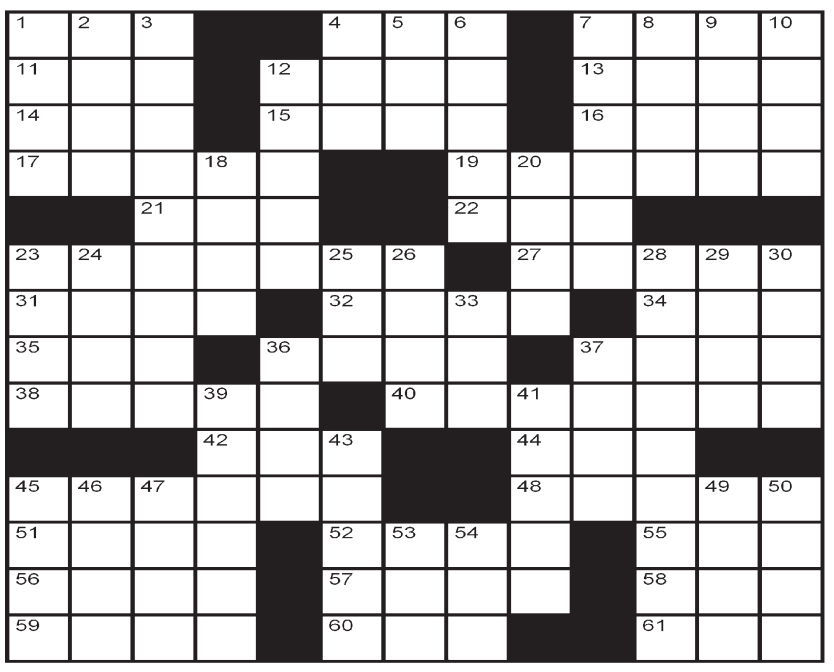
CROSSWORD

ACROSS

1 Marsh
4 Plus
7 Dimple
11 Term in psychology
12 From the U.S.
13 — fixe
14 Kan. neighbor
15 Nip
16 Queue
17 Fangs
19 Expresses in words
21 — hot to handle
22 Drunken one
23 Brought down
27 Repulse
31 Iowa city
32 Extremely
34 Big bird
35 United
36 Outdo
37 Jail on a ship
38 "— U Been Gone"
40 Rues
42 Unrefined
44 Sprinted
45 Word of warning
48 Interior
51 Of the ear
52 Actor — Tudyk
55 Actress — Lupino
56 Istanbul native
57 Sell
58 Black cuckoo
59 Hastens
60 Stop a fast
61 Youngster

DOWN

1 Crooked
2 Gothic arch
3 Intermediary (Hyph.)
4 Friend in France
5 Meshwork
6 Attire
7 Widen, as pupils
8 Use a blue pencil
9 Hawaiian goose
10 Golf pegs
12 Detest
18 Little piggies
20 Whig's opponent
23 Cambodia neighbor
24 Luxury hotel chain
25 Holiday time
26 Costly
28 Enduring
29 Release
30 Carries
33 Hwy.
36 Tolerate
37 Fiber source
39 Fissures
41 Pulverize
43 Use a loom
45 The two together
46 Needle case
47 Telegram
49 Writer — Ferber
50 Foray
53 Grassy expanse
54 Crumb carrier

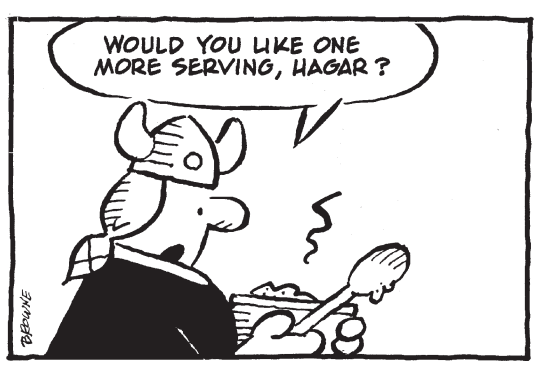


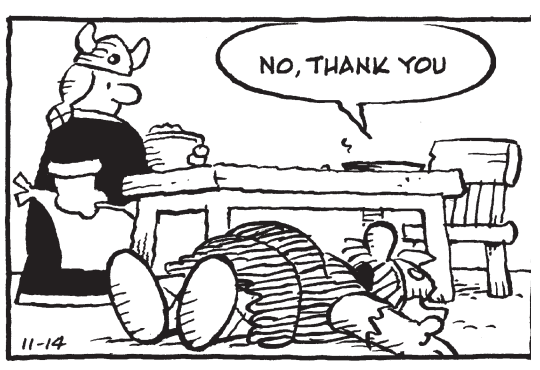
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TODAY'S SOLUTION:

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

HAGAR THE HORRIBLE Chris Browne





PEANUTS Charles M. Schulz



POOCH CAFE Paul Gilligan



WONDERWORD®

By DAVID OUELLET

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

CALGARY TOWER — **Solution: 12 letters**

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

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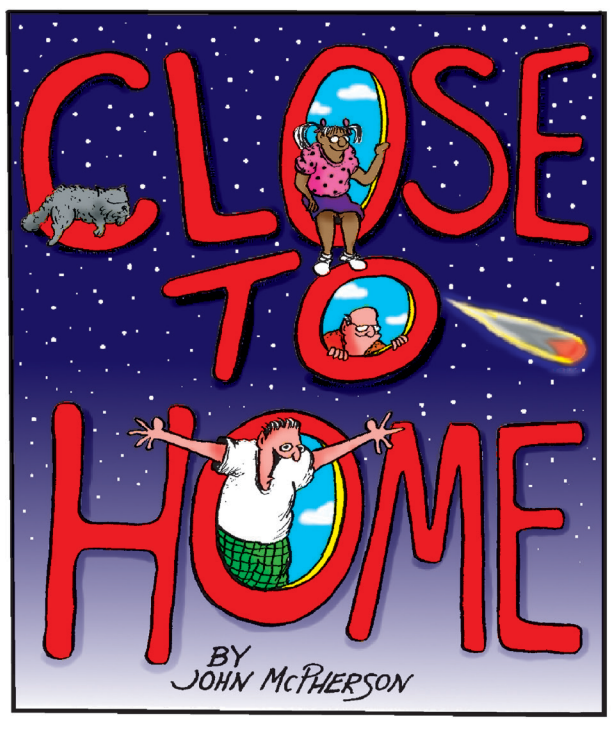
Alberta, Bar, Canada, Colors, Core, Deck, Dining, Edison, Elevator, Flame, Foothill, Games, Glass Floor, Groups, Husky, Icon, Level, Light Show, Lounge, Marathon, Needle, Observation, Olympic, Realty, Restaurant, Revolving, Rise, Rocky Mountains, Rotate, Skyline, Snack, Space, Spin, Stairs, Tall, Telus, Theater, Tour, Urban, Vertigo, View

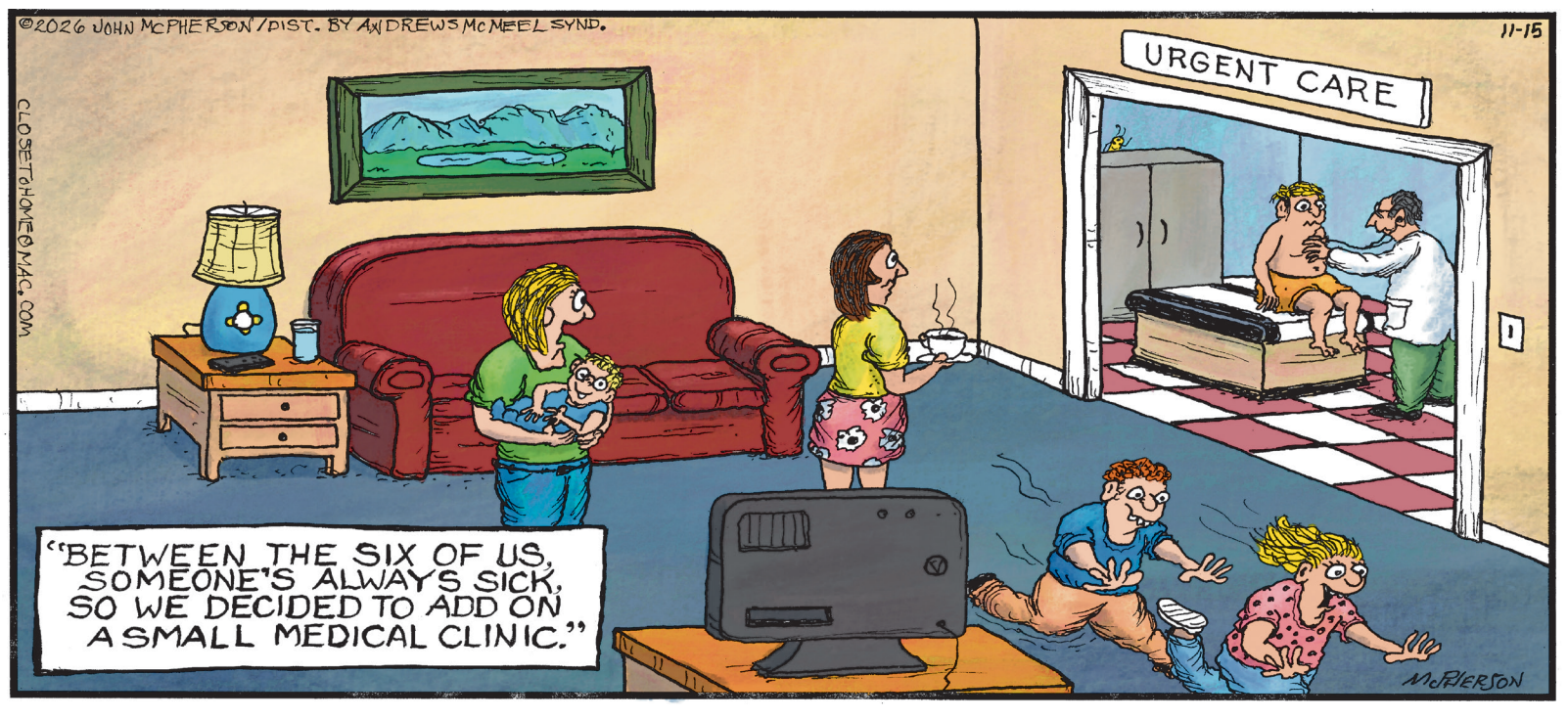
TODAY'S ANSWER: Freestanding

ADAM@HOME

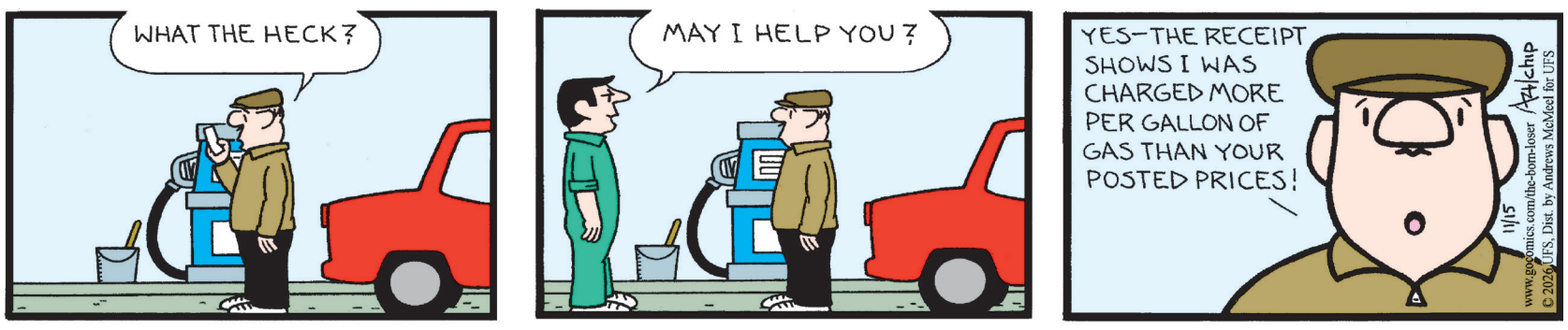
BY ROB HARRELL

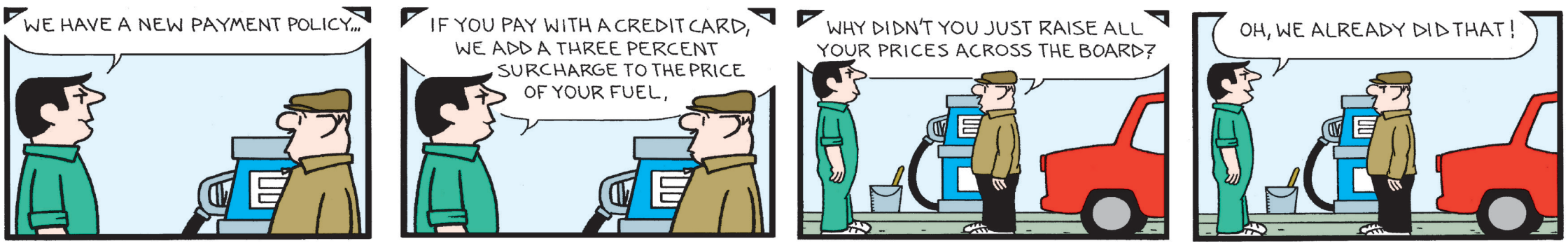


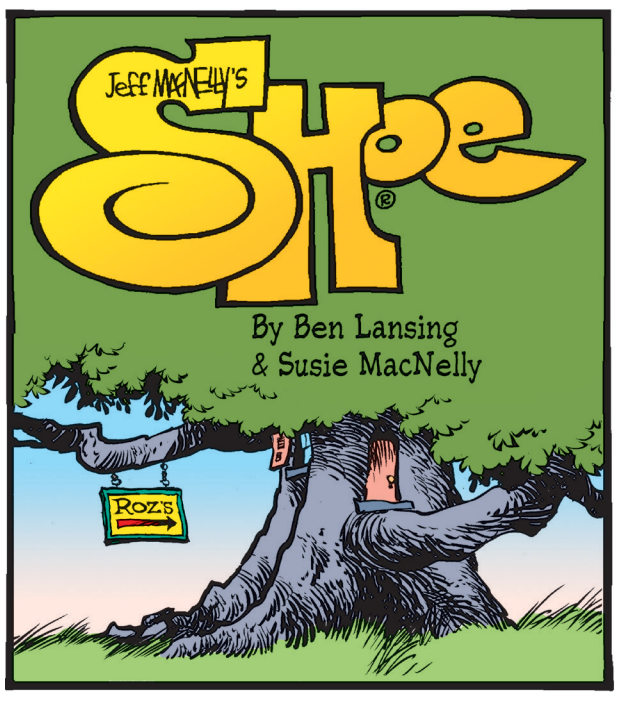


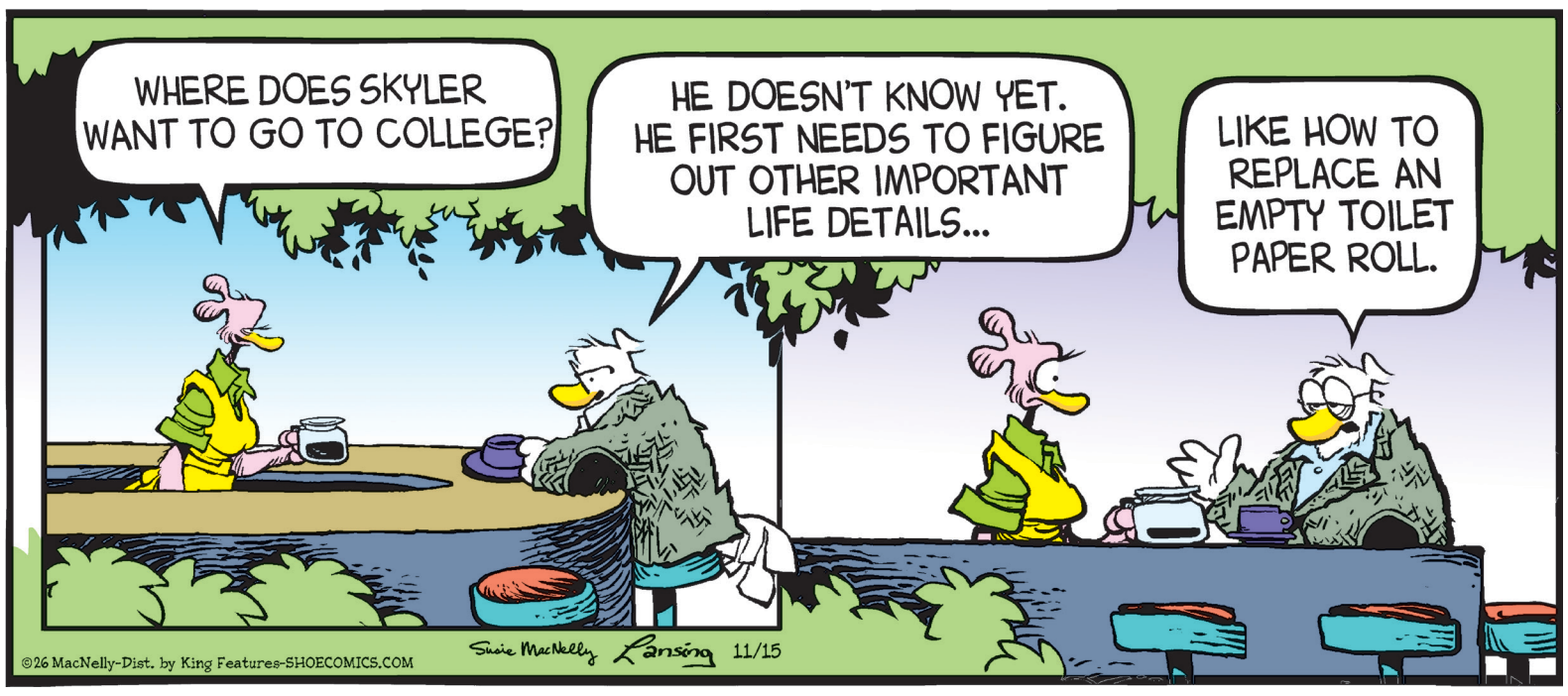


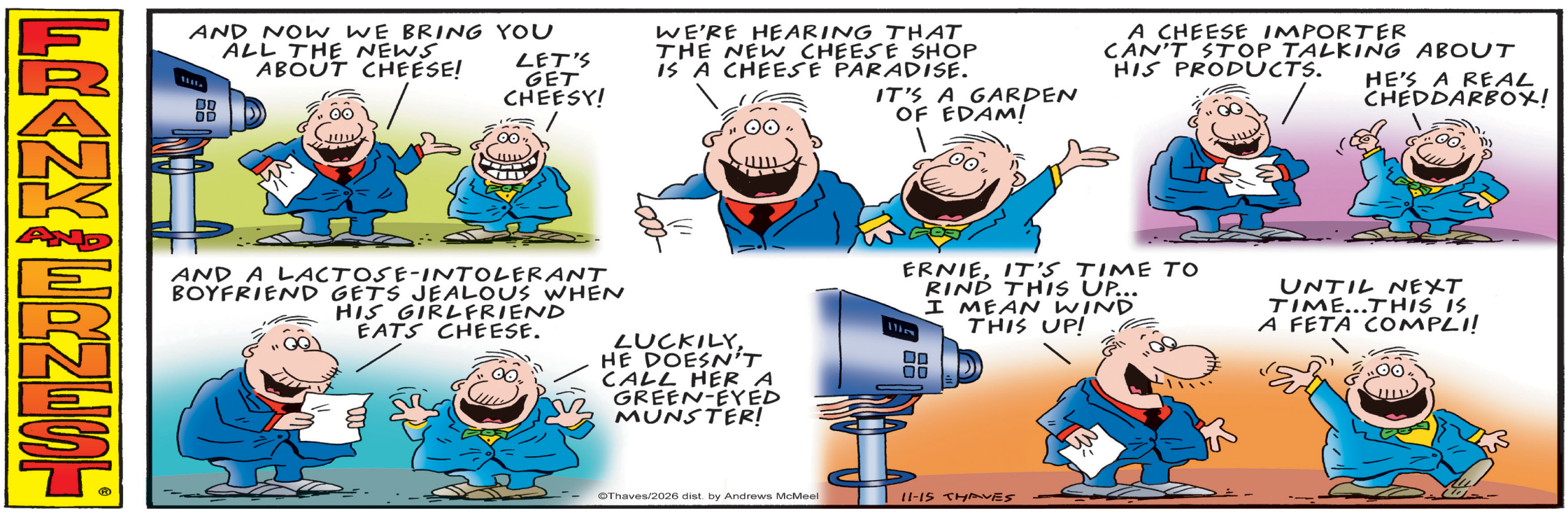






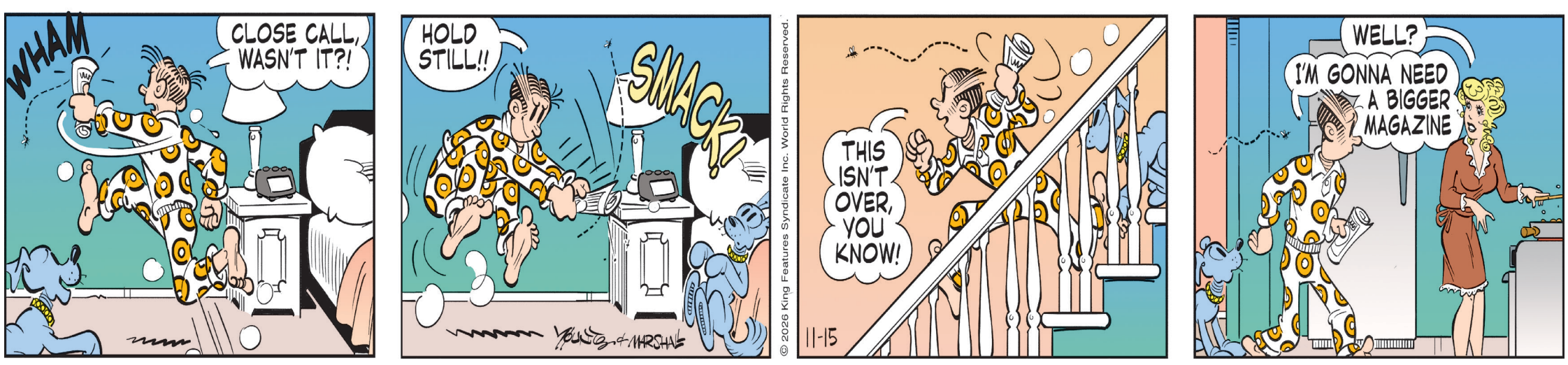






BLONDIE

BY DEAN YOUNG & JOHN MARSHALL

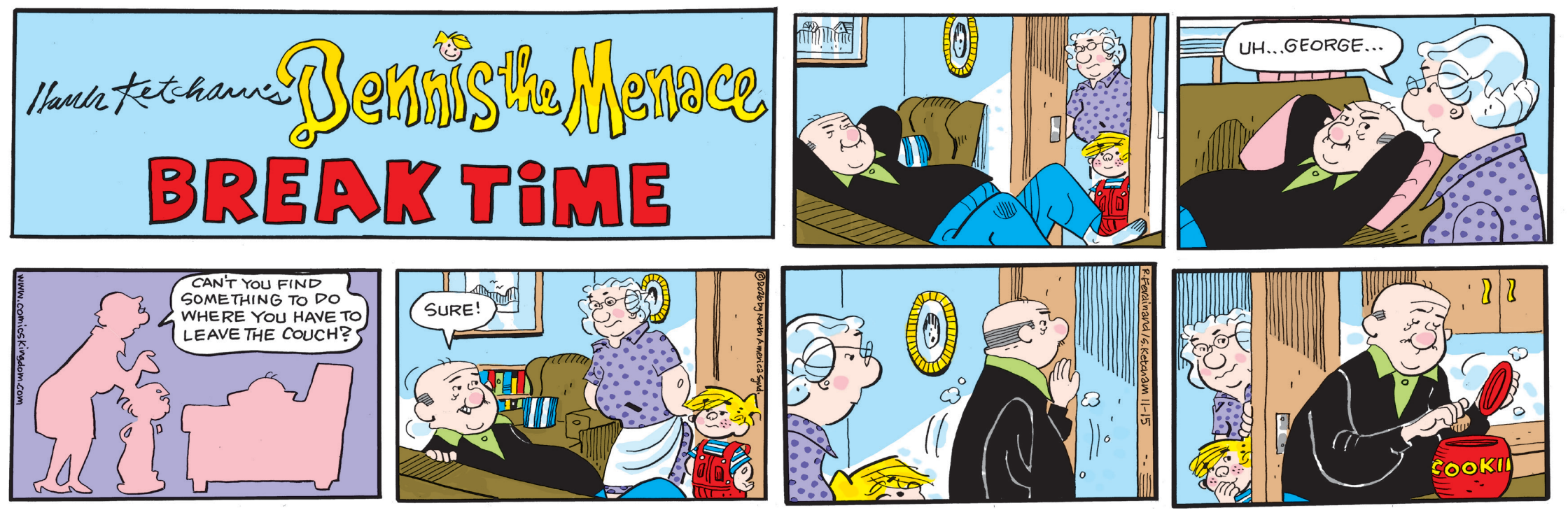


Mort Walker's beetle bailey®



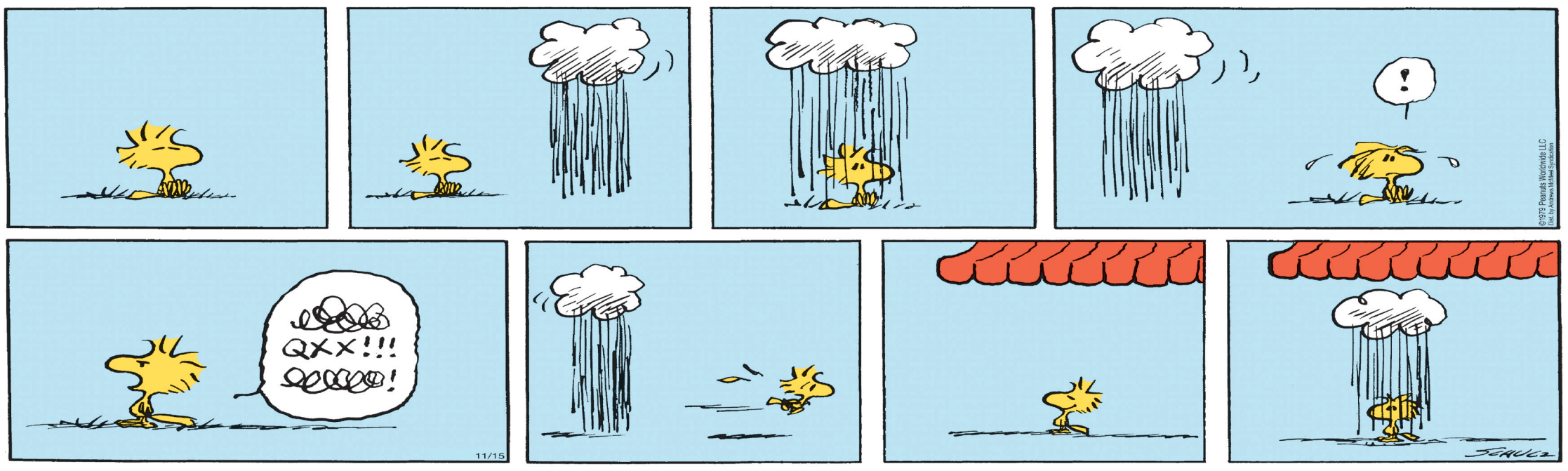
Hank Ketcham's Dennis the Menace

BREAK TIME



CLASSIC PEANUTS

BY CHARLES SCHULZ



PEARLS BEFORE SWINE

BY STEPHAN PASTIS

