

OP-ED
David Carroll
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The Albany HERALD

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ASU selected
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$1.50 ©2026 GTLN Vol. CXXXIIII, No. 138 **WEEKEND** SATURDAY, NOVEMBER 21, 2026

Property tax assessment appeals delay could put crimp in budgets for Dougherty County, school board, city of Albany

By Alan Mauldin
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ALBANY – For the second year in a row, Dougherty County tax bills are going out late. The question is how late.

The optimistic answer is January, while the estimate for the mailing of those tax notices coming in as late as March. The hold-up comes with the number of appeals that came after the revaluation process that was completed this year.

Many of the county's taxpayers were livid when the new property values assigned to their property were significantly higher than that of the previous year. And nearly 8,000 property owners filed appeals of those new valuations to the Dougherty County Board of Tax Assessors.

The last county-wide property valuation came 13 years ago.

Individuals who are dissatisfied with the result at that new value can appeal to the Board of Equalization and from there up to Dougherty County Superior Court.

Once the county reaches a state-mandated threshold, it can submit the tax digest to the Georgia Department of Revenue for approval. Once approved, the city of Albany, the county and Dougherty County School Board can proceed with setting the tax millage rate for the year and move to mailing out tax bills.

The county is responsible for mailing bills and collecting property taxes.

So the question, again, is when. The answer is not certain.

"I can't say at this point because I don't have figures in front of me," Dougherty County Chief Tax Appraiser Larry Thomas said. "They are currently being worked on.

"That's what we told the (county) administration. We don't have a designated time right now."

The board also has suggested appointing additional three-person tax equalization panels in the hope of speeding up the process.

County commissioners discussed the issue during a Monday Finance Committee meeting.

At that time, tax officials had reached a point of 13.8% of properties with values being in dispute in working toward the threshold of 8% value in dispute, Commissioner Russell Gray said. About $56 million in properties in dispute need to be settled in order to reach that threshold.

Tax officials are concentrating on settling tax appeals involving larger property owners to produce the biggest results, the commissioner said.

See **TAX**, 2A

United Way offers 'Wonderland of Possibilities' at kickoff breakfast

By Carlton Fletcher
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ALBANY – Recalling how, as a young boy, he "went with my mother to the food bank so that we could eat," Albany State University President Robert Scott offered a challenge to United Way of Southwest Georgia officials and supporters.

Serving as keynote speaker for United Way's "A Wonderland of Possibilities" kickoff breakfast Wednesday, Scott told a standing room only crowd at the Albany Museum of Art: "Southwest Georgia can do anything it chooses to do if ... if ... if ... if ... if we choose to do it together."

Scott's poignant story about the hardships he faced as a child served as a stark reminder to those gathered that it's agencies like United Way that help other nonprofits in a community keep desperation at bay.

United Way of Southwest Georgia President/CEO Orson Burton Jr. said Scott's words illustrate well why support for the organization is so important to 13 communities in southwest Georgia that are served by the organization.

"We're using this kickoff event to stress that we will continue the work we started last year," Burton said after the breakfast. "We raised over a million dollars and distributed that money to 43 agencies in our region who did vital work over the last year.

"And we're going to keep doing that work. I think you saw evidence today of the great support we have from throughout the region. I could feel it in the air today; the people who support United Way showed up."

Mark Johnson, the chairman of the local United Way's Board of Directors, set the tone for the morning with his opening remarks.

"The story you are about to hear, some of it sounds impossible," Johnson said. "But it's a story of what a community and an organization can accomplish when people work together with a single goal."

In telling the United Way's story in his "Through the Looking Glass" comments – in keeping with what turned out to be a clever "Alice in Wonderland" theme – Burton noted new technology that offers anyone interested the opportunity to ask questions about the agency's efforts, including where funds were used.

"I can show you this all day," the United Way president/CEO said after accessing the agency's website. "If you want to know where money was used, you can ask it, and

See **BREAKFAST**, 2A



Staff Photo: Kathryn Crockett

Shrubs line the entrance to the former Sylvester Road Elementary School at 2600 Trenton Lane in Albany. The Dougherty County School Board's Nov. 9 approval of a sale recommendation prompted former students and teachers to share decades of memories.

Sylvester Road School sale approval brings decades of community memories

By Kathryn Crockett
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ALBANY — At Sylvester Road Elementary School, Chan Gardner found a best friend. Brashuanna Briley found teachers who helped her discover her voice. Valerie Benton formed friendships that have lasted more than a half-century.

The Dougherty County Board of Education's approval of a recommendation to sell the former school for $100,000 has prompted former students and teachers to share what the campus meant to them — and how much of it they still carry.

The board approved Superintendent Ken Dyer's recommendation Nov. 9 as part of its consent agenda. The school, at 2600 Trenton Lane, closed at the end of the 2012-13 school year during a district facilities consolidation, according to a memorandum accompanying the recommendation.

When The Albany Herald asked the community what memories they had of the Sylvester Road property, former students recalled walking to school, singing about

See **SCHOOL**, 2A

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Early voting in state House District 151 runoff election on tap for Monday, Tuesday, Wednesday

By Alan Mauldin
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ALBANY – Dougherty County and other voters in state House District 151 will return to the polls for one final election during 2026, but only a small fraction of Dougherty county's electorate will take part in the Dec. 1 contest or by voting early next week.

Only voters in the Christ Church of Albany and Albany State West Campus precincts are eligible to participate in the District 151 runoff between Republican incumbent Mike Cheokas and Democratic challenger Ethan Wolfe. And only a portion of the voters who cast their ballots at the college campus will be eligible as it is a split precinct.

The runoff was forced by independent candidate Travis Lockhart's presence on the ballot. Cheokas, who is in his eighth year representing the district, received 47.88% of the vote in the Nov. 3 election, while Wolfe got 40.85% and Lockhart 11.26%. Under state law, a candidate must receive a majority of the votes to be declared the winner.

"I don't remember us ever having a situation like this," Dougherty County Election Supervisor Ginger Nickerson said of having just two precincts involved. "This is pretty unique to only have two precincts open out of our 26 precincts."

That is why the election superintendent wanted to

See **ELECTION**, 2A

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AAPHC
aaphc.org

From 1A

TAX

"Smaller properties may be toward the end of the line as the appeals go, but they still need to be done," Gray said.

Last year, the implementation of state legislation limited annual tax increases for property owners with homestead exemption to the consumer price index. It also allowed for governments that opted in to initiate a floating local-option sales tax of 1% to offset the potential loss in property tax revenue.

Dougherty County and the city of Albany opted in, while the school board did not.

"We're likely to see tax bills go out after the end of the new year again," Gray said. "It really affects a lot of people with investment properties. It affects a lot of people with escrows. Can we accelerate the timeline? Not really."

The addition of two three-member panels to the Board of Equalization could have an impact, but it will require training the new people, Gray said.

"We had no early warning from the assessor's office that it was going to be this big a deal," he said. "They can't set the digest until the digest is approved by the state for all three (entities)."

As a worst-case scenario, the commissioner said he fears the mailing date for tax bills could extend into March or later. Taxpayers have 60 days to make payments after the bills are mailed, putting the date when the three entities receive all of the revenue into late spring.

"The biggest concern is it is a cash-flow issue," Gray said. "We're going to get down to close to $12 million in reserves, and use another fund (Solid Waste) to bail ourselves out."

The county is required to hold three months of operating costs in its balance, Gray said.

Commissioner Clinton Johnson said he is hoping for the January timeline for mailing bills. Under that scenario, the county can fund operations by using reserve funds and, if needed, borrowing from the Solid Waste enterprise fund.

The commission has taken one step by foregoing for this year the one-time cash disbursement that has been awarded in November in previous years, Johnson said. Last year the bonuses, $1,000 for full-time and $500 for part-time workers, amounted to more than $700,000 in spending.

Preliminary numbers indicated that the county can make it through the first three or four months of 2027 without borrowing to make up the temporary shortfall, Johnson said. That would hold even in the event of an emergency.

"If we have a hurricane ... if we have an earthquake, we'll borrow from ourselves," he said."We have enough funds in our general fund reserves to be solvent. We have money in our Solid Waste fund if needed. We're still making cuts. We're doing everything we can to shore up our budget."

The 2026-27 fiscal year general fund budget totals $86 million, with the total budget, including the special tax district budget that pays for fire protection and recreation for unincorporated Dougherty County, bringing the total budget to $103 million.

The county has about $25 million in general fund reserves currently, Johnson said.

One consideration that the commissioner wants taxpayers to keep in mind is that the property valuation does not determine the amount of tax bills. That depends on the millage rate set by the county.

With the overall increase in property value county-wide, the commission should be able to lower the tax millage rate to bring the bills in line with previous years, he said. That should also benefit businesses and property owners whose property is not protected by the homestead exemption, and those taxpayers also should see a rollback in the millage rate.

"For years people were having a lower value," Johnson said. "The value doesn't determine your taxes. Your assessment doesn't do that. It's the millage rate."

The county also has the option of borrowing, if necessary, said Commissioner Ed Newsome, who also serves on the county's Finance Committee.

"We're trying to work through all the scenarios so when the time comes, we pick the right scenario," Newsome said. "The Solid Waste scenario, that's on the table. That's got to be paid back because that's money that's set aside for (landfill) closure.

"At some point in the next six months, it's going to have to be worked out. I don't know how much pain it's going to be."

The city of Albany has sufficient reserves to ride out an extended period without receiving tax revenues, City Manager Terrell Jacobs said.

The city has the benefit of sources of revenue, including the sale of utilities, that put it in a better position to ride out the situation.

"I think we'll be in a good financial position," he said. "We'll just have to make it work until that time frame. (This) doesn't affect us as far as being able to operate."

Likewise, the school system should be able to maintain current operations, Dougherty County Schools Superintendent Ken Dyer said.

"We have healthy reserves, so we're not worried about the first part of the next calendar year," he said.

However, if the timeline stretches into the summer, the school system may have to either cash in some investments or take out a loan, the superintendent said.

""If we go to April, that's the ninth month of our fiscal year without any local tax revenue," Dyer said. "We are completing a cash-flow analysis that we should have ready for the next board meeting. We'll know more definitely at our December board meeting."

From 1A

BREAKFAST

you will get a full accounting. If you want to know the accomplishments of our program, there's an unending list.

"We want everyone who supports United Way to know there is a level of transparency within our organization. When I came here a little over a year ago, my priority was to strengthen the foundation of this organization. You can't build a house without a strong foundation."

Scott returned frequently to the theme of unity during his remarks. He pointed to what he called a "universal truth."

"We are stronger together," the ASU president said. "If we share a united vision for southwest Georgia – united in our collective strength, united in our collective belief and united in our collective commitment – there's nothing we can't accomplish.

"We can build a better southwest Georgia. And there's a way to do that. A United Way."



Staff Photo: Carlton Fletcher

Albany State University President Robert Scott delivers the keynote address at United Way of Southwest Georgia's kickoff breakfast.

From 1A

SCHOOL

being proud Jaguars, reading clubs, field days and teachers whose names they still remember decades later.

"I met my best friend ever, here at SRES in 1998," Gardner wrote. "We're still best friends today. I had many memories here, from walking to school, to my favorite teachers, Ms. Hill and Mrs. Odom, to the Addy Reading Book Club. The morning announcements led by students, Ms. Budden, and all the best field days. I'm still proud to be a Jaguar."

The recollections span generations, connecting people who attended the school in the 1960s with those who were students during its final years.

For Briley, those memories include a succession of teachers who challenged her and helped shape her interests.

"Had the best lineup all my years there," she wrote. "Ms. Angela Hill was amazing my first grade year. Mrs.Caldwell was patient and passionate in second grade. Mrs.Robinson brought out my inner competitor and pushed me into third grade. Ms Marilyn Heard made math more fun again in fourth, and Mrs. Emilia Sadler helped me find my voice while Mrs. Rocquemore helped me find my love in science. You didn't have fun until you were in the trailers switching classes. Still friends with some of my classmates to this day. Jaguar '09 ... I am proud to be a Jaguar from Sylvester Road School."

Teachers also shared their connections to the campus. Darol McGhee recalled beginning her teaching career there alongside her mother.

"My first teaching job in 1980. My mom and I both taught sixth grade. She was called Mrs. R. (Rosa) McGhee and I was called Ms. D. McGhee," she wrote.

The district considered giving the building another educational purpose before recommending its sale.

According to Dyer's memorandum, administrators examined renovating the property into a prekindergarten center in 2024 but determined the work would not be cost-effective. The district instead moved forward with converting Morningside Elementary School into the Morningside Pre-K Center.

The Sylvester Road property has remained vacant since its closure and is not needed for current or projected instructional or operational purposes, the memorandum states. Maintenance, security and insurance continue to cost the district money.

The recommendation approved by the board specifies a $100,000 sale amount but does not identify a buyer or describe a future use for the property.

For former students, the memories reach beyond the building itself.

Char Asia Johnson listed four teachers whose lessons have stayed with her: "Mrs. Fortson. Mrs. Christina Lewis. Mrs. Marilyn Heard. Mrs. Cullen," she wrote.

"They have taught me things that have been implanted for over 20 years. And in some of their words, 'if you forget it, that means you never learned it.'"

Other recollections captured how school life has changed.

Paul Andrews, who attended fifth and sixth grades from 1981 to 1983, remembered his teachers and a particular picture in the principal's office.

"I went there in the fifth and sixth grades in 1981-1983," he wrote. "I remember the picture of George Washington that was in Dr. Bob Robinson's office. He would tell you to look at George when he issued out the paddle. I had Mrs Elaine Hogan for fifth and Mrs Ellen Bryant for sixth. Her husband was Tom Bryant from Newscenter 10."

Benton's memories reach back further, to her years at the school from 1966 to 1972. She recalled winning the school spelling bee, serving as a sixth-grade fire marshal and changes to transportation that affected her family.

"1966-1972 — The late Mrs. Gotkins was the principal. I was a fire marshall in the sixth grade and won the school spelling bee, then competed in the district competition," she recalled.

"Some of my closest friends there have remained my closest. I remember somewhere around the fourth or fifth grade being told at the end of the first day of class that we couldn't ride the school bus home because segregation had brought about redistricting. My mother didn't drive at the time, and a neighbor came and picked me and my sisters up and took us home about a mile-and-a-quarter away. We needed to live 1 1/2 miles away to ride the school bus.

"Rhonda Coleman Minshew, Kim Fulmer Thigpen, Cindy Carson Garcia, Maggie Farr Taylor, Cheryl Bonnell Weaver, Jill Fiveash Harrell — some of my closest friends."

Several commenters remembered the school through its songs and routines. Others credited individual teachers with helping them through difficult classes or giving them confidence that lasted into adulthood.

For Dominique Anderson, news of the sale brought back the morning songs and the teachers who made the school a place she valued.

"I still remember our morning songs," she wrote. "I had great teachers there ... Mrs Hill and Mrs Bonner. This was the best school I've ever attended, and it had such a great influence on my life. So saddening to see it's being sold."

The building has stood vacant since 2013, but the friendships formed and lessons learned there remain part of the community it served.

DCSS

WAYS PARENTS CAN MAKE A DIFFERENCE

TALK
Ask your child questions about what they are learning and how their day went.

STAY CONNECTED
Check school messages, calendars, grades, and important updates.

GET INVOLVED
Attend meetings and participate in family engagement activities when possible.

ENCOURAGE
Celebrate effort and remind your child that mistakes are part of learning.

PARTNER
Work with teachers and school staff to support your child's needs and goals.

You are your child's first and most important teacher! Your involvement in their education can make a lasting difference.

DEPARTMENT OF FAMILY AND COMMUNITY ENGAGEMENT
FACE
DOUGHERTY COUNTY SCHOOL SYSTEM

From 1A

ELECTION

remind voters who vote in those locations that they are not quite finished for the election cycle.

"We want to make sure voters are aware that we're in it (runoff election)," Nickerson said.

The district includes Chattahoochee, Marion, Schley, Stewart and Terrell counties, as well as part of Dougherty and Sumter counties.

Because only a portion of voters registered at the Albany State West Campus are part of District 151, Nickerson advised them to check to make sure they are eligible in the district before heading out to the polls. Voters can do that by visiting the state My Voter Page at https://mvp.sos.ga.gov/s/ or calling the Dougherty County Elections office at (229) 431-3247.

For the Nov. 3 election, 1,396 voters turned out at the Christ Church precinct, with 56.59% choosing Cheokas, 40.54% Wolfe and 2.87% Lockhart. At the Albany State West precinct, 1,493 votes were cast, with the majority going to Wolfe at 73.41%, followed by 19.36% voting for Cheokas and 7.23% casting ballots for Lockhart.



Staff Photo: Alan Mauldin

Voters sign in to cast ballots on Nov. 3 at the Merry Acres precinct in Albany. Voters in Dougherty County's Christ Church of Albany and some of the voters who cast ballots at Albany State's West Campus will return to the polls on Dec. 1 for the runoff in state House District 151.

Early voting will be held on Monday, Tuesday and Wednesday. Voting hours will be 9 a.m.-5 p.m. at the Flint River Resource Center, located at 125 Pine Ave. For the Dec. 1 election, the two precincts will be open from 7 a.m.-7 p.m.

Daily Horoscopes

ARIES (March 21-April 19): You may have felt rocky for the last few days into today but today should finish strong. New insights about a family matter could really matter. Wrap up details on a situation involving others — your attention could shift into a new direction soon.

TAURUS (April 20-May 20): You could see your way much more clearly today, with that could come some major relief — all this could be happening subconsciously, but it should be happening. Partnerships could be highlighted for another couple of days.

GEMINI (May 21-June 20): What was troubling yesterday or early today might seem easy to work out later in the day, a new approach could emerge that changes everything in a positive way. Wrap up as many tasks as you can today and tomorrow.

CANCER (June 21-July 22): As the day winds down you will likely start to shake off what could have been a wild ride these last few days into early today. Some fresh air could change how you see the situation, and how you go forward.

LEO (July 23-Aug. 22): If you've been pounded by online rage-bait and fear-bait, be prepared for some new hope. Suddenly, things could look brighter. If possible, finish home projects during the weekend, your energies are likely to shift in a couple of days.

VIRGO (Aug. 23-Sept. 22): A shared-resource situation could begin to clarify after a very muddy few days. This should allow new solutions to come into focus, and the stars can support new moves if your personal cycles agree.

LIBRA (Sept. 23-Oct. 22): Troubled dreams could be banished by the morning light; the tumult of the last few days should be over or end during the day today. A fresh start could make a huge difference in how things feel.

SCORPIO (Oct. 23-Nov. 21): If you hit a wall, walk away and come back in a few hours — vibes are shifting rapidly away from only problems into helpful solutions. Expect new insights and new understandings around wealth and abundance to drop soon.

SAGITTARIUS (Nov. 22-Dec. 21): If your flow has been stymied for a few days or if you've been consumed by putting out fires, the energy should positively shift at some point today into creative problem-solving that works out.

CAPRICORN (Dec. 22-Jan. 19): Home-related ups and downs should stabilize during the day into a more hopeful frequency along with some bright ideas that could really make a difference. You could soon head into a more introverted space.

AQUARIUS (Jan. 20-Feb. 18): If you're wanting to air a grievance, the recommendation is, don't. Your emotions should settle quite a bit over the course of today and you might see a much better alternative to run with.

PISCES (Feb. 19-March 20): Past beliefs and assumptions regarding money and values could have lurked in your mind, creating obstacles to abundance. You'll likely roll into a very perspective today, don't make financial moves today until you feel the shift.

IF TODAY IS YOUR BIRTHDAY: Get yourself ready now for a busy few weeks coming in December, likely later in the month, and independent from holiday activities. Something could get repaired or someone could be healed, good news along these lines is the beginning of the blessing parade. Sometimes the biggest gift is the gift of life becoming easier, that's what's staged for you now. Expect what's needed and what's been prayed for, which could include many things, but one of them is likely to be more money. A chance to show off what you've been building can arise — keep it focused on serious accomplishments, don't venture off into the weeds of self-sabotage by showing off something idiotic. If you keep it serious and relevant, the applause and new respect from significant people could continue well into the new year.

TODAY IN HISTORY

- **1620 -** The Plymouth Colony settlers sign the Mayflower Compact
- **1789 -** North Carolina ratifies the U.S. Constitution and is admitted as the 12th State of the United States
- **1877 -** Thomas Edison invents the phonograph, a machine that can record and play sound
- **1900 -** Claude Monet's paintings are shown at the Gallery Durand-Ruel in Paris, France
- **1916 -** The HMHS Britannic is sunk from Mines from SM U-73 and is the largest ship lost in World War I
- **1918 -** The Parliament (Qualification of Women) Act 1918 is passed which allows women to stand for Parliament in the UK
- **1922 -** Rebecca Latimer Felton of Georgia becomes the first female U.S. Senator
- **1942 -** The Alaska Highway is celebrated as completed, but not usable by standard road cars until 1943
- **1961 -** The first revolving restaurant, The La Ronde, opens in Honolulu, Hawaii
- **1979 -** The U.S. Embassy in Islamabad, Pakistan is attacked and set on fire, killing four
- **1980 -** A fire breaks out at the MGM Grand Hotel in Paradise, Nevada (now known as Bally's Las Vegas) resulting in the death of 85 people with more than 650 injured
- **2002 -** NATO invites Bulgaria, Estonia, Latvia, Lithuania, Romania, Slovakia, and Slovenia to become NATO members
- **2021 -** An SUV plows through a Christmas parade in Waukesha, Wisconsin killing six and injuring 62

CALENDAR OF OBSERVANCES

- Alascattalo Day
- False Confession Day
- Family Volunteer Day
- Gingerbread Day
- Guinness World Record Day
- International Games Day
- International & National Survivors of Suicide Day
- National Adoption Day
- National Stuffing Day
- Playmobile's National Day of Play
- Pumpkin Pie Day
- World Hello Day
- World Television Day

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QUOTE OF THE DAY

"The right to be heard does not automatically include the right to be taken seriously."

Hubert H. Humphrey,
U.S. vice president (1911-1978)

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	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday
72°	76°	77°	74°	62°	64°	68°
54°	54°	51°	54°	51°	49°	48°

Daily Bridge Club

Simple Saturday

By Frank Stewart
Tribune Content Agency


Frank Stewart

Simple Saturday columns treat basic technique and logical thinking.

When you play at a slam, with a bundle of points on the line, get as much information as you can before trying to resolve a crucial decision.

	NORTH ♠ A 6 ♡ A Q 9 8 ◇ K 10 8 4 ♣ K 8 4	
WEST ♠ Q J 10 9 5 ♡ 7 4 3 ◇ A 5 ♣ Q J 6		EAST ♠ 7 4 3 ♡ 5 ◇ J 9 6 3 ♣ 10 9 7 3 2
	SOUTH ♠ K 8 2 ♡ K J 10 6 2 ◇ Q 7 2 ♣ A 5	

South	West	North	East
1♡	1♠	2♠	Pass
2 NT	Pass	3♡	Pass
4♣	Pass	6♡	All Pass

Opening lead – ♠ Q

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At today's six hearts, South won the first spade with dummy's ace, drew trumps and tried a diamond from dummy to his queen. West took the ace and switched oddly to the queen of clubs, and declarer won with the king and led a second diamond, finessing with the ten. East's jack won for down one, and South cursed his bad luck.

CRUCIAL

South was way too eager to play the diamonds, the crucial suit. After he draws trumps, he can take the king of spades, ruff his last spade in dummy, cash the A-K of clubs and ruff dummy's last club.

South then has a distributional count: West started with five spades (for his overcall), three trumps and three clubs, hence at most two diamonds. So South can lead a diamond to dummy's king (playing West for the ace for his vulnerable overcall) and play low from his hand on the next diamond. West must take the ace, and South is safe.

DAILY QUESTION

You hold: ♠ Q J 10 9 5 ♥ 7 4 3 ♦ A 5 ♣ Q J 6. Your partner opens one diamond, you respond one spade and he bids two clubs. What do you say?

ANSWER: No call is ideal. To pass would be timid. A two-diamond preference would be a slight underbid, and you would prefer at least one more diamond. A raise to three clubs would be right on strength but would suggest longer support. A rebid of two spades would suggest longer spades. A bid of 2NT with three low hearts is out. I would reluctantly raise to three clubs.

South dealer
Both sides vulnerable

Advice Columnist

Music question causes racial offense

By Eric Thomas
Tribune Content Agency


Eric Thomas

Dear Eric: I am a 46-year-old white woman. I am fat, have multiple tattoos, a nose ring and brightly colored hair. I had a tattoo appointment the other day at a cute shop and was super excited about it. While waiting for my artist to set up I checked out the art in the room, enjoyed the hip hop music and asked if I could look closer at the work being done by the other artist.

My artist left the room, and I turned to the other artist and asked if we were listening to a playlist or a specific artist. He said he had no idea and that he was listening to his headphones.

He added that because he's the only Black artist in the shop that people just assume he knows what music is playing. I told him I realized right after I asked my question that it might have sounded like I was making that assumption. He then continued further telling me where he grew up, other places he has worked and rude comments customers have told him when they saw their artist was Black.

By the end of his story I felt like I had offended him for simply wanting to know what music was making me want to dance. I embarrassingly tried to apologize and make light of the situation but ultimately sat uncomfortably through my entire appointment because of the interaction.

I assumed this artist had put on the music because he was the first artist to set up and work in the room. I just liked what I heard and wanted to make conversation. How can someone like me (description above) ask or comment about something like this without being insulting? Is the artist's assumption not equally questionable?

– Playlist Problem

Dear Playlist: While I recognize that the tattoo artist's life experiences with microaggressions has been difficult, you're not responsible for those experiences. The context in which you were asking, "do you know what we're listening to?" was reasonable. I fear he may have let negative experiences with others pull him out of that context.

While it's true that tattoo artists often rent a spot in a shop and aren't necessarily in charge of a shop's culture or soundtrack, the customer doesn't necessarily know that nor is it the customer's responsibility to track the org chart. He could have just said, "I don't know" and left it at that. Or he could have told you who was the resident DJ and then you'd both have gotten the answer.

It sounds like you've already put a lot of effort into trying to think empathetically about this situation. I don't think any other modification is necessary.

Dear Eric: At 5"2' and 185 pounds, my wife is obese. Ten years ago, she lost 45 pounds through iron will and a nutritionist's help.

We are in our mid-70s, and I want her to take one of the new weight-loss drugs. A few years ago, she said, "It's not like I can just take a pill to lose the weight." Well, now she can, and she absolutely refuses, with no explanation except, "I'll do it myself."

Well, she can't, as a witness to 10 years of trying. I am beside myself on this. We have built our 46-year marriage on accommodation and trust. I want her to lose weight so that she can increase her mobility, which is compromised by peripheral neuropathy, so we can enjoy travel, our son, and our grandkids. She is a tough bird. Short of threats I don't want to make, how do I get her to do what is best for her health and our marriage?

– Waiting for Weight Loss

Dear Waiting: It's important to separate her health from the state of your marriage. While you have concerns for her well-being and those concerns might impact the way you two interact or the way you feel about your level of communication, it's dangerous to conflate a personal decision she's making about her health with something she's doing to hurt your union.

It's equally important to remember that you can support her in this goal, but it has to be her goal. In practice, that means asking her how you can help her to achieve what she wants to achieve in the way she wants to achieve it. You may have other ideas for her, but by forcing your ideas on her, you rob her of her autonomy.

I'm curious what her doctor or her nutritionist advises. Has she talked to either of them? If not, that's a good place to start that will move this debate from a marital disagreement and into the realm of actionable steps backed by science and expertise. There may be other options that neither of you is considering.

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

Since the elections, I have heard a lot of talk from the Democrats about how they are going to go after Trump, go after Hegseth, go after anyone associated with Trump, but have not heard one Democrat talk about affordability.

I talked to some people the other day who said they had to come up with a new financial plan after losing out on Trump's $5,000 election windfall. Some people are dumb enough to believe anything this huckster tells them.

I've never seen such mismanagement as we're getting from the clowns we elected for our local government offices. Because of their ineptitude -- and hiring Friends-o-Lorenzo to do our evals -- we're not going to get our tax bills until well into next year. We need to clean the slate of these useless blood-suckers and get some people in office who actually know how to govern.

Diana Brown is one of the worst officials we've ever put in office. She said she was going to continue the "work" of her predecessor. That's at least one campaign promise she's kept ... keeping that district in the hands of a racist do-nothing.

It looks like the Republicans were able to steal one election. Harry James won that seat fair and square, but all of a sudden the Republicans in Seminole County "found" enough votes to put Greene back in office. Let's don't hear anything else from Trump and his clown minions about stolen elections.

I don't know about anyone else, but if I go to the Albany Christmas parade, I'm wearing body armor.

Yeah, that college football playoff system is fair. Indiana dropped five spots in the rankings in a week they didn't play. Meanwhile, Alabama and Texas, with two losses, are among the top teams. What a joke.

Everywhere UGA has played in the SEC, the other teams' fans go nuts and attack them. It couldn't have anything to do with the obnoxiousness of Georgia fans, now could it?

Heard said he wanted the county government involved in downtown development so that he could get $3 million of your and my money to the incompetents who are part of his share-the-wealth development plan. Are we really so stupid that we're OK with what is clearly theft? We need state help.

Let's see how long it takes for all these "progressives" elected to head offices in Georgia to get involved in corruption and illegal use of taxpayer funds. By the time they're voted out of office in four years, our state may be bankrupt.

Look at the bright side of this election. At least the government isn't looking to raise our taxes to pay for the $5,000 per voter Trump promised if the Republicans won.

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Albany State faculty members to present at national meeting

Staff Reports
news@albanyherald.com



Special Photo: ASU

Albany State University educators Erin Gilliam, Jarrod Benjamin and Sarah Brinson have been selected to present at the 2026 annual meeting of the Southern Association of Colleges and Schools Commission on Colleges.

ALBANY – Albany State University has been selected to present at the 2026 annual meeting of the Southern Association of Colleges and Schools Commission on Colleges (SACSCOC), the regional accrediting body for higher education across the South. The meeting will be held Dec. 5–8 at the George R. Brown Convention Center in Houston under the theme "Exploring New Frontiers in Accreditation."

ASU's session, "The New Frontier of Student Success: Academic Innovation for Workforce Impact," was accepted as a group discussion within the conference track Exploring New Frontiers in Supporting Students. Being selected for the SACSCOC annual meeting places Albany State among a distinguished group of institutions invited to share proven, practical strategies with accreditation and academic leaders from across the region.

The session will be led by three of the University's executive academic and student success leaders:

• Erin Gilliam, Vice Provost for Academic Affairs, Academic Progression

• Jarrod Benjamin, Vice President for Student Affairs and Enrollment Management

• Sarah Brinson, Dean, Darton College of Health Professions

Together, the presenters will explore how regional institutions can align academic innovation, workforce readiness, and student support systems to improve retention, persistence, and career outcomes. Drawing on Albany State's own work, the discussion will highlight the university's redesign of its first-year experience course, the expansion of intrusive advising and early-alert systems, and academic progression initiatives designed to move more students to graduation.

"Being selected to present at the SACSCOC annual meeting affirms the work our faculty and staff do every day to put students first," Gilliam said.. "This session reframes accreditation not as a compliance exercise, but as a strategic framework for innovation, workforce relevance, and student-centered transformation."

A central theme of the session is Albany State's role as an engine of opportunity for southwest Georgia. As the region continues to confront healthcare disparities and workforce shortages, ASU has strengthened workforce-connected pathways in nursing and health career programs by building employer partnerships that expand clinical experiences, experiential learning, and career readiness for students. These efforts position ASU graduates to directly address critical community health needs.

"Our health professions programs are answering a direct call from our region," Brinson said. "We are preparing graduates who are ready to step into critical roles in nursing and health sciences to strengthen the healthcare workforce across southwest Georgia and beyond."

The University's commitment to student readiness is reflected in measurable results. Nearly 69% of ASU associate degree graduates continue into the university's four-year programs, demonstrating strong academic progression and institutional retention, while the university's nursing program achieved a 95.7% annual NCLEX pass rate for 2024, reflecting its commitment to producing highly qualified, workforce-ready graduates.

"Our responsibility begins the moment a student enters the university and extends until they are ready to enter the global workforce," Benjamin said. "When we invest in advising, early support, and connected pathways, we change outcomes — not just for our students and their families, but for the communities and industries they will serve around the world."

Grounded in Albany State University's mission of access, academic excellence, and community impact, the session will offer attendees actionable and scalable strategies that institutions of varying sizes and classifications can adapt to strengthen workforce readiness, institutional effectiveness, and post-graduate success.

Area students excel at colleges, universities

Staff Reports
news@albanyherald.com

AMERICUS — The following local residents made the summer 2026 Academic Achievement List at Georgia Southwestern State University and were among 613 students recognized for scholastic achievement.

Haleigh Abercrombie of Albany
Lilee Akins of Albany
Harper Anderson of Leesburg
Evoli Andrew of Leesburg
Karlee Back of Leesburg
Nathaniel Baldwin of Leesburg
K'mari Barnes of Albany
Rainie Bartley of Albany
Gabe Bearden of Albany
Morgan Bell of Sumner
Robert Bell of Leesburg
Sara Bridges of Leesburg
Baleigh Brown of Leesburg
Muriel Brown of Leesburg
Wyatt Brown of Dawson
Shakita Bullard of Albany
Courtney Burleson of Leesburg
Abigail Busby of Dawson
Anna Capers of Albany
Talley Carder of Leesburg
Amy Cash of Leesburg
Jackson Creech of Leesburg
Milo Demott of Bronwood
Jacob Dismuke of Albany
Lily Dooley of Leesburg
Andrew Dowdy of Albany
Gracen Dozier of Albany
Alisa Epps of Leesburg
Brayden Evans of Dawson
Talaysia Franklin of Albany
Kendall Gay of Leesburg
Shaun Glover of Leesburg
Piper Graham of Leesburg
Addison Greenway of Leesburg
Lydia Griffin of Leesburg
Seth Griffin of Leesburg
Brandon Haire of Albany
Franklin Harris of Leesburg
Kristen Harrison of Leesburg
Brady Henderson of Leesburg
Avery Henley of Dawson
Reid Henry of Dawson
Ja'narri Hill of Leesburg
Mikaylah Irvin of Albany
Kizzy Jackson of Leesburg
Savannah Johns of Leesburg
Caroline Johnson of Leesburg
Mark Jolley of Leesburg
Ethan Jolly of Sumnerz
Abigail Kimsey of Albany
Julie Kirkpatrick of Leesburg
Kinsey Kirt of Leesburg
Riley Knight of Leesburg
Kathryn Kuck of Leesburg
Tracie Laster of Leesburg
Jacob Lindsey of Albany
Anthony Mareus of Albany
Austyn Martin of Albany
Talan Martin of Leesburg
Zachary Martin of Albany
Jayla Mathis of Albany
Zoe Mihalko of Leesburg
Cameron Mills of Smithville
Cross Mitchell of Albany
John Moore of Albany
Keneyanna Mosley of Albany
Cadee Norman of Camilla
Demijanae Nurinda Aguilar of Dawson
Adaora Nwagbara of Sylvester
Sara Olson of Leesburg
Addison Parker of Leesburg
Sa'Niya Parker of Albany
Austin Paul of Leesburg
Cameron Paul of Leesburg
Haley Polite of Leesburg
Michael Pollock of Leesburg
Chloe Poole of Desoto
Lauren Powell of Leesburg
Sarah Price of Albany
Ariyanni Raymon of Albany
Amelia Reed of Leesburg
Cody Reeves of Leesburg
Jadyn Roberts of Leesburg
McKenzie Sanders of Albany
Abigayle Sheffield of Leesburg
Kathryn Shiver of Leesburg
Rilee Shiver of Leesburg
Ayesha Siddiqua of Leesburg
Natalie Smith of Leesburg
Colin Snipes of Albany
Molly Starr of Albany
Kendall Stratton of Leesburg
Kierstin Tennison of Leesburg
Samantha Tennison of Leesburg
Mark Tillman of Leesburg
Kaygan Tripp of Leesburg
Kayla Vinson of Leesburg
Hadley Webb of Dawson
Leah Webb of Sylvester
Ellie Western of Leesburg
Lindsey Whittaker of Albany
Alannah Wilder of Albany
Laney Williams of Camilla
Thomas Wright of Albany
Jarious Young of Albany
Selina Youngblood of Sasser

University of Maryland Global Campus -- President's, Dean's Lists

ADELPHI, Md. — Amber Grace of Leesburg, earned a Master of Business Administration President's List designation from the University of Maryland Global Campus in summer 2026. To qualify for the President's List at UMGC, students must have graduated with a cumulative grade-point average (GPA) of 4.0.

Grace was one of more than 4,300 students worldwide who earned degrees from UMGC in the summer 2026 term.

ADELPHI — More than 12,900 University of Maryland Global Campus students were named to the Dean's List for the summer 2026 term. To be eligible for the honor, a student must complete at least six credits during the term, earn a grade-point average of at least 3.5 for the term, and maintain a cumulative GPA of 3.5 at UMGC.

Kristina Akins of Leesburg
Crystal Guillory of Albany
Malik Jones-Pierre of Albany
Alejandro Nanez of Leesburg

Georgia Tech -- Graduation

ATLANTA — Dana Pollock of Pelham has earned a bachelor of science degree in Neuroscience with Honors from the Georgia Institute of Technology in Atlanta.

Pollock was among approximately 2,240 undergraduate and graduate students who earned degrees during the summer 2026 semester.

Troy University -- Chancellor's List

TROY, Ala. — Troy University has recognized students who have been named to the Chancellor's List for Term 1 of the 2026-2027 academic year. Full-time undergraduate students who are registered for at least 12 semester-hours and who earn a grade-point average of 4.0 qualify for the Chancellor's List. The summer semester includes students at the Troy, Ala., campus. Term 1 includes students at TROY's campuses in Dothan and Montgomery, Ala., as well as locations outside of Alabama and online.

Caroline Huey of Camilla
Lillie Mays of Leesburg

Beulah Heights University -- Graduation

ATLANTA — Kizzie Pierce of Albany graduated from Beulah Heights University on Commencement Day 2026. Pierce graduated with a Master of Arts degree.

Pierce was among more than 86 students who graduated during Commencement 2026.

University of North Georgia -- Commissioning

DAHLONEGA — In a ceremony held recently at the University of North Georgia, 20 graduating cadets were awarded commissions as second lieutenants.

Cyler Perkins of Albany commissioned into the Army in the Armor Division.

Phoebe Sumter expands heart care

Staff Reports
news@albanyherald.com



Dr. Lorena Doctor

AMERICUS — Phoebe Physicians has announced that Dr. Lorena Doctor, a cardiologist with extensive experience in cardiovascular disease management and cardiac electrophysiology, has joined Phoebe Cardiology of Americus, where she will practice alongside Dr. Jordan Simmons.

Doctor brings more than two decades of cardiovascular care experience to southwest Georgia. She completed her cardiovascular fellowship at MetroHealth Medical Center in Cleveland and her cardiac electrophysiology fellowship at Drexel University College of Medicine in Philadelphia. Most recently, she served as an electrophysiologist cardiologist at the Carl Vinson VA Medical Center in Dublin, where she helped expand cardiac services and improve access to specialized cardiovascular care for veterans across rural Georgia.

In Americus, Doctor will provide comprehensive cardiovascular care, including the diagnosis and treatment of heart disease, management of cardiovascular risk factors, cardiac imaging interpretation, arrhythmia evaluation and treatment, and care for patients with heart failure and cardiomyopathy.

"Dr. Doctor's depth of cardiovascular experience and commitment to expanding access to specialized heart care make her an outstanding addition to our physician team," Carlyle Walton, the president of Phoebe Sumter Medical Center, said. "Her expertise strengthens the cardiology services available in Americus and helps ensure patients across Sumter County and surrounding communities can receive exceptional heart care close to home."

Doctor earned a medical degree from the Wayne State University School of Medicine in Detroit and completed an internal medicine residency through Wayne State University/Detroit Medical Center. She also completed advanced cardiovascular imaging training at Robert Wood Johnson University Hospital in New Jersey.

"We are excited to welcome Dr. Doctor to our growing cardiology team," Dr. Estrellita Redmon, the president of Phoebe Physicians, said. "Her extensive clinical background and passion for improving cardiovascular outcomes will benefit patients throughout our region while further enhancing the high-quality care available through Phoebe."

Appointments with Doctor are available at Phoebe Cardiology of Americus. For more information or to schedule an appointment, call (229) 931-715.

Winners announced in Albany Museum of Art's Student Art Exhibition

Staff Reports
news@albanyherald.com

ALBANY — Two high school students each won two awards, and a third student placed in the top three for the third consecutive year in the third annual Southwest Georgia Student Art Exhibition at the Albany Museum of Art. The exhibition of artwork by middle and high school students is open in the AMA's West Gallery through Feb. 6.

"We have an amazing amount of artistic talent in our southwest Georgia schools, and many people don't realize it until they see this exhibition," AMA Director of Education and Public Programming Annie Van Oteghem said. "All of the students did outstanding work, and we are proud to showcase it every fall. We hope everyone will come out and see what this generation of artists is already doing."

Kariya Walker, a senior at Dougherty Comprehensive High School, won multiple awards this year: first place in Realistic/Technical 2D art and second place in Abstract 2D. Ke'Mari Covin, a senior at Dougherty High, won first place in Abstract 2D, and second place in the People's Choice competition.

Jack Hopkins, a homeschool junior who has placed in Sculpture and 3D art in each of the exhibition's three years, claimed his second first-place win. Hopkins won first in the inaugural contest and placed second in 2025.

More than 90 students submitted works in four categories: Abstract 2D, Technical 2D, Photography & Digital, and Sculpture & 3D. First- and second-place winners and honorable mentions in each of the categories were announced at the ninth annual HeART of Albany Festival, which was held in Tift Park. In addition to certificates, high school artists who won first or second place received cash awards.

The middle and high school entries were judged this year by Chazz Williams, interim dean of the Albany State University College of Arts & Sciences; artist Britny Wray; ASU Associate Professor of Art Michael Mallard, and AMA Curator of African Collections and African Diasporic Art Maya Henry.

"We appreciate our jurors taking time out of their busy schedules to judge the contest," Van Oteghem said. "There were no easy decisions with the high quality of work, so we were happy that they agreed to share their insight and expertise."

The People's Choice winner this year was Lee County Middle School sixth-grader Logan Reddick. Museumgoers determined the People's Choice winner by scanning the QR code in the gallery to access the online ballot with their smartphones and vote for their favorite artwork. More than 500 votes were cast in the contest.

Here is the complete list of winners:

HIGH SCHOOL

Abstract

1st Place: Ke'Mari Covin, senior, Dougherty Comprehensive High School, "Organized Chaos";

2nd Place: Kariya Walker, senior, Dougherty Comprehensive High School, "Burst of Color";

Honorable Mention: Skylar Wright, freshman, Dougherty Comprehensive High School, "Don't Follow the Rules";

Honorable Mention: Lauren Meehan, junior, Thomasville High School, Untitled.

Realistic/Technical

1st Place: Kariya Walker, senior, Dougherty Comprehensive High School, "Adolescence";

2nd Place: Breuana Cooper, sophomore, Monroe High School, "Morning Companions";

Honorable Mention: Sylas Andrews, senior, Monroe High School, "Humming Peace";

Honorable Mention: Celeste Daniels, junior, Dougherty Comprehensive High School, "In Her Eyes."

Photography/Digital

1st Place: Elijah Strum, senior, Monroe High School, "Braided in Love";

2nd Place: Lauren Johnson, sophomore, Deerfield-Windsor School, "A Common Thread";

Honorable Mention: Linda Merrell, junior, Dougherty Comprehensive High School, "Don't Stop";

Honorable Mention: Brooklyn Ivy Sweet, senior, Deerfield-Windsor School, "Science of Bruising."

Sculpture/3D

1st Place: Jack Hopkins, junior, Homeschool, "Hand Puppet";

2nd Place: Kamaree Perry, senior, Monroe High School, "Steps Once Bound";

Honorable Mention: Phoenix Adams, junior, Adams Homeschool Academy, "Hues of Blue";

Honorable Mention: Ke'Mya Davis, junior, Monroe High School, "Ocean Deep."

MIDDLE SCHOOL

Realistic/Technical

1st Place: Trevious Culpepper, 6th grade, Radium Springs Magnet Middle School, "Half the Story";

2nd Place: Luchianna Mejias, 8th grade, Radium Springs Magnet Middle School, "Etched in Emotions";

Honorable Mention: Ava Brown, 8th grade, MacIntyre Park Middle School, "Besties";

Honorable Mention: Malik Jones, 7th grade, Radium Springs Magnet Middle School, "Grandpa";

Honorable Mention: Jayden Andrews, 8th grade, Thomasville Middle School, "The Hammer."

Abstract/Mixed Media

1st Place: Katelyn Hall, 7th grade, Merry Acres Middle School, "Rhythms Within";

2nd Place: Lyric Bogans, 7th grade, Merry Acres Middle School, "Connected by Contrast";

Honorable Mention: Tegan Burgess, 7th grade, MacIntyre Park Middle School, "Lily";

Honorable Mention: Dana Harper, 7th grade, Merry Acres Middle School, "Patterns in Motion."

PEOPLE'S CHOICE AWARD

1st Place: Logan Reddick, 6th grade, Lee County Middle School, "Blooming Beyond the Lines";

2nd Place: Ke'Mari Covin, senior, Dougherty Comprehensive High School, "Blooming in Stillness";

3rd Place: Jamarquis McCalaster, Westover High School, senior, "Head Down."

SATURDAY SQUAWKBOX

SQUAWKBOX@ALBANYHERALD.COM

Carlton wasn't talking about the race of the newly-elected, he was talking about their credentials for the job. In an open job market, most of them wouldn't have been granted an interview based on their resumes.

Can we just fast-forward to the part where our corrupt Albany City Commission tries to hire a new police chief candidate that is grossly unqualified but is also someone's cousin or pastor? It feels inevitable. Then the GBI has to get involved, and then an ethics panel of some sort. It is going to be a drawn-out whole thing. We might as well hurry up and get it over with.

I don't know a lot about his background, but Mr. Will Thaut generally has well-written and timely columns when they appear in The Albany Herald. Is there any way to get more columns from him?

Greed is thinking you are entitled to something that someone else worked for.

I bet one of the big things we'll see as the result of the recent midterm elections -- especially along this unproven and unqualified bunch in Georgia -- is more and more people with their hands out, asking that the "government" give them everything free. These people are too simple to know the "government" is you and me, and the ever-shrinking number of people who actually pay taxes.

A clown similar to McDonald's would be very appropriate as an emblem for our city and county commissioners.

Facebook post: "Your kid will never come home from school with gender reassignment surgery, but they damn sure might come home with the measles." That Man Without a Family

It's the same all the time – you wait and wait all year for football season, and by the time you blink, it is almost over. How 'bout them DAWGS?

Albany's roads are unpatroled and dangerous at night. Drugs and crime are rampant. The police chief has already retired. People move here for the drug trade and cheap living in abundant slum motels. Taxes have gone way up. And our deadbeat commissioners use our money for an out-of-town vacation and to buy new logos to put on their wall. Pathetic and sad.

Hey, whiny GOP Squawker: Have you and Trump figured out yet how those sneaky Democrats piled up millions and millions and millions of illegal votes that knocked your beloved candidates out of office? Funny how that narrative has been nipped in the bud by the overwhelming Democratic victory.

Gun control? Who needs gun control? Let's just let these criminals and thugs thin out the population for us. Guns are great!

COLUMNIST ■ DAVID CARROLL

My washer and dryer outage

Everybody's talking about the recent outages and shutdowns. Our flights were canceled, our e-mail messages disappeared, and our national security was compromised.

So as a columnist who is laser-focused on stories that affect your life, I'm writing about the fact that my washer and dryer both met their maker (Whirlpool) during all this commotion.

The washer's agitator, a solid performer since 2004, was no longer its vibrant self. It was moving slowly, making a whining, grinding sound. In fairness, my wife helpfully commented that I too, often exhibit those same traits.

I did some research, and learned two things. First, it was the dogs' fault. It turns out that the agitators have small plastic pieces, referred to as "dogs," that let the agitator grip in one direction, and spin freely in the other direction. The dogs are relatively inexpensive, but the directions to replace them are complicated, for me anyway. The work involves lots of parts removal and reassembly, and even a 7/16 inch socket wrench.



CARROLL

In my house, if a repair job involves any tool other than a hammer or a screwdriver, I surrender. That's when the rule, "It'll probably cost less to buy a new one than to get this ancient unit repaired," goes into effect.

As I prepared to load the final wet load of wash into the dryer, whose service dates back to 2006, it too, began to cough and sputter. Now, I became agitated. Are you trying to tell me that, amid this current wave of national chaos, it is a coincidence that both of these fine appliances just stopped working at the same time? Could this be collusion? After all, they had been working side by side for decades. Legally, the dryer was now old enough to vote, and the washer could buy alcohol.

I asked Alexa, my in-house expert, "Why would a washer and dryer, consistently reliable for more than 20 years, begin to malfunction simultaneously?" She blamed the Biden administration.

With that mystery solved, my wife and I planned a trip to the big-box appliance store. First, we did our homework. It seems like these stores are always having a sale. Lucky for us, our washer-dryer outage occurred just in time for their Fall Post-Halloween, Mid-November, Pre-Thanksgiving, Early Black Friday, Holiday Harvest, Pre-Christmas Blowout Extravaganza.

On the store's website, we found a washer and dryer with "sale" prices that snugly fit our budget. No bells, no whistles, and no digital controls designed to be understood only by MIT professors. No, sir, these had old-timey knobs, as God intended. The plan was to go to the store, track down the appliance guru, and make the purchase. I had a couple of other items on my list, so my wife hit the appliance aisle first.

By the time I joined her, she had made a discovery. Those sale items were "OK," but the smooth-talking sales rep had introduced her to a more expensive washer (also on sale) with more capacity, an improved agitator, and noise reduction. You've heard the pitch before. "Sure, that other washer is fine, but for just a few hundred dollars more, you could have this one."

I was torn. It was definitely a budget-buster, but I hadn't seen my wife's eyes that big since the time we went to a Braves-Yankees game, and she grabbed the binoculars when Derek Jeter stepped up to bat. We were behind home plate, in the front row.

I noticed the fancy washer had a 10-year parts warranty, which sounded impressive. When I asked the sales guy about it, he said, "Can I be honest?" Well, sure. Does that mean he had not been honest, up until now? Anyway, he said, "The parts that are covered under that warranty will last forever. It's the other parts that will break down first." Now that's agitating. Is this progress?

It reminded me of when we bought a refrigerator last year. As we boasted to the installer that our previous fridge lasted 20-plus years, he laughed. "Well, I can guarantee you that won't happen again."

So as America prepares to send a manned mission to Mars in 2032, I have a message for the astronauts. Ask about the warranty.

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

COLUMNIST ■ WAYNE FOWLER

Thankful for the sublime that bears the Creator's fingerprints

Well, that was a first. My post was viewed over 300 times within 24 hours. Yes, I'm old school – it was on Facebook. The subject of the 16-second reel was autumn colors I experienced on a solitary walk through a wooded landscape.

The early fallen leaves scrunched beneath my feet, and the crickets trilled in the golden hour. The late afternoon sun invited the chill to emerge from the lengthening shadows. The aroma of wood smoke lingered in the air.

"This is pumpkin pie season," I thought.

My face tilted heavenward to see the crimson and amber leaves framed by evergreens and the bright, blue sky.



FOWLER

"Sublime!" I thought.

I shared the post online for those who enjoy autumn in the mountains.

It would have been just as correct to think of the leaves as red and yellow. Only a colorblind or irrational person could disagree. Those colors are pigments exposed by reduced chlorophyll production in the trees. They are a biological feature of leaves.

Beyond colors, who could look at such an artistic rendering and declare it ugly? To do so would defy the intrinsic beauty of leaves, sky and sun. To say the view is sublime is not a personal opinion. It is an agreement between the rational mind and tranquil heart that results in a certain awe, humility, and reverence.

Sublime suggests an objective reality that connects the seen and unseen. You cannot see the value of a person, the morality of a choice, or the truth of the matter, but they are real.

The beauty of nature serves to remind us of such unseen realities. It bears the fingerprints of the Creator whose existence and character are revealed. It declares you have Someone to thank.

Friends commented on my post: "Nice!" "Beautiful!" I am glad they experienced the sublime with me. But even if they thought otherwise, it would remain an absolute reality.

"The heavens are telling of the glory of God; and their expanse is declaring the work of His hands. Day to day pours forth speech, and night to night reveals knowledge." (Psa. 19:1-2)

COLUMNIST ■ CARLTON FLETCHER

It's time for parents to raise their children ... before it's too late

"That spell mannish boy; I'm a man. I'm a full-grown man."

– Muddy Waters

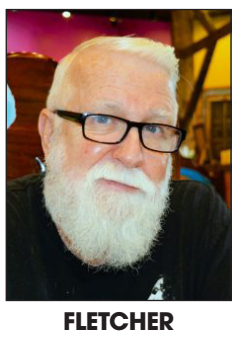
Visions of the Old West danced through the consciousness of Albany citizens over the last couple of weekends, as two young boys – and, yes, they were just boys – were shot and killed over what will no doubt turn out to be some stupid reasons that will leave the rest of us – the survivors, so far – dumbfounded.

Emphasis on "dumb."

One of my favorite scenes from the movie "Friday" is when the father, played by John Witherspoon, tells those gathered around a fallen neighborhood bully that young people today turn to deadly weapons anytime there is an argument, that they never learned to settle things with their fists the way young people did when he was young.

That holds especially true today. And we shake our collective heads, wondering just how this happened.

Every deadly incident like the two that haunt our community – and many others that happen on a regular basis, just not with the ultimate outcome – has its "reasons." And, no, those of us who think beyond "proving our manhood" or "getting payback" or "following a code" cannot fathom those reasons. Most of us grew up in households where such actions were part of a different code, a code that valued the sanctity of human life.



FLETCHER

But there is no sanctity to life among many who are making their way through our community's schools merely to maintain contacts and to "represent" street gangs that terrorize this community and just about every other one like it. You think it was tough being a teacher a generation or so ago? Try getting your message through to children who are sitting in your class, plotting ways to make a mark among their peers that will build their status.

Who's at fault? That's the question we always ask when we can't make sense of what's going on around us.

Well, when every movie, TV show, music video or other type of entertainment not only portrays violent acts with grim reality but also glorifies the perpetrators – it's "street justice" kids are told -- it's pretty simple for young people who haven't yet begun to figure life out to buy into such a skewed sense of right and wrong.

There's a reason parental warning stickers and ratings are slapped on such "entertainment." Young kids should not be subjected to such images and circumstances before they're able to rationalize that what they're seeing and hearing is not real life.

Yet we hear of – and encounter – kids who should be watching cartoons and Disney movies at entertainment events intended for adults. And we hear them singing along to lyrics that would make a stevedore blush. Adults – many of them actual parents – laugh as their kids curse openly and call their peers names they can't comprehend. They just know the grownups think it's funny when they call their friend *&%$#, so they call them that every time they can, you know, to generate a laugh from mom, dad and their friends.

It also is a fact that in America – and especially in Georgia – it is the easiest thing to obtain a deadly weapon, no strings attached. Hey, what better way to prove you're the biggest and baddest man around than to walk about with a pistol on your hip, you know, like John Wayne did in the old movies.

You'll hear the hue and cry of the 2nd Amendment troopers when you talk about making it a bit more difficult to obtain weapons, but the reality is that in Albany, Georgia, two teenagers are dead today because other teenagers had access to weapons. And when there was "beef," well, what would any right-thinking teenager do but blow away the person that may have "dissed" them?

Of course, with gun nuts and groups like the NRA paying big money to gutless politicians to make sure there are no limits placed on ownership of weaponry, our country grows ever more dangerous. Who knows, that person you accidentally bumped while walking in a crowded room may take that insult the wrong way and show just how bad he or she is. But at least you can take your gun to church or into a place of business.

Yes, there are any number of reasons kids today have taken it upon themselves to mete out justice ... as they see it. But the bottom line is that very few young people would be offended enough by some slight to take a life if they had parental guidance. If parents taught their children right from wrong, and then enforced those guidelines with discipline, there would be a lot fewer stories like the ones that came out of Albany the last two weekends.

Many parents – even the ones who try and teach their children right from wrong – allow young ones to slip a little further away each passing day, justifying their inactivity by saying, "I'm doing the best I can." Those are the same parents who wail and cry when their children are arrested for murder or who pay the ultimate price with their lives.

Knowing there are always a number of bad influences – adult-geared entertainment, gangs, evil people with societal axes to grind – awaiting our young people, it is our responsibility as parents to raise them, not fear them and turn them loose. Until that starts happening, we'll get more reports like the ones that have left us stunned the last couple of weeks.

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

THE ALBANY HERALD

Perspectives

The Albany HERALD
ALBANYHERALD.COM

Carlton Fletcher
EDITOR

— Georgia Trust for —
LOCAL NEWS

TODAY'S BIBLE VERSE

"Lord, thou hast heard the desire of the humble: thou wilt prepare their heart, thou wilt cause thine ear to hear."
Psalms 10:17

COLUMNIST ■ SCOTT LUDWIG

'Killer Queen?' You bet

There have been several prominent musicians who have died from AIDS. Liberace and Tom Fogerty of Creedence Clearwater Revival, for example. Arguably none has shaken up the music world more than the death of Freddie Mercury. On Nov. 24, it will be 35 years since the world has been deprived of his exquisite voice and extraordinary showmanship.


LUDWIG

When I was in high school, I listened to classic rock every chance I had. Although, to be fair, it wasn't considered 'classic' yet. That would come. In time. However, for some bands – the Beatles, Led Zeppelin, and the Rolling Stones – referring to their music as "classic" may be an understatement. That's because I'm certain that the music I grew up listening to will be heard until the end of time.

Led Zeppelin's classic "Stairway to Heaven" is considered by many the greatest rock song in history. It was originally released in 1971, and although I probably won't be around to hear it, I trust it will still be in regular rotation in 2071. (I doubt there's many, if any, of today's songs that will be remembered 100 years from now.)

My LPs were the soundtrack of my youth. I read all the liner notes containing the profiles of the band members, song lyrics, and other items of interest to fans of rock and roll. I also read all the prominent magazines dedicated to the genre from cover to cover, like Rolling Stone, Circus and Creem.

One day I took a chance on buying an album I wasn't familiar with but had heard a lot about. I had heard the band's hit single, "Killer Queen," on my favorite FM station and was dying to hear more. So I bought their album. It was called "Sheer Heart Attack." The band quickly became another of my favorites. They were called Queen.

I spent entire days listening to that album – over and over again -- which I thought of as hearing Queen for a day. Freddie Mercury's vocals, along with the guitar wizardry of Brian May, made for quite a formidable one-two punch. Some say Mercury was the best vocalist of all time. I'm one of them.

Brian May, while perhaps not thought of as the best guitarist of all time – remember, his peers were Hendrix, Clapton, Beck, Page – is definitely the brightest, as evidenced by his PhD in astrophysics. John Deacon on bass and Roger Taylor on percussion, both immensely talented in their own right, rounded out the quartet.

Regrettably, I never had the opportunity to see Queen perform live. The band didn't tour in the United States until 1974, and by then I was well into my studies at the University of Florida. Sadly, the great Freddie Mercury passed away in 1991, so now there will never be another chance to see Queen perform with their four original members. (I realize Queen still performs with Adam Lambert as the frontman.)

So now I have to be content watching Queen's near-perfect performance at 1985's Live Aid, a performance recreated almost perfectly in the 2018 film "Bohemian Rhapsody." (Incidentally, Adam Lambert made a cameo appearance in the movie.)

Another Queen masterpiece is the recording of their 1981 live performance in Quebec: "Queen Rock Montreal." It's available on CD and DVD. I suggest you own both. As for "Bohemian Rhapsody" -- the song even a drunk man can sing from start to finish while handcuffed in the back seat of a police car -- it is considered by many as the second-greatest rock song in history. It will still be in rotation in 2071 as well. Trust me on that.

But the six-minute classic is just the tip of a very deep iceberg in the band's vast musical repertoire, which includes "Another One Bites the Dust," "Crazy Little Thing Called Love," "Somebody to Love," "We Will Rock You/We are the Champions," "Dragon Attack" (my personal favorite), "Don't Stop Me Now," "You're My Best Friend," "Fat-Bottom Girls," "Bicycle Race," "Love Of My Life," "Play the Game," "Save Me."

Tell the truth: Don't you want to find someplace quiet and let the band, well, rock you?

Thought so. Trust me: you're not the only one.

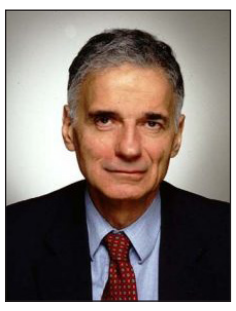
Postscript: Just for fun, I Googled "greatest showman in rock and roll." You probably know whose name was first on the list.

Scott Ludwig is an Albany Herald columnist and independent writer/author who lives in Senoia. All of his books can be found on Amazon.

COLUMNIST ■ RALPH NADER

What a progressive Congress can do immediately

With newly elected progressive members of Congress raring to go, civic advocates must get specific about what they can do to help lawmakers break free of the corporate cocoon they are about to enter on Jan. 3.


NADER

1. Newly elected members of Congress must develop their own base of support so they can resist divide-and-rule tactics and avoid being marginalized by corporate Democrats. Congressional newcomers can routinely have their own "shadow hearings" in Congress and in their states on issue after issue. Such hearings can educate new members of Congress, the public, and the media, and encourage important participation by progressive citizen groups.

The new and incumbent progressives in Congress must systematically meet with large and small membership citizen groups that have vast experience with Congress and well-developed agendas for long-overdue immediate changes and longer-range structural reforms.

2. Immediate legislation to alleviate some of the economic woes of the voters who sent them to Washington on Nov. 3:

(a) Elevate the federal minimum wage to at least $17.50 per hour from the long-frozen $7.25 per hour that has given such a windfall to many employers. About 30 million workers will benefit. Recall Obama promised to raise the minimum wage to $9.50 during his 2008 presidential campaign. He had huge majorities in Congress but did nothing. That is what happens with corporate Democrats.

(b) Enact an authentic child tax credit benefiting some 60 million children and cutting child poverty in half.

(c) Raise Social Security benefits, frozen since 1971, paid for by raising the cap on Social Security income to include the well-off and the super wealthy. Incumbent House and Senate Democrats are well aware of Representative John Larson's Social Security 2100, which attracted more than 200 Democratic cosponsors during the 2021–2022 Congress

Progressive lawmakers must not let corporate Democrats' predictions of possible Trump's vetoes deter them from acting. Make him veto popular legislation and lose more voter support and some Congressional Republicans up in 2028. This could produce even greater Democratic Party majorities in two years, making for a veto-proof Congress.

Progressives need to recognize the powers Congress can exercise without the president's signature, such as creating permanent standing committees on impeachable offenses to protect the Constitution's separation of powers. Furthermore, progressives can fund the critical Office of Technology Assessment, defunct since 1995 due to Speaker Newt Gingrich's preference to rely on costly boondoggle corporate science and technology advanced by his corporate paymasters.

Not many people know how a corporate Congress strips itself of the capacity to perform its vast constitutional duties. The entire annual budget of Congress for 2026 is $7.3 billion, a third of what a new aircraft carrier goes for, or just about three days of the military budget.

Campaign finance reform can get underway with a bill that bans any company or individual doing business with the federal government from making any campaign donations to any incumbent and anybody running for Congressional and presidential office. That would prevent most of the big lobbyists from buying or renting politicians.

Democratic control of the Congressional committees, also creates opportunities to use the federal courts to defend Congress's oversight powers. Properly authorized committees may have standing to sue to enforce subpoenas and other demands, strengthening Congress's ability to obtain testimony, documents, and stop illegal activities.

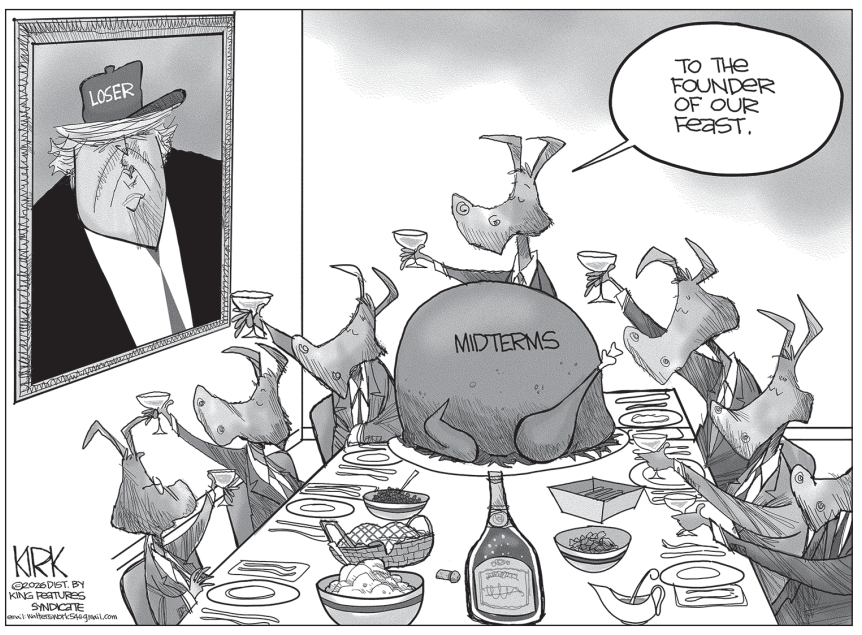
Congress does not need the president's signature to require the Pentagon to obey a 1992 federal law requiring all federal departments and agencies to send an audited annual budget to Congress. The Department of Defense admits it has been unable to do this, in violation of the law, under both Democratic and Republican administrations.

Congress should use its power of the purse to cut off funding for Trump administration programs that violate the rule of law, devastate Americans' lives and livelihoods, or support unlawful military operations abroad. Trump's criminal wars such as the wars in the Middle East or his illegal takeover of Venezuela and its oil are clear impeachable offenses. Remember, in 1973, Congress cut off the money for combat operations in Vietnam and helped push President Nixon to end this undeclared war.

Congressional Progressives, remember your two big levers: regular, public "shadow hearings" and engaging with the progressive citizen groups and progressive unions for agendas, strategies, and action. At long last.

Also, get rid of the Tuesday to Thursday club. When Congress is in session, it should work a full five-day week and have more time for oversight hearings and other delayed duties. Your motto should be "full-time pay means full-time work."

Ralph Nader is a renowned national activist, author and commentator who once ran for president of the United States.



Letter to the Editor

Stutterers deserve the chance to be heard

To the Editor:

About 3 million people in the United States stutter. As we look beyond national Stuttering Awareness Day, I hope we will give each of them something simple: the time to finish what they want to say.

A teacher can wait for a student to answer. A friend can resist supplying a word. A parent can turn to reliable information instead of old myths. These small acts tell people who stutter that their words matter.

My father, Malcolm Fraser, founded the Stuttering Foundation in 1947 because he knew how hard it was to find trustworthy help. As we approach our 80th anniversary next year, we are sharing more stories and free resources at StutteringHelp.org.

Every voice deserves to be heard.

Jane Fraser
Memphis, Tenn.

Jane Fraser is president of the Stuttering Foundation.

We must stop use of Earth-killing fossil fuels

To The Editor:

The truth is our world is warming quite rapidly. The average global temperature has risen more than 2.15 degrees Fahrenheit during the last 150 years, and the rate of warming has accelerated significantly since the late 1970s.

Throughout Earth's history, previous increases of 2 degrees Fahrenheit have taken more than 5,000 years. Although 2.15 F may not seem like much, it is currently disrupting global weather patterns, leading to severe droughts, rising sea levels, and intense storms we all observe today.

This rapid increase is due to humanity's burning of planet-warming fossil fuels, such as coal, oil and methane (often referred to as "natural" gas), since the start of the Industrial Revolution. These polluting gases act like the glass on a greenhouse, allowing sunlight and heat to reach the Earth's surface while trapping excess heat that would typically be released back into space.

In the 1880s, the concentration of carbon dioxide, the primary greenhouse gas, was 280 parts per million. Today, it is more than 428 parts per million, an increase of 53% in just 150 years.

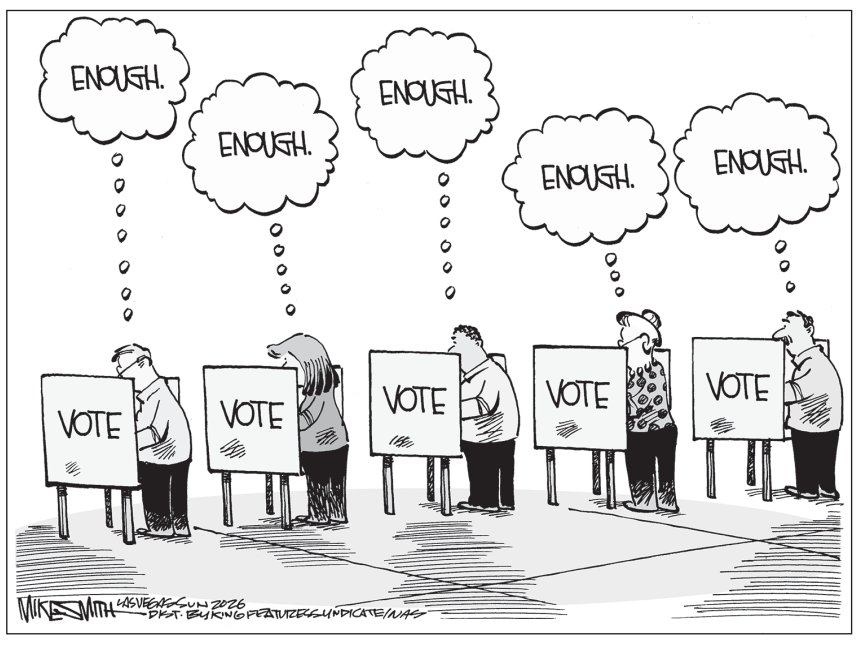
To combat this crisis, we citizens must use our voices and votes to lead a rapid transition to using clean, renewable energy sources and stop burning Earth-killing fossil fuels.

Global warming is a massive challenge, but solutions are readily available. By prioritizing sustainability in our policy choices and daily lives, we can, must and will secure a stable climate for future generations.

Ron Sadler
Albany

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Local election officials explain mishap that temporarily flipped southwest Georgia state House race

By David Maxwell & Ty Tagami
Capitol Beat News Service



Gerald Greene

DONALSONVILLE — Election officials in Seminole County are attributing the changed outcome in the state House District 154 race to a mishap with their tabulation process, saying the memory card that recorded the votes never went missing even though state election officials initially said the card had been "overlooked."

In the days after Election Day, incumbent Rep. Gerald Greene, R-Cuthbert, was trailing Democratic challenger Harry James by fewer than 100 votes, according to the unofficial tally.

But on Nov. 6, after additional votes were included in Seminole County's totals, Greene moved ahead of James.

That afternoon, the secretary of state's office issued a statement saying the correction of the tally had given Greene a 262-vote lead. (That night, the unofficial tabulation on the secretary of state's elections website showed Greene with 10,193 votes to James' 9,932, a margin of 261).

After a hand count Monday, the state elections website on Tuesday showed Greene with 10,195 votes to James' 9,944, a margin of 251 votes.

Seminole County has certified its results, but the outcome remains unofficial until Secretary of State Brad Raffensperger certifies it.

The result will not affect control of the House. Democrats have taken control from Republicans, with 92 seats to Republicans' 87, according to the unofficial statewide count. One caveat: A three-way race on Election Day is headed to a runoff, and the outcome will give one of the parties another seat. But even if Republicans win, they will not have enough seats to regain control of the House.

The outcome in the Seminole County race flipped after election officials identified a discrepancy between the number of voters who checked in on Election Day and the number of ballots initially reported as cast.

In a statement on Nov. 6, the secretary of state's office said a routine check had found the discrepancy, and that the state then notified Seminole County.

Seminole County officials identified a discrepancy of nearly 400 votes.

In its Nov. 6 statement, the secretary of state's office attributed the unreported votes to an election machine memory card that "had not been uploaded into the county's election management system." The secretary of state's office also said it had launched an investigation that "will examine how the memory card was overlooked" and whether election procedures were followed.

Although initial reports described the issue as a missing memory card, Seminole County Elections Supervisor Ron Foskey said all memory cards had been accounted for on election night.

The problem, Foskey said, was that the county's election management system had not completed the final step necessary to validate and publish results from the last precinct's memory card. Once that step was completed, the updated totals matched the county's ballot scanner records.

The "final and complete" system report matched the ballot totals and scanner tape totals. The final report showed 388 more ballots than the report sent on election night.

The secretary of state's office confirmed that its investigation found that the memory card containing the additional votes was not missing.

Greene said in an interview Monday that he welcomed the hand count so the final result would be "above board" and "no one says something different about the election."

If the current result holds when Raffensperger certifies it, Greene will be sworn in in January to start his 45th year in office. He has been in the Georgia House since January 1983, making him its longest-serving member.

36th annual Celebration of Lights to kick off at earlier time

Staff Reports
news@albanyherald.com

ALBANY – The city of Albany is moving up the time for its 36th annual Celebration of Lights on Dec. 5.

New times and other information about this year's event includes:

-- Christmas Village: 3-6 p.m. -- North Jackson Street (from Pine Avenue to Broad Avenue).

-- Live Entertainment: 4-4:30 p.m. -- Pine Avenue between the Government Center (222 Pine Ave.) and the Judicial Building (225 Pine Ave.).

-- Christmas Parade: 4:30 p.m. -- Begins on Pine Avenue at Monroe Street and continues to the Dougherty County School System Building (200 Pine Ave.).

-- Tree-lighting Ceremony: Immediately following the parade

For more information about the Celebration of Lights events, visit albanyga.gov/celebrationoflights or contact the Downtown Manager's Office at (229) 483-7665.



File Photo

City of Albany officials are preparing for the city's 36th Celebration of Lights celebration scheduled Dec. 5.

Phoebe's Rural Health Report charts 'pattern of delays and denials' in Medicare Advantage

Staff Reports
news@albanyherald.com



Special Illustration: Phoebe

ALBANY – Medicare Advantage plans denied 83% of claims submitted by Phoebe Putney Health System in Fiscal 2025, leaving a backlog of $15.2 million in unpaid claims that were at least six months old and leaving patients in limbo.

Those are among the findings publicized in a new Rural Health Report, released by the hospital. The report examines the impact of the public-private insurance program for seniors.

The second edition of Phoebe's Rural Health Report finds that these patterns of delays, excessive administrative requests and claim denials threaten seniors' access to critical healthcare services in underserved areas like southwest Georgia. They also add considerable financial pressure to rural hospitals like Phoebe that survive on narrow margins.

Medicare Advantage is an alternative version of the government-funded healthcare program for seniors, managed through private insurance companies. Such plans have proven popular, with enrollment surpassing half of all Medicare beneficiaries in recent years. The Congressional Budget Office projects that MA's share of Medicare enrollees will reach 63% by 2034.

But Medicare Advantage plans have some key differences from original Medicare, including narrower networks of participating providers and a tendency to require prior authorization for coverage of certain services or procedures.

A Phoebe analysis of 12 months' worth of MA claims data uncovered troubling trends, including:

- 83% of claims denied, compared to 17% overall for traditional Medicare;
- An average 73.2 days to claims payment, well above federal guidelines;
- A 45.1% increase in downcoding admissions claims from the top six plans to trigger a lower reimbursement.

"Our one-year deep dive into Medicare Advantage claims activity surprised even us in what it demonstrated: A clear pattern of obfuscation, delay tactics, excessive requests for records and unjustifiably high rates of denials for the patients we serve," Phoebe Vice President of Managed Care Tom Lynch said. "Rural hospitals like ours are asking Congress to step in and enact strong protections against this kind of predatory behavior."

University System enrollment soars to record high

Staff Reports
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ATLANTA – University System of Georgia enrollment climbed this fall to a record 392,581 students. The 2.7% increase in enrollment over fall 2025 marks a fourth consecutive year of growth for the system.

Enrollment grew at 21 of USG's 25 public colleges and universities, according to USG's fall 2026 Semester Enrollment Report, with the total number of students at USG institutions across Georgia rising by 10,439 over the previous year. Of the nearly 393,000 students, the vast majority of those seeking a USG education are Georgians: 312,925 are in-state students, a 3.8% increase over last fall.

"Over the last four years, we've seen incredible growth across the system, a direct result of the hard work of presidents, faculty and staff who are committed to getting more students into classrooms and on track to graduation," USG Chancellor Sonny Perdue said. "These students receive a world-class education that prepares them for the demands of today's workforce. This year, with another record number of degrees awarded, the result is a more prosperous Georgia."

The fall 2026 headcount increased across all four institutional sectors within the system, with state colleges experiencing the largest percentage growth (3.6%) and research universities the largest increase in student numbers (3,786).

Georgia Southern University led the system in overall headcount growth, adding 1,863 students this fall. This number represents the combined enrollment of Georgia Southern and the former East Georgia State College for both this fall and last, following consolidation. Middle Georgia State University posted the highest percentage increase at 14.1%. Georgia Highlands College also achieved double-digit percentage growth at 10%, while South Georgia State College experienced the next-highest growth of 7.8%, a rebound after last year's slight decrease. Georgia Tech remains the largest institution in the system, enrolling 58,264 students — a 2.7% increase over last fall.

Enrollment rose across both undergraduate and graduate levels at USG institutions this fall. Undergraduate enrollment increased by 7,186 students (2.5%) compared to 2025, while graduate and professional programs added 2,976 students (a 3.4% jump). Master's students accounted for 2,222 of that increase, and more than half of those students are enrolled at Georgia Tech. In graduate enrollment, education specialists saw the largest increase, at 9.9%, over fall 2025.

Fall 2026 did present some challenges compared to last year. Across the system, first-time freshman enrollment dropped 3.3% from fall 2025, while out-of-state enrollment decreased 1.9% and out-of-country enrollment dipped 0.5%.

Even with those one-year drops, the system's five-year growth remains strong. Since fall 2022, undergraduate enrollment is up 13.9%, in-state enrollment has grown 17% and graduate enrollment has jumped 31%.

Demographic numbers continue to show an increasingly varied student population. The number of students identifying as Asian increased by 1,148 students (2.2%), and those identifying as Latino grew by 2,426 students (5.2%). There was a 4.8% increase in black students (4,826), with a slight 0.7% decrease in white students.

The enrollment numbers were released in USG's annual fall semester enrollment report, which analyzes enrollment data by institution, age, gender, race and ethnicity, as well as in-state, out-of-state and out-of-country students.

Hines Memorial CME Church to host Family and Friends Day

Staff Reports
news@albanyherald.com

ALBANY — Hines Memorial Christian Methodist Episcopal (CME) Church at 408

N. Madison St. in Albany will celebrate its Family and Friends Day on Sunday at

3 p.m. in the church's sanctuary.

The Family and Friends Day guest speaker will be the Rev. Tawanna B. Harris, presiding elder of the Albany-Thomasville District and pastor of the Usher's Temple CME Church in Fort Valley.

The community is invited to participate in the celebration and worship experience. Food and fellowship in the Family Life Center will follow.

The Rev. Ore Spragin is pastor of Hines Memorial CME Church.

Georgia Water Coalition names its 'Dirty Dozen' for 2026

Staff Reports
news@albanyherald.com

ATHENS — Georgia's leading water advocacy organizations released their "Dirty Dozen" for 2026 in a report highlighting 12 of the worst offenses to Georgia's waters. The report can be viewed at https://www.gawater.org/resources/dirty-dozen.

Rather than identifying the "most polluted places" in Georgia, the Georgia Water Coalition's Dirty Dozen report instead highlights the politics, policies and issues that threaten the health of Georgia's water and the well-being of more than 11 million Georgians.

The 2026 list includes the following:

- Altamaha River (Wayne County): Permit Renewal Leaves Georgia's "Little Amazon" Stained, Yet Again.
- Chattahoochee River (Clay County): False Reports Expose the Limits of Wastewater Self-Monitoring.
- Chattahoochee River at Peachtree Creek (Fulton County): Fish Kill Shows Atlanta's Minimum River Flow Leaves Little Room for Error.
- Conasauga, Coosawattee and Oostanaula Rivers (Northwest Georgia): "Forever Chemicals" Keep Flowing Amid Lawmaker Inaction.
- Flint River (Clayton County): Jet Fuel Spills at the Atlanta Airport Are Fouling the River's Headwaters.
- Ocmulgee River (Butts/Clayton/DeKalb/Gwinnett/Henry/Monroe/Newton/Rockdale/Spalding/Twiggs counties): Data Centers Threaten the Basin's Water Supply.
- Potato Creek (Upson County): Proposed Plastics-to-Oil Plant Could Cause Potential Problems for Thomaston's Drinking Water.
- Savannah River (Burke County): Plutonium Expansion Upstream Without Independent Monitoring Downstream.
- Yellow River (Gwinnett County): Clearing Along the Floodplain Sends Mud into Gwinnett's Yellow River.
- Georgia's Rivers, Streams, and Water Resources (Statewide): Sediment From Data Center and Power Grid Construction Endangers Small Streams; Data Center Development Explodes in Georgia While Water Resource Details Remain Hidden; Governor's Veto Puts Georgia's Only Dedicated Conservation Funding on a Countdown.

In May of this year, the Chattahoochee River suffered a devastating fish kill from Peachtree Creek to South Fulton. Low flows from prolonged drought conditions combined with high-temperature stormwater runoff and a sewage spill rapidly depleted oxygen levels in the river, killing some 44,000 fish. This convergence of water impacts highlights that relying on minimum flow levels set back in the 1970s does not provide an adequate buffer for the health of our waterways.

Meanwhile, the Ocmulgee River basin is threatened by the rapid development of data centers and the power plants that feed them electricity. This basin holds the highest density of data center development across the state. While older data center technologies required large volumes of water to cool the computers housed within, newer technologies shift that water consumption elsewhere as increased power demand from cooling systems drives up demand for power generated by burning coal and natural gas.

The Altamaha River continues to bear the brunt of regulatory inaction as EPD continues to allow a Jesup pulp mill to sully the river, impacting the use and enjoyment of Georgia's "Little Amazon" by boaters and anglers. Elsewhere in the state, failures in accountability are leading to major problems. False bacterial monitoring reports from a wastewater plant on the Chattahoochee River in south Georgia demonstrate the limits of relying on self-reporting without stronger oversight from Georgia Environmental Protection Division.

Over on the headwaters of the Flint River, sluggish responses to jet fuel spills at Hartsfield-Jackson Atlanta International Airport are degrading water quality while little action is taken to prevent future spills and hold responsible parties accountable.

Some development in Georgia threatens our water resources with the most mundane of pollutants: dirt. According to the U.S. Environmental Protection Agency, erosion and sedimentation cause an estimated $16 billion in environmental damages annually. While Georgia has several laws on the books addressing this problem, lax enforcement at the local level makes our waterways dirtier.

It's difficult to find a region in Georgia that is not currently grappling with speculative data center development. Oftentimes, planning documents for these facilities contain few water and energy use details, and several developers intentionally hide these impacts behind non-disclosure agreements. Our local and state officials cannot hope to effectively plan for this rapid growth without first requiring radical transparency at every level of planning.

Addressing the issues highlighted in this report through radical transparency, stronger funding and enforcement for clean water laws, legislative action, sound permitting and policy decisions by state and federal agencies, and critical water resource planning at the regional level will ultimately lead to cleaner, healthier streams, rivers, lakes and estuaries. Of course, responsible actions by individuals, businesses, industries and local governments are also critical to solving these pollution problems.

The Georgia Water Coalition is a consortium of more than 260 conservation and environmental organizations, hunting and fishing groups, businesses and faith-based organizations that have been working to protect Georgia's water since 2002. Collectively, these organizations represent thousands of Georgians.

A look at the good and bad of the El Nino that could bring snow to Georgia

By Emily Jones
WABR/Grist



Special Photo:.Emily Jones/WABE

Icicles hang off plastic flamingos following a winter storm in Savannah in January 2025.

The Pacific Ocean is heating up — and while it's a continent away, the impacts from El Niño are expected to reach Georgia.

For the notoriously hot and humid Southeast, El Niño typically has two main effects: It gets wetter, and it can bring bouts of cold weather. That could mean snow for Georgia this winter – though there's no guarantee.

What is El Niño and what does it mean for Georgia?

Warming sea surface temperatures off the coast of South America happen every three to five years, a natural phenomenon known as El Niño. It's just a few extra degrees of heat that last for nine to 12 months, but it ends up injecting an extraordinary amount of extra energy into the sky. This year's is already the strongest El Niño on record, and it might not even peak for another couple of months.

The expected wet weather comes down to the same forces that inundate the West Coast during an El Niño cycle, according to Chuck Watson, a Georgia-based disaster researcher who tracks weather impacts worldwide.

"That jet of air that's coming across California continues on across the Gulf of Mexico and drags moisture from the Gulf and whatever was left over after it rained all over California," he said. "It drags that across the Southeast."

The effects of El Niño are complex, the excess energy from the overheated Pacific interacting with innumerable other factors in the atmosphere. That makes specifics hard to predict. It's not even guaranteed that this year's stronger El Niño will directly correlate to each impact being more severe, Watson said.

"I just wish it wasn't potentially at the expense of so many people in the way," Watson said.

Here are some impacts Georgia can expect this winter, based on the current modeling and on past El Niño cycles:

-- Potential ice storms. The wet air moving east from California often interacts with a flow of Arctic air high in the atmosphere, Watson said, cooling things down. For a state that doesn't deal with sustained temperatures too far below freezing most winters, the combination can mean ice storms that people and infrastructure aren't accustomed to.

But it's too soon to make any firm predictions about possible snow or ice storms, even though El Niño makes it more likely the right atmospheric ingredients will be there. Forecasters can't tell how much snow or ice might fall until a few days before a storm, and even then there's still uncertainty.

"There's other things and other variables that can have very big impacts on whether or not we see those more Arctic air masses move into our area," meteorologist Dylan Lusk said during a recent National Weather Service online briefing.

-- Possible drought relief. While colder weather is likely but not guaranteed, forecasters are confident the area will see above-average precipitation.

NOAA is predicting enough rainfall between mid-October and the end of January to improve or eliminate what drought conditions persist across Georgia. It will be much-needed moisture for a state that's grappled with an unusual level of drought over the last year.

The period from September 2025 through April 2026 was the driest in Georgia history according to NOAA, fueling wildfires in the spring that destroyed homes and forced evacuations. The US Department of Agriculture declared a disaster due to drought for much of the state in the spring. The water level in Lake Lanier, Atlanta's main water supply, remains low.

The colder, wetter weather could be good for Georgia's farmers, according to UGA climatologist Pam Knox. The state's parched soil will likely have a chance to rebuild some moisture over the wet winter, welcome news for spring planting.

Fewer hurricanes. One piece of good news for much of the Southeast is that El Niño typically suppresses hurricane formation in the Atlantic. That's thanks to increased wind shear, which refers to how the wind changes speed or direction with height.

"Wind shear is bad for hurricanes," Lusk said. "Hurricanes want to be straight, vertical, and when they have wind shear over them it basically knocks over the thunderstorms that help maintain these systems."

So while Hurricane Isaias brought rainfall and power outages in early October, it was also the first Atlantic hurricane this year — an incredibly late occurrence. Hurricane season ends Nov. 30, and so far no more hurricanes have formed in the Atlantic.

As for next year, while models suggest El Niño could persist into next summer, it's too soon to make predictions about the 2027 hurricane season.

Matt Simon of Grist and Melissa Feito of WABE contributed to this story.

This coverage is made possible through a partnership between WABE and Grist, a nonprofit environmental media organization.



Special Photo: Ty Tagami/Capitol Beat

Republicans in the Georgia House of Representatives met at the Capitol in Atlanta this week to pick new leaders for their caucus.

Republicans pick minority leadership for House for first time in a generation

By Ty Tagami
Capitol Beat News Service

ATLANTA — Georgia Republicans elected new leadership in the state House this week after their losses on Election Day cost them the speakership.

Speaker Jon Burns, R-Newington, won in his district but lost control of the House after Democrats took a slim majority of the chamber, currently at 92 seats to Republicans' 87.

One three-way race on Election Day is headed to a runoff. A GOP win will not be enough to flip the House back. So, Republicans for the first time in a generation elected minority House leaders.

Rep. Todd Jones, R-South Forsyth, will serve as minority leader.

"We have to pivot and make sure that we are serving 11 million Georgians," Jones said after the caucus vote at the Capitol. "We need to be together on that, and I can assure you we will be 100% united."

Last week, Democrats nominated Rep. Carolyn Hugley, D-Columbus, for speaker, and named new majority leaders as they prepared to lead the chamber for the first time since 2004.

Hugley cannot assume the role until the full House meets to vote in January, when the chamber will formally shift to Democratic control.

Jones said Republicans would look for opportunities to compromise with Democrats. He did not offer examples, but he noted his work on mental health legislation.

Jones carried House Bill 1013 for Burns' predecessor as speaker, Rep. David Ralston, R-Blue Ridge, who died in office.

The Mental Health Parity Act passed both the House and Senate unanimously in 2022 and was signed into law by Gov. Brian Kemp. It requires insurers to provide equal coverage and accountability for mental health and substance use disorders.

One of Jones' sons was diagnosed with schizoaffective disorder.

"Mental health will always be a top policy matter for me," said Jones, who will begin his sixth term in the House in January.

Among the other minority leaders selected by House Republicans were Rep. James Burchett, R-Waycross, who will shift from majority whip to minority whip, and Rep. Rob Leverett, R-Elberton, who remains as chief deputy whip but now for the minority caucus.

New faces in leadership include Rep. Josh Bonner, R-Fayetteville, as minority chairman, and Rep. Chas Cannon, R-Moultrie, as minority vice chairman.

While House Republicans were picking their leaders, Senate Democrats were doing the same thing, in a chamber that remains, just barely, in Republican hands, by 29-27.

Sen. Harold Jones II, D-Augusta, will remain as minority leader, and Sen. Kim Jackson, D-Stone Mountain, will still be minority whip.

New selections included Sen. Derek Mallow, D-Savannah, as minority chair, and Sen. Jaha Howard, D-Smyrna, as vice chair.

For the first time in a generation, a Democrat will preside over the Senate after voters elected Sen. Josh McLaurin, D-Sandy Springs, as lieutenant governor.

Georgia Tech's interim president named sole finalist for permanent role

By Ty Tagami
Capitol Beat News Service



Timothy Lieuwen

ATLANTA — The leaders of Georgia's public college system have settled on the only candidate to lead the Georgia Institute of Technology after the departure last month of former President Ángel Cabrera.

The University System of Georgia's Board of Regents has named interim President Timothy C. Lieuwen as the sole finalist for the permanent job.

"Tim Lieuwen isn't just a world-class scientist; as a double-alumnus, he understands Georgia Tech's culture of excellence," system Chancellor Sonny Perdue said in a statement after the decision.

Before Lieuwen stepped into the interim presidency on Nov. 1, he was executive vice president for research at Tech, overseeing the Georgia Tech Research Institute, the Enterprise Innovation Institute and 11 interdisciplinary research institutes.

He has been filling in as Tech's leader since Cabrera left to become president and CEO of the Aspen Institute.

Lieuwen graduated from Calvin College (now Calvin University) in Michigan before completing master's and doctoral degrees in mechanical engineering at Tech.

He held the David S. Lewis Jr. Chair in Aerospace Engineering at Tech and is a Regents' Professor. He is a member of the National Academy of Engineering and has served as executive director of Tech's Strategic Energy Institute. His expertise includes clean energy, propulsion and national security, according to the university system.

Regent Harold Reynolds, who chaired the presidential search committee, said in a statement that the panel was drawn to Lieuwen in part because of his understanding of the challenges facing Tech and higher education broadly.

"He gets things done, and he has the vision to turn those challenges into opportunities," Reynolds said. "He has helped elevate the institute in so many roles, and that experience makes him the right leader for what comes next."

For now, Lieuwen remains the interim president. The regents will take a formal vote on his appointment at a future board meeting.

No. 1 Georgia heads to Columbia with one big question

By Joe Whitfield
Sports Editor

COLUMBIA, S.C. — LaNorris Sellers was already limping when he crossed the goal line against Texas A&M. He had just run 41 yards for the touchdown that put the game away. A week later, an ankle injury kept him out of South Carolina's loss at Arkansas.

Now the Gamecocks expect to have him back. Sellers did not appear on Wednesday's SEC availability report, putting him on track to return Saturday night against Georgia.

The Bulldogs (9-1, 7-1 SEC), No. 1 in the College Football Playoff rankings, can clinch a spot in the SEC championship game with a win over No. 21 South Carolina (6-4, 4-4). Kickoff is at 7:30 p.m. on ABC at Williams-Brice Stadium, where Georgia last played in a 48-7 win in 2022.

"He's a wow player," Georgia coach Kirby Smart said. "There's two or three plays on there that are just incredible."

The run against Texas A&M showed why. Playing through the ankle injury, Sellers broke loose with 1:19 left to finish off a 17-9 win. He has thrown for 2,100 yards and 17 touchdowns and rushed for 637 yards and seven more scores. Georgia leads the SEC in rushing defense at 85.6 yards per game, but Sellers can turn an opening in the pass rush into a first down or more.

South Carolina had won four straight before its 34-6 loss at Arkansas. Sophomore Cutter Woods completed 24 of 43 passes for 271 yards in Sellers' place but threw three interceptions.

Extra possessions are dangerous to give Georgia right now. The Bulldogs scored the first 31 points against Missouri last week, and Nate Frazier ran for three touchdowns in a 48-21 win. Gunner Stockton has thrown 21 touchdown passes against four interceptions.

Since losing to Auburn, Georgia has beaten Florida by 19, Ole Miss by 35 and Missouri by 27. The Bulldogs held on to the No. 1 spot in Tuesday's College Football Playoff rankings. Defensive lineman Elijah Griffin said staying there is a motivator, then put Georgia's goal in broader terms.

"We just want to be the best team we can be, the best team of 2026," Griffin said.

An early lead would put pressure on South Carolina to throw, but that's also when Sellers can make a defense pay for chasing a sack. Georgia's pass rush will have to close off his escape lanes as it tries to finish SEC play with a trip to Atlanta.



Special Photo

South Carolina quarterback LaNorris Sellers is expected to return from an ankle injury Saturday when the No. 21 Gamecocks host No. 1 Georgia.

One shot sinks the Trojans



Staff Photo: Joe Whitfield

Dougherty's Mikel Roberts shoots a free throw during Tuesday night's game against Valdosta. Roberts scored 20 points to lead the Trojans, but Dougherty fell 76-73 on a last-second three from Valdosta's Shawn Evans.

By Joe Whitfield
Sports Editor

ALBANY — Fourteen seconds remained, the score was tied and Valdosta kept passing the basketball.

Dougherty needed one more stop.

Shawn Evans needed one shot.

The Valdosta senior buried a long 3-pointer as the buzzer sounded Tuesday night, lifting the Wildcats to a 76-73 victory over Dougherty and bringing a frantic, fiercely contested game to a sudden finish at Dougherty High School.

For two teams playing just their second game of the season, it felt like a matchup with much more riding on it. Both pressed full court. Both attacked. Neither led by more than five points all night.

The final minutes demanded an answer on nearly every possession. Until Evans' last shot, both teams kept finding one.

Valdosta entered the fourth quarter ahead 58-53, matching the largest lead either team could manage. Mikel Roberts knocked down a corner 3-pointer to help bring Dougherty back, and Enest Townsell later scored underneath to put the Trojans ahead 66-64.

There was little time to enjoy it.

Jake Reid drilled a 3-pointer with 1:15 remaining to give Valdosta a 71-69 lead. Dougherty's Naqwan Kegler responded with a steal, then drew a foul on his missed shot. With a chance to pull the Trojans even, he made both free throws.

Valdosta answered with a basket for a 73-71 advantage.

On Dougherty's next possession, Armeen Walker scored to tie it again.

Seventy-three apiece. Fourteen seconds left.

The Wildcats called timeout to arrange their final possession. When play resumed, the ball moved from player to player as the remaining seconds disappeared.

Then Evans let it fly.

His long-range strike settled a game that had offered almost no separation, leaving Dougherty with a narrow loss after repeatedly answering Valdosta's challenges.

Evans finished with a game-high 24 points. Austin scored 17, Reid added 15 and Kaleb Johnson had 11 for the Wildcats.

Roberts led Dougherty with 20 points, while senior point guard Marcus Heath Jr. scored 19. Walker added 14, and Townsell and Kegler finished with eight apiece.

The pace had been relentless from the opening half, with full-court pressure turning each trip up the floor into another test. Dougherty stayed within striking distance throughout, erased the five-point deficit entering the fourth and twice tied the score in the closing stretch.

The Trojans simply ran out of time to answer Evans.

In the girls game, Valdosta's full-court pressure helped build a 25-8 halftime lead, and the Lady Wildcats held off a second-half Dougherty rally for a 53-28 victory.

Led by senior point guard Dariona Simmons, the Lady Trojans cut the deficit to 10 points before Valdosta pulled away.

Dougherty played a stronger second half, but missed opportunities at the free-throw line hampered its comeback. The Lady Trojans made just six of 20 attempts.

Simmons led Dougherty with 17 points, and Ty'Keria Harris added eight.

Dougherty is scheduled to play at Lee County next Tuesday.

Dort, Wiggins help Hawks topple former team



Special Photo:Alonzo Adams / Imagn Images

Atlanta's Onyeka Okongwu looks for an opening against Oklahoma City on Wednesday. Okongwu scored 28 points in the Hawks' 117-112 win.

Field Level Media

Onyeka Okongwu scored 28 points and Jalen Johnson recorded a triple-double as the visiting Atlanta Hawks defeated the Oklahoma City Thunder 117-112 on Wednesday, with former Thunder players Aaron Wiggins and Luguentz Dort providing key contributions.

The game was the first for Dort and Wiggins as visitors in Oklahoma City after being dealt to Atlanta in separate trades this offseason.

After Oklahoma City erased a 13-point halftime deficit to tie the game at 83 entering the fourth quarter, the former Thunder players helped the Hawks regain control.

In the first 1:15 of the fourth, with two-time NBA Most Valuable Player Shai Gilgeous-Alexander on the bench, Wiggins and Dort took over on the offensive end.

Wiggins sank two 3-pointers sandwiched around another from Dort to put Atlanta back in control.

Oklahoma City scored seven consecutive points in the final two minutes to cut the deficit to four, but Dort contested a Gilgeous-Alexander 3-point attempt with 15 seconds remaining that could have brought the Thunder within one.

The shot missed, and Okongwu secured the rebound before making one of two free throws to seal the victory.

The Hawks have won back-to-back games and six of their last eight, while the Thunder have dropped four of their last five. It was also Oklahoma City's first home loss of the season.

Dort finished with 16 points and a pair of steals off the bench while Wiggins scored 14.

Nickeil Alexander-Walker, playing against his cousin Gilgeous-Alexander, added 19 points for Atlanta.

Johnson finished with 16 points, 12 rebounds and 11 assists.

About five minutes into the game, Dort made his way to the scorer's table to check in for Wiggins.

The crowd slowly rose and broke out in the extended "Luuuuu" chants that marked Dort's time in Oklahoma City.

The Thunder honored both with tribute videos: Wiggins during the first media timeout and Dort after the first quarter. Both drew ovations the crowd as they waved from the Hawks bench.

After trailing by 13 at halftime, Oklahoma City battled back in the third thanks in large part to Gilgeous-Alexander.

After missing his first three shots coming out of halftime, Gilgeous-Alexander went 7 of 10 for the remainder of the quarter.

Gilgeous-Alexander led the Thunder with 34 points.

Braves add Polo, De Grandpre to 40-man roster

By Mark Bowman
Braves.com

ATLANTA — How impressive was Davis Polo's return from Tommy John surgery in his right elbow? Well, the 22-year-old pitcher began 2026 at Single-A Augusta and he'll end the year as part of Atlanta's 40-man roster.

Polo and fellow right-handed pitcher Cedric De Grandpre were both protected from the Rule 5 Draft when they were added to the Braves' 40-man roster on Tuesday afternoon. The team also announced right-hander Cameron Foster was claimed off waivers from the Orioles.

The Rule 5 Draft is scheduled to take place on Dec. 9 at the Winter Meetings in San Diego, which comes a week after the expiration of the Collective Bargaining Agreement. The event could be impacted if a deal is not reached before then.

Polo made a good impression as he rose all the way to Triple-A Gwinnett by the end of this past season. The 22-year-old Colombian pitcher posted a 3.00 ERA and produced a 27.0 percent strikeout rate over 129 innings across four levels in the Minor Leagues this year. He experienced a few rough patches during the early portion of his return from Tommy John surgery, but was able to construct a 2.05 ERA over his final 13 starts. This included eight starts at Single-A, two at High-A, two at Double-A and one at Triple-A.

Polo ended his season by throwing six scoreless innings against Triple-A Indianapolis on Sept. 19. His impressive rise will likely earn him a spot among the Braves' Top 30 prospects when the list is next updated. His future looks a lot better than it did when he posted a 5.16 ERA in 59 1/3 innings for Single-A Augusta before undergoing Tommy John surgery late in the 2024 season.

De Grandpre has also enjoyed a successful return since missing the 2024 season while recovering from Tommy John surgery. The 24-year-old right-hander produced a 4.23 ERA while combining to total 129 2/3 innings for High-A Rome (12 starts), Double-A Columbus (six starts) and Triple-A Gwinnett (nine games, eight starts) this year.

De Grandpre ranks as the Braves' No. 25 prospect, per MLB Pipeline. The Canadian right-hander's fastball sits around 95 mph and has touched 97 mph. His improved slider also helped him rise through the ranks this year.

Drue Hackenberg (No. 26 prospect) is Atlanta's only Top 30 prospect who won't be protected during the Rule 5 Draft. Hackenberg has struggled to find success since being taken in the second round of the 2023 MLB Draft.

Foster posted a 9.00 ERA across his first six career appearances (nine innings) for the Orioles this season. He has multiple Minor League options remaining.



Special Photo: Braves.com

The Braves added right-hander Davis Polo to their 40-man roster after he climbed from Single-A Augusta to Triple-A Gwinnett in his return from Tommy John surgery.

Tech takes aim at Wake's seven-game streak

Staff Reports

ATLANTA — Georgia Tech kept Clemson out of the end zone last week. Now the Yellow Jackets get a crack at one of the highest-scoring offenses in the country.

Wake Forest, ranked No. 11 in the College Football Playoff rankings, brings a seven-game winning streak to Bobby Dodd Stadium on Saturday for Georgia Tech's home finale. Kickoff is at noon on ESPN.

The Demon Deacons (9-1, 6-1 ACC) have won six straight conference games, matching a school record. A victory Saturday would tie the program's single-season record of eight consecutive wins and keep Wake Forest in contention for an ACC championship game berth and a spot in the College Football Playoff.

Georgia Tech (3-7, 2-5) has won five straight in the series, including a 30-29 overtime victory last year in Winston-Salem. Wake Forest last beat the Jackets in the 2006 ACC championship game and has gone without a win in Atlanta since 2002. Tech is also 8-1 against ranked ACC opponents under coach Brent Key.

"I think they're the most talented 3-7 team in the country," Wake Forest coach Jake Dickert said. "We've got to have the right attitude when we head down to Atlanta."

The Yellow Jackets snapped a four-game skid with a 20-6 win at Clemson last Saturday. With Vinnie Sunseri calling the defense for the first time, Tech held the Tigers to 228 total yards and two field goals. Linebacker Cayman Spaulding led the way with 11 tackles, including two for loss, a sack and a forced fumble.

That defense will face a Wake Forest team averaging 43.9 points per game, second in the nation. The Demon Deacons have won each of their last six games by at least 24 points, including a 49-7 victory at SMU last week. Quarterback Gio Lopez has thrown for 2,377 yards and 19 touchdowns with one interception. He's also rushed for eight scores. Carlos Hernandez ranks second in the ACC with 1,039 receiving yards.

Tech ran for a season-high 269 yards at Clemson, led by Justice Haynes with 116 yards and a touchdown. Quarterback Grady Adamson added 87 yards and a score, while Alberto Mendoza, who has started all 10 games, threw for 138 yards. Key said both quarterbacks will continue to play.

Finding room on the ground will be tougher Saturday. Wake Forest allows just 83.1 rushing yards per game, fifth in the nation, and leads the ACC in scoring defense at 15 points per game. If Tech can get Haynes and Adamson going early, the Jackets can keep the ball away from Lopez and give themselves a chance to extend their own streak in the series.

Sherwood to open basketball season Monday



Special Photo: Submitted

Sherwood Christian Academy junior Michael Richards rises for a one-handed dunk as fellow junior Owen McFarlin watches during "Meet the Eagles" night Tuesday in Albany. Sherwood introduced its boys and girls basketball teams to fans ahead of Monday's season openers against Glenwood at the Terrell Academy Tip-Off Classic in Dawson. Kenny Roberts' girls tip off at 12:40 p.m., followed at 2 p.m. by the boys in their first game under new head coach and Sherwood alumnus Brennan Anthony.



DUCKWORTH

Tony's Take: A little joy belongs in the game

Celebrate. Enthusiasm after plays is a staple in sports at all levels. Arguments can be made that all celebrations are showboating and have no place in sports. Not long ago, the NFL stood for the No Fun League. Now you see celebrations regularly after touchdowns and turnovers. I remember when a bat flip after an MLB home run resulted in the next batter or the player hitting the dinger getting plunked during the next at-bat.

Celebrations are not created equal. In fact, celebrations don't always end well.

Lions star defensive player Aidan Hutchinson recent celebration led to a season-ending torn ACL after leaping following a QB sack against the Patriots. During the 2014 NFL season, Stephen Tullock tore his ACL after sacking Aaron Rodgers while jumping and mocking Rodgers 'famous' "discount double-check" celebration. In 2001, kicker Bill Gramatica had a season-ending torn ACL after threading a field goal that led him to celebrate while jumping.

Celebrating is not showboating, and showboating is not celebrating.

For me, it's about celebrating the right way. Executing a high-level play is a result of hours and months of preparation that warrants a crowd-pleasing celebration.

Chuck. I caught a portion of the Charles Barkley interview on 680the-Fan today over the lunch hour on Tuesday.

Barkley, 63, talked about being on the back 9 of life and reminisced how Moses Malone's candid conversation of how a fat, out-of-shape player wouldn't log minutes on an NBA roster. Malone worked with Chuck one on one starting with losing 10 pounds. Those first ten may have been the hardest but he shed 50 pounds which led to a 16-year career and became a NBA Hall of Famer.

The part of the interview that captured my attention was his passion for his hometown. Barkley grew up in small town Leeds, AL located 25 minutes from Birmingham. Due to lack of economic opportunity, Leeds is on the verge of dying. Barkely has purchased 10 homes in his childhood neighborhood the past 18 month's. His goal is to purchase 30 homes to renovate to breath life into a community that means so much to him. Chuck said it is not about the money, but it is the last thing he is committed to accomplishing.

Barkley's example of paying it forward is a great example to all.

Historic. As I wrote this column, I had one eye on this historic effort. Per CBS Sports: For forty years, Len Bias's 41-point masterpiece in January 1986 stood as the gold standard for an opposing player inside Duke's Cameron Indoor Stadium, 14-of-20 from the floor and a spotless 13-of-13 at the stripe, before the college three-point line existed. On Tuesday night, Illinois guard Andrej Stojaković did not just eclipse that modern-era record with 46 points; he matched Bias's surgical precision while adding a decisive element that eluded the Maryland legend: victory. Where Bias's virtuoso effort came in an 80–68 defeat against a No. 2 Blue Devils juggernaut, Stojaković matched Bias's 14 made field goals on 21 attempts (66.7 percent), buried two triples, and lived at the free-throw line (16-of-20) to spearhead a commanding Illinois blowout over fifth-ranked Duke.

Upgrades. The Albany Area YMCA announced a full overhaul of its cardio room and strength training areas on the Albany Campus in the 80,000-square-foot Gillionville Road facility.

Cardio equipment will feature state-of-the-art technology. Strength spaces upstairs and downstairs will receive all-new equipment, including an 11-piece AI-powered digital strength circuit with applications across all training areas. One racquetball court will be converted into a multi-functional training space featuring dumbbells, benches, and two turf lanes for sled training.

Plans are to have the upgrades completed by January 1, 2027.

"The future is now. This ambitious transformation will position our 80,000-square-foot facility with the best equipment and technology in the Albany Area. These upgrades are an investment in our valued members today and in the future of the Albany Area YMCA," said Tony Duckworth, President and CEO.

Super 6 + 1. #1 **UGA** v #17 S Carolina | #11 Kentucky v #22 **MIZZOU** | **GA SOUTHERN** v Troy | #21 lsu v #8 **TENN** | **JAGS** v Giants | Vikings v **49ERS** | **ATL** v bye | Record 46 - 24

Tony Duckworth is a Macon native and President and CEO of the Albany Area YMCA. Tony worked in intercollegiate athletics for thirty-one years.

49ers, Vikings bring NFC showdown to Mexico City

Field Level Media

One of the best matchups of the NFL season could take place in Mexico City.

The Minnesota Vikings (7-2) will oppose the San Francisco 49ers (8-1) in front of a prime-time television audience Sunday night. The teams' showdown at a crowded international venue could go a long way toward determining the top of the NFC standings as the postseason approaches.

Conference-leading San Francisco is coming off a wild 46-40 win over the Dallas Cowboys. The contest showed the 49ers' ability to score in a big way on offense but also exposed San Francisco's vulnerabilities on defense.

Now comes a tough contest against Kirk Cousins and the Vikings' offense. San Francisco topped Cousins in a 38-17 win over the Las Vegas Raiders on Nov. 8, but since then the Vikings acquired the veteran quarterback.

The 49ers now prepare to face Cousins for the second time in three weeks.

"I don't think it matters," San Francisco coach Kyle Shanahan said. "It might matter for some individuals, maybe just something they picked up or something like that. ... But Kirk plays very consistently no matter what team he's on.

"He's going to run the scheme of that team and do it at a high level. He did that with the Raiders. He's done it in one week in Minnesota, and I know that will continue."



Special Photo: Kevin Jairaj / Imagn Images

San Francisco quarterback Brock Purdy prepares to throw against Dallas. The 49ers face the Minnesota Vikings on Sunday night in Mexico City.

In his Vikings debut last week, Cousins produced 207 yards, two touchdowns and one interception on 21-of-31 passing during a 30-10 win over the host Green Bay Packers.

Overall, Cousins has passed for 2,547 yards, 22 touchdowns and nine interceptions in 10 starts this season. Aaron Jones has rushed for a Vikings-high 521 yards and three touchdowns, and Justin Jefferson has caught a team-high 40 passes for 467 yards and four scores.

Meanwhile, San Francisco looks to continue rolling on offense. Brock Purdy has completed 70.1% of his passes for 2,369 yards, 20 touchdowns and five interceptions, and he has rushed 41 times for 222 yards and a pair of scores.

Christian McCaffrey is the 49ers' top rusher with 519 yards and 10 touchdowns on the ground. George Kittle leads all San Francisco pass-catchers with 44 receptions for 557 yards and five touchdowns.

Jefferson had nine catches for 74 yards last week, and he expects Cousins to keep looking his way.

"It was more about taking the completions, taking what they give him and not really forcing everything," Jefferson said. "We didn't have too many deep balls downfield. It was just more about dunking and playing. Just like he said before the game, it was just all about giving the ball to the playmakers and letting us handle the rest.

"It was really cool to see him operate it the way he did and just being poised, being calm and confident. It was cool just to be in the huddle, hear his confidence in his voice, and go out there and execute our plays."

Both teams have performed well away from home this season with one road loss apiece. The all-time series is tied at 25-25-1, including six playoff games. The Vikings won the teams' most recent matchup 23-17 at home in 2024.

EARTHWEEK

Diary of a Changing World

By Steve Newman

Living Stones

Researchers examining fist-sized mineral nodules on the seabed between Hawaii and Mexico found one sheltering 245 tiny organisms, tucked into cracks within the rocks.

Inside 244 nodules, they counted more than 4,100 inhabitants, including roundworms and crustaceans.

The findings reveal a hidden community in the same formations coveted for their metals by deep-sea miners.

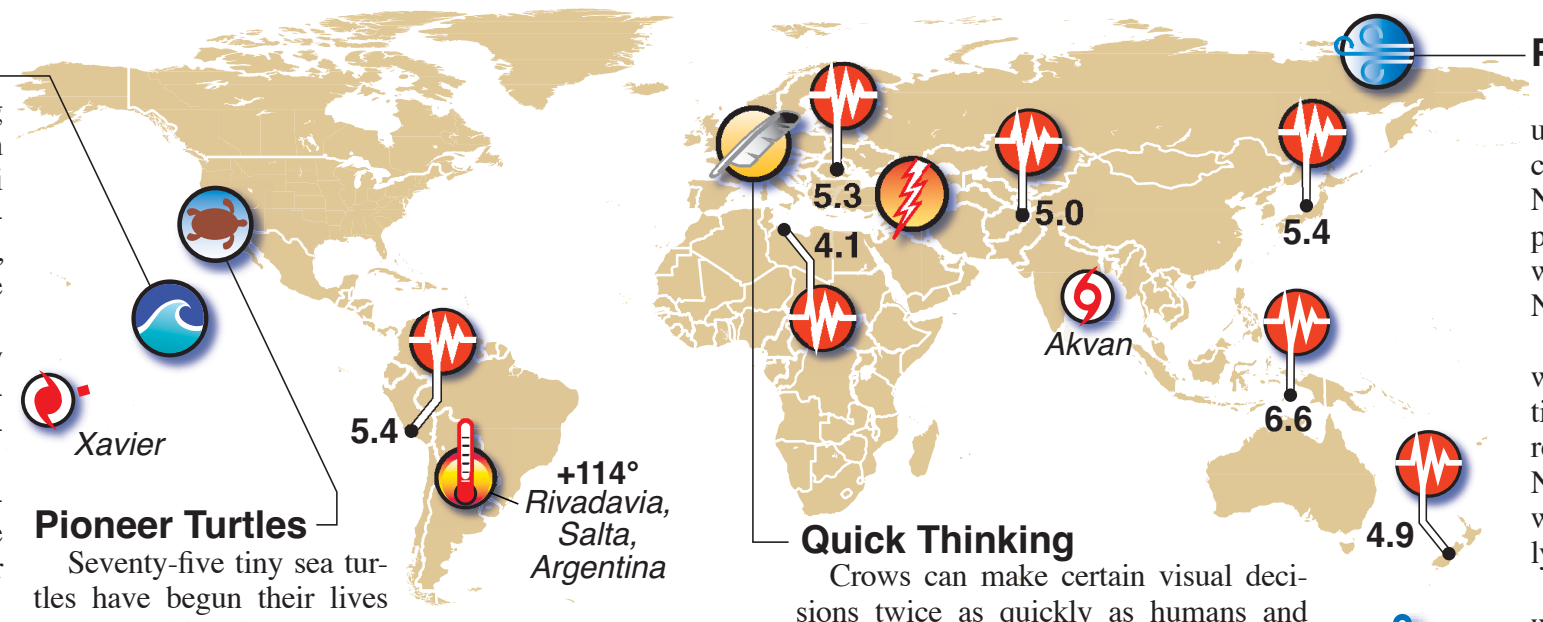
Scientists from Germany's University of Bremen and the Netherlands' Royal Institute for Sea Research helped lead the study.

Mining the nodules for nickel, copper and cobalt would destroy these wildlife homes that take millions of years to form.

Earthquakes

A quake in eastern Romania was felt widely from Bulgaria and Moldova to southern Ukraine.

• Other earth movements were felt in northwestern Libya, South Asia's Hindu Kush region, central Japan, the Banda Sea region, New Zealand's South Island and coastal Peru.



Pioneer Turtles

Seventy-five tiny sea turtles have begun their lives in the Pacific after becoming the first-known hatchlings from sea turtle nests on America's West Coast.

The olive ridley turtles emerged from eggs rescued from two Southern California beaches and incubated at an aquarium to protect them from powerful surf.

Scientists believe unusually warm waters and the current intense El Niño may have drawn their mothers north from traditional tropical nesting grounds.

Wildlife experts say some of the survivors could return to those same California beaches to lay eggs of their own in about 15 years.

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Tropical Cyclones

Category 4 Cyclone Xavier formed in a patch of the South Pacific north of the Cook Islands where no other tropical cyclone has ever been recorded taking shape, part of a wider zone where such storms have formed only during strong El Niños.

The slowly moving storm was forecast to pass close to the low-lying atolls of Pukapuka and Nassau, where residents took refuge in community shelters.

• Tropical Storm Akvan approached India's Andhra Pradesh and Odisha coasts as the third cyclone to threaten the region in three weeks.

Quick Thinking

Crows can make certain visual decisions twice as quickly as humans and monkeys, according to new research that revealed extraordinary processing speed in the birds' relatively small brains.

German scientists trained two carrion crows to identify the direction of dots moving across a touchscreen. The birds had to determine when to peck a target, indicating their choice.

The crows took an average of just 235 milliseconds to respond, roughly half the time recorded for humans and monkeys performing comparable tasks.

This lightning-fast processing may have evolved to help the birds make split-second decisions while flying.



One of California's first native-born olive ridley sea turtles makes its way toward the Pacific. Photo: Robin Riggs/Aquarium of the Pacific

Polar Disruption

The Arctic polar vortex underwent its earliest recorded major disruption in November, increasing the possibility of unusually cold weather across parts of the Northern Hemisphere.

The ring of powerful winds high above the Arctic weakened and briefly reversed direction around November 10, nearly three weeks earlier than previously observed.

Such events can alter weather patterns weeks later, potentially allowing frigid air to spread southward into Europe, Asia and the U.S.

Power Struggle

A worldwide push to replace more fossil fuel use with electricity could backfire unless the additional power comes from clean sources.

The proposal, debated at U.N. climate talks in Turkey, would increase electricity's share of global energy consumption to 35% by 2035.

But African campaigners say the plan must prioritize renewable energy and affordable electricity for developing areas still without reliable power.

Obituaries

Jo Ann Sagendorph

Jo Ann Sagendorph, 74 of Albany, GA, died at on Sunday November 8, 2026, at Phoebe Memorial hospital. Memorial Services are to be held Thursday, November 19, 2026, at 6:00 pm at Mathews Funeral Home. Rev. Stan Glass will officiate.

The family will receive friends from 5:00 pm - 6:00 pm at Mathews Funeral Home.

Ms. Sagendorph was born in Albany, GA to Joseph Nelson Sagendorph and Mary Magdelene Coston, on February 8, 1952. Her family moved to Lee County, GA where she graduated from Lee County High School in 1970.

Jo Ann was employed with Coats and Clark along with MacGregor Golf Company. Jo Ann joined The Fred Taylor Company and was Fred Taylor's personal secretary until her retirement three years ago.

A faithful servant of Christ and was a member of Life Christian Center International. Jo Ann was known for helping others and her dedicated work at prison ministries. She loved to read and she loved her cats, Lizzie Mae and Leroy Brown.

She was preceded in death by her father, Joseph Nelson Sagendorph.

Survivors include her mother, Mary Magdalene Sagendorph of Leesburg, GA, her sons, Silas Stocks of Lee County, GA and Joseph Stocks of Albany, GA, her sisters, Donna Wright of Leesburg, GA and Jolene (Bobby) Cox of Lake Blackshear, GA, her nephews Kurt Banner and Jeffrey Morey, and her cousins BJ Fletcher of Albany, GA and Judy May of Tifton, GA.

If you would like to make memorials in memory of Jo Ann you may send your donation to the Kairos Prison Ministry at Kairos of Georgia State Treasurer, P.O. Box 5743, Forsyth, GA 31029.

To sign our online registry, or to send condolences to the family, you may visit Mathews' website at www.mathewsfuneralhome.com.



Nancy Nunn Beavers

Nancy Nunn Beavers, 83, of Leesburg, Georgia, passed away on November 17, 2026, at Phoebe Putney Memorial Hospital.

Born on June 23, 1943, in Albany, Georgia, Nancy was the first child of William Nunn of Warm Springs and Polly Joiner of Oglethorpe. She graduated from Albany High School in 1961 and spent many years serving the people of Albany as a bank teller, first with First State Bank and later with Regions Bank. Through her long career working with the public, she came to know just about everybody in town and rarely went anywhere without running into someone she knew.

After nearly eight years of dating, she married James "Jim" Beavers of Dawson, Georgia, on March 17, 1989, in a small ceremony in Albany. In 1991, they built their home in Leesburg, where they remained for the rest of their lives. That house and its yard were Nancy's pride and joy; she spent countless hours in the gardens she loved so much. In addition to being an avid gardener, she also enjoyed ceramics, reading, and crossword puzzles. She possessed a huge vocabulary, a quick and biting wit, and a wonderful sense of humor that those who knew her will always remember.

Above all, Nancy was a devoted mother. She raised her three sons with quiet determination and deep love, often working extra jobs so they would have what they needed. Despite setbacks and difficult circumstances, she never gave up on her boys. She made each of them feel special, never missed a birthday, holiday, or family meal, and always found a way to provide. Christmas held a particularly special place in her heart, and she went out of her way every year to make it magical for her family, creating traditions and memories that will live on long after her. No matter the challenges she faced, her commitment to her boys never wavered. That steadfastness, more than anything, defined the kind of mother she was.

Nancy is survived by her sister, Billie Mitchell of Albany; her sons, Reed Mitchell of Albany, Chris Mitchell and his wife Dana of Tifton, and Joshua Sarno and his wife Angie of Suwanee; and her six grandchildren, Brad Mitchell, Jack Mitchell, Abigail Mitchell, Peyton Hocker, William Sarno, and Polly Sarno.

She was preceded in death by her husband, Jim Beavers, and by her parents.

A small visitation will be held on Tuesday, November 24, from 3:00 to 5:00 p.m. at Kimbrell-Stern Funeral Home.

Nancy was deeply loved and will be sorely missed.

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.



Abraham Baldwin Agricultural College is expanding its academic offerings in health care with a new standalone Bachelor of Science in Health Science.

ABAC introduces new bachelor of science in Health Science degree

Staff Reports
news@albanyherald.com

TIFTON — Abraham Baldwin Agricultural College is expanding its academic offerings in health care with a new standalone bachelor of science in Health Science degree designed to prepare graduates for careers in the health care industry or further study in graduate programs.

Housed in ABAC's School of Nursing, Health and Natural Sciences, the new degree is designed with the needs of south Georgia and rural communities in mind.

The program offers three concentrations: health practitioner, public health and health administration, providing students with multiple pathways to pursue their career goals.

Students can enroll in the degree beginning in January 2027. The application is now available at apply.abac.edu.

"We are excited to expand the academic offerings within the School of Nursing, Health and Natural Sciences and create additional opportunities for students interested in health care careers," Joseph Falcone, dean of the school, said. "With three concentrations to choose from, students can pursue coursework that relates to what interests them most in the profession."

The health practitioner concentration builds a strong scientific foundation for students pursuing clinical and allied health careers, including physical therapy, occupational therapy, physician assistant programs and athletic training. Coursework emphasizes anatomy, physiology and applied health sciences while preparing students for graduate and professional programs.

Students interested in improving the health and well-being of communities can pursue the public health concentration, which focuses on epidemiology, health promotion and community planning. The concentration also addresses health disparities in rural and underserved communities and prepares graduates for opportunities with public health agencies, nonprofits and community wellness programs, as well as further study in public health.

The health administration concentration prepares students for leadership and management roles in the business side of health care. Students develop skills in health care operations, policy, finance, quality improvement and organizational leadership. Graduates can pursue careers in hospitals, clinics, long-term care facilities, insurance and consulting, or continue their education in health administration and related graduate programs.

"ABAC's new Health Science degree is another example of our commitment to meeting the needs of today's workforce and preparing graduates for careers that make a meaningful difference in their communities," ABAC President Tracy Brundage said. "Health care is an essential part of strong communities, particularly in rural Georgia, and this program creates additional pathways for students to develop the knowledge and skills needed to contribute to this important field."

Regardless of concentration, students benefit from a strong foundation in the sciences and practical learning experiences. Internships, mentored research, hands-on coursework and community engagement opportunities allow students to apply classroom knowledge while gaining experience in health care-related settings.

For more information about the Bachelor of Science in Health Science at ABAC, visit link.abac.edu/sonhns.



Strategies to deter delivery thieves

The sheer volume of items delivered to homes across the country is evidenced by the number of courier trucks and vans driving through neighborhoods on any given day. Online shopping, as well as purchasing in-store and then shipping to home, has become a staple of modern living.

A unique problem has emerged as online shopping has grown in popularity. Known colloquially as "porch piracy," package theft affects people whether they live in suburban areas or city centers. However, by recognizing the problem and implementing security measures, individuals can keep their deliveries safer.

According to data compiled by the security research group SafeWise, an estimated 104 million packages are stolen across the United States each year, amounting to roughly 250,000 thefts every day. A national study by Security.org found that roughly 48 million Americans experienced package theft within a single 12-month period, incurring more than $7.7 billion in personal losses. FedEx Express Canada and Finder say roughly one in 10 Canadians are victims of package theft each year. Even though there's a high frequency of these types of crimes, only a small percentage of victims actually report thefts to local police. Rather, they'll opt for replacements or refunds directly from retailers.

Certain dwellings are more likely to be targeted by thieves. According to ReadyLockers, apartment and condominium dwellers are up to 3.5 times more likely than people living in single-family homes to have a package stolen, primarily due to shared entryway access and high foot traffic.

While there's no way to completely prevent theft of deliveries, there are some simple steps to make theft less likely. Security and law enforcement experts recommend these strategies:

• Rely on secure pickup locations. Instead of letting packages sit near the front door, shoppers can ship high-value items to self-service lockers, carrier access points or their places of employment.

• Choose your delivery date. Sometimes the delivery date can be selected, allowing shoppers to pick a day when they are likely to be home when packages arrive, such as on a weekend instead of a weekday.

• Ask for a signature. Requesting a signature on a delivery means the delivery service cannot just drop and run. Instead, items are handed off only after someone answers the door and signs for the package.

• Befriend postal workers and couriers. Postal workers and delivery companies tend to organize deliveries according to specific routes. It's likely homeowners will encounter the same people dropping off packages each time. Developing a rapport with these people (including making available some bottled water and packaged snacks for busy delivery times of year) may inspire them to take greater care with packages, like placing them in a location behind bushes or under a bench so they're less visible from the street.

• Install video cameras. Utilizing a video doorbell or camera near the front of the home acts as a proven visual deterrent, says White Plains Public Safety. Also, motion-activated notifications will alert the homeowner when packages arrive so they can be moved inside promptly.

• Connect with the neighbors. A person can ask a trusted neighbor to grab any deliveries when one is away from home to reduce exposure to potential thieves.

• Get a lockable porch box. Investing in heavy-duty, lockable delivery boxes enables carriers to put items inside a secure compartment that cannot be accessed without a key or code.

• Improve entrance lighting. Motion-activated or bright lighting around driveways and front doors can deter evening trespassers.

• Report suspicious activity. Call the authorities to report lingering vehicles or individuals seen following delivery trucks, which may lead to heightened patrols.

It's important for residents to take proactive approaches to package security to ensure that ship-to-home convenience doesn't transform into theft and costly replacement.

Seasonal touches to add a festive vibe when hosting family

The holiday season is a festive time of year. That fun and loose atmosphere is fostered by gatherings with family and friends. In many households, holiday gatherings have become something akin to family reunions due to relatives living apart from parents and adult siblings. In fact, a 2020 study published in the Journal of Marriage and Family found that only one in three adults had all parents or adult children living within 30 miles.

The infrequency of gatherings where all family members are in attendance can make holiday season get-togethers especially significant. And that can inspire holiday hosts to want to do everything possible to ensure all of their guests' needs are covered and everyone enjoys themselves during this special and unique time of year. When hosting a family get-together this holiday season, hosts can keep these items in mind to set a festive vibe in their homes.

• Decorative tableware: Holiday-themed plates, cloth napkins, place settings, centerpieces, tablecloth, and additional tableware can be a nice seasonal touch when sitting down to break bread with family members.

• Decorative kitchenware: Baking is a popular holiday season tradition in many households. Decorative cutting boards, mixing bowls and additional baking tools can be great for hosts who plan to incorporate family baking sessions into the festivities.

• Fresh-cut decor: The scent of evergreen instantly calls the holiday season to mind. Fresh-cut decorative items like a homemade centerpiece, homemade wreath or a natural Christmas tree can make for a nice touch.

• Seasonal linens: The festive atmosphere can even be emphasized in restrooms, where decorative hand towels can add a touch of seasonal flare.

• Decorative pillows: Throw pillows are used to establish a color scheme and atmosphere inside a living space, and hosts can keep this going by placing seasonal throw pillows and blankets out throughout the holiday season.

• Welcome mats: A holiday-themed welcome mat at the front door and inside the mud room can immediately establish a festive and welcoming vibe.

• Homemade crafts: Hosts who also happen to be parents of young children can display some homemade holiday crafts around the house. Such crafts may spark fond memories among older guests with grown children of their own while helping to establish a relaxed and festive atmosphere.

Some seasonal touches around a home can bring a lot to the table when hosting loved ones during the holiday season.









Southwest Georgia Outdoors



HUNTING SEASON DATES

Canada Goose: November 21 - 29
Ducks: November 21 – November 29
November 21 – December 6
Crow: Now – February 28
Quail: Now – February 28
Rabbit: Now – February 28
Common Snipe: Now – February 28

Armadillos – Georgia's 'possum on the half-shell' – are established across the Southeast

By Tom Seegmueller
news@albanyherald.com

ALBANY — Last week I had the opportunity to travel to the 4D Ranch near D'Hanis, Texas to hunt white-tail deer. The wide-open expanses of mesquite spreading to the horizon in a 360- degree panorama was definitely a different habitat than I am accustomed to hunting.

When the sun set, the clear skies and absence of light pollution made stargazing a surreal experience. Two members of our party were convinced that they had observed an extraterrestrial craft pass over the camp as they returned from their stands. News reports later in the evening that SpaceX had successfully retrieved the upper stage of its megarocket at the same time could not convince them otherwise.

Each time leaving the camp house exposed flora and fauna I had never personally observed in the wild. Vibrant neotropical birds -- green jays, crested caracas, road runners -- javelina.and jack rabbits that appeared to be knee high bolted across the senderos or trails leading to the shooting towers. Maybe this is why the sighting of a nine-banded armadillo suddenly reminded me of home.

Armadillos are not a native species in the Peach State. They aren't even native to Texas, arriving there after finding their way across the Rio Grande some time in the 1850s. A century later, they found a way across the Mississippi River, arriving in Georgia in the early 1950s. It is also suspected that some armadillos arriving in Georgia at the same time were related to those that escaped from Florida zoos and roadside menageries in the early 20th century.

Today armadillos are well-established across the Southeastern United States, ranging from Texas to Georgia. The mild winters, ample vegetation, and insect-rich soil helped their population expand rapidly across southwest Georgia. Today they are well-established in both rural and urban settings.

Armadillos are easily identified by their distinctive bony plates which gave them their name. "Armadillo" means "little armored one," given the animals when Spanish conquistadors first sighted them during their attempted conquest of Central and South America.

Although they are primarily nocturnal creatures, armadillos can be seen scurrying about during the early morning hours and twilight. However, for those who don't see them during their nocturnal wanderings, the evidence of their search for subterranean insects can easily be seen when the sun comes up. More than 90% of their diet consists of subterranean insects and larvae. They are also known to eat fruits, vegetables and carrion. However, beyond destroying yards and gardens, their greatest sin may be the nest predation of ground nesting birds, including quail and turkeys.

Characteristic signs of armadillo activity include shallow holes rooted across lawns, gardens, and golf courses. However, with their sharp claws, they also have the ability to burrow tunnels measuring up to 20 feet long. These are responsible for damage to driveways and foundations. Armadillos also have the ability to climb, making fencing a limited barrier to their nocturnal intrusions.

Armadillos are unprotected in most areas. Trapping may be done with limited success. Shooting is one of the most common forms of successfully removing them from an area.

Currently there are no known repellants or registered fumigants to help control armadillos. Some success has been achieved using soil insecticides to remove their primary food source from an area where they are not wanted. However, a word of caution is in order for those who might consider shooting armadillo's: Authorities in Lee County reported an unusual case in which a man accidentally shot his mother-in- law while attempting to shoot an armadillo. The incident occurred when the man fired his 9mm pistol at an armadillo outside his mother-in-law's home.

A Lee County Sheriff's deputy reported the bullet ricocheted off the armadillo's shell, struck a fence, then traveled through the back door of the home, striking the woman as she sat in her recliner. Fortunately, the injury was not fatal.



Special Photo
Armadillos made their way east to Georgia after crossing the Rio Grande into Texas.

Chronic wasting disease continues to spread in Georgia

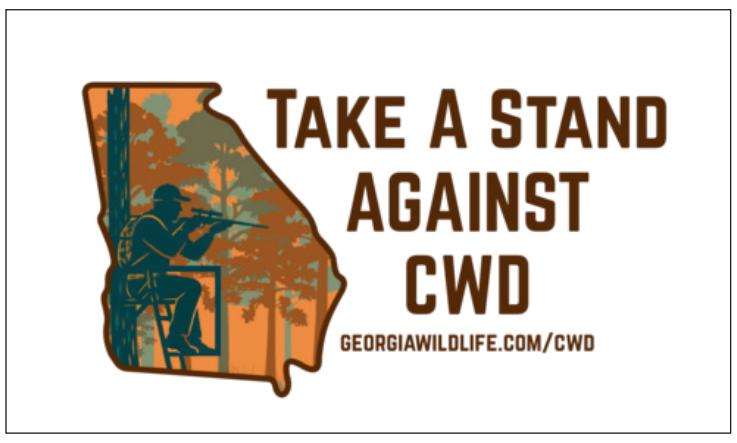
By Tom Seegmueller
news@albanyherald.com

ALBANY — Although it was inevitable, it is disheartening to hear that chronic wasting disease (CWD) is continuing to spread into southwest Georgia. Since the first case in the state was confirmed in January 2025 in Lanier County, the disease has now spread into adjoining counties. As a result, hunters are encouraged to help monitor the spread of CWD by submitting harvested deer for testing. The testing is free.

The disease was first discovered in 1967 in Fort Collins, Colo. It is a neurological disease of the brain and central nervous system affecting cervids (deer. elk, moose). It is always fatal and no treatments are currently available.

The infectious disease belongs to a family of diseases known as transmissible spongiform encephalitis, caused and spread by exposure to misfolded proteins called prions. Prions are disordered or misfolded proteins that lead to cellular death. These prions are responsible for a variety of diseases, including CWD. Bovine spongiform encephalopathy, commonly known as mad cow disease, is another more commonly known form of these diseases.

Prions are spread through direct contact or indirect contact through exposure via contaminated soil, water, and body fluids including saliva, urine, and feces. Chronic wasting disease destroys brain tissue over an 18- to 24-month incubation period, therefore harvested or living deer may be infected and contagious without showing symptoms.



Special Logo
Hunters can take a number of steps to stop the spread of chronic wasting disease in Georgia

Symptoms of the disease in infected deer include severe emaciation, excessive drooling, stumbling, listlessness, loss of fear of humans, and repetitive movement patterns.

The Georgia Department of Natural Resources has developed a CWD Response Plan and established a CWD Management Area. This area includes counties where a sample tested positive for the disease and any contiguous county within 5 miles of the location of that sample. As a result, the current CWD now includes Atkinson, Lanier, Berrien, Lowndes, Coffee and Cook counties.

In accordance with the CWD Management Plan, testing is highly encouraged for deer harvested in the counties included in the CMA. If is not necessary for those who hunt outside the area to have deer tested. However, DNR has established relationships with taxidermists and processors around the state to collect samples from hunters who would like their deer tested.

While most test sites are concentrated in the CMA, several can be found in southwest Georgia. Brent Howze, a senior wildlife biologist, said that samples also may be dropped off at the Region 5 Wildlife Resources Department office located at 2024 Newton Road in Albany. Information related to testing can be found online at: georgiawildlife.com/cwd/testing.

The Georgia DNR is currently using this cluster testing to measure the impact of the disease in the state to determine the course of spread.

" We do our testing based on a point system for each county and each county has a quota for testing," Howze said.

He also explained that, for obvious reasons, the tests on deer in the CMA will receive precedence over other tests, which will be conducted in batches of 90 at the DNR lab in Athens. There is currently a four- to six-week wait for results

"We do a second test on all positives to ensure accuracy," DNR Commissioner Walter Rabon said. "We applaud hunters and private landowners for their efforts so far this season with submitting samples and staying vigilant for signs of the disease. This continued partnership will help us continue to manage CWD in the state and ensure a healthy deer herd."

There is currently no evidence of CWD infecting humans. However, health agencies recommend that hunters not consume meat from any deer that test positive for CWD or appear to be sick at the time of harvest. It is also recommended that hunters wear gloves when field dressing and processing deer. They should also avoid handling brain and spinal tissue when possible.

Hunters can play a critical role in reducing the spread of CWD by following some simple procedures when handling and transporting the deer they harvest. Although this is obviously critical in the CMA , exercising the same precautions and procedures in other areas can slow, if not stop, the spread of the disease to other areas of the state.

In response to the outbreak Georgia has implemented the following statewide requirements for the lawful disposal of deer carcasses and unused parts: Leave the carcass on the property where it was harvested. Use a commercial deer processor. Carcasses can be disposed of through a permitted solid waste landfill (household garbage service). They also may be buried or incinerated by methods approved under Georgia's Dead Animal Disposal Act.

Chronic wasting disease spread across the U.S. in a variety of ways, including the inter-state transportation of live deer, whole carcasses, and improperly cleaned heads for taxidermy mounts. Theoretically, Georgia does not have a captive white-tail industry in the state, so there is a limited risk of the disease spreading through the release of out-of-state deer.

Unfortunately, if individuals do attempt to illegally transport deer into the state, they will not know that they are infected due to the incubation period of the disease. The deer may appear healthy when they are shipped and actually be contagious following their release in Georgia. The greatest potential threat to the Georgia deer herd comes from the transpiration of processed venison and skulls into the state that have not been handled or processed prior to transport.

In Texas, where the "high fence deer" industry is extensive. all harvested deer meat has to be boned out. The hides can not be attached to heads, and all soft tissue has to be removed from antlers, skulls, skull plates, and jaws. In an effort to interrupt the spread of the prions associated with CWD, no state along a hunter's route home would allow deer that was not processed to these standards to cross their border.

In an effort to further reduce the spread of the disease, hunters in Georgia are encouraged to reduce transmission risks within the state by broadcasting feed or bait over broad areas of 500 or more square feet. Avoiding gravity feeders, salt licks or bait piles is also recommended. It is also recommended that feeding locations be moved periodically to reduce excrement build up in the soil, and that hunters only bait while they are actively hunting.

Asked if reducing the deer population might be another way of reducing or slowing the spread of CWD, Howze said, "Absolutely. Going from 60 deer to 30 deer a square mile is going to slow it."

With hunters in the state having the opportunity to harvest up to 10 antlerless deer during the 2026-27 season, they have the ability to directly impact the quality and health of the deer herd on the properties they hunt. This is also true for those hunting on public land where the site frequently has to mandate antlerless-only hunts in an effort to ensure that more does are harvested.

THE ALBANY HERALD

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JOBS

Full-Time

Property Manager
Vacancy Announcement
November 16, 2026

The Tifton Housing Authority is now accepting applications for the position of Property Manager. Employment applications may be picked up and returned to the Administrative Office located at 1425 North Tift Avenue Bldg. 15, Tifton, GA between 9:00 a.m. and 6:00 p.m. beginning Monday, November 16, 2026. Applications must be received no later than 12:00 noon on Wednesday, December 16, 2026. They may be mailed to the Tifton Housing Authority, P. O. Box 12, Tifton, GA 31793 or emailed to info@tiftonhousing.org.

The employee hired for this position will be responsible for the day-to-day supervisory work involved in planning, coordinating and managing the rent collection, leasing and continued occupancy functions of the housing authority. Duties require thorough knowledge of policies governing rent collection, eligibility, admissions and occupancy. Position requires 2 years' experience in office administration or a related area. Prefer project based rental assistance and public housing experience. High school diploma and valid Georgia driver's license required. Salary is based on experience. Full benefits. Drug screen and criminal background check required.

Albany Legals

Construction/ Service Bids

A-1145
INVITATION TO BID
DOCO Longwood Drive Drainage Improvements
BID REF. #27-040

Sealed bids will be received, on behalf of Dougherty County, by City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 2:30 PM on December 18, 2026. A Pre-Bid Conference will be held at 10:00 AM on December 1, at the Procurement division office. Bid documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Destin Adams, Buyer I, at dadams@albanyga.gov.
\by\ Michael Eaton, Chief Financial Officer
November 21, 2026

Available for PICKUP or DELIVERY

Alcoholic Beverages

A-1128
NOTICE OF APPLICATION FOR BEER AND LEGAL WINE LICENSE

I, Charles W. Cowart, Jr. of Still Pond Inc. have petitioned the Board of Commissioners of Calhoun County, Georgia for a license to sell beer and Legal Wine at the following location: Still Pond Vineyard & Winery, 1575 Still Pond Road, Arlington, GA 39813. Citizens wishing to give written or oral comments should be present at the Board of Commissioners meeting to be held: December, 20-3 @ 5pm at the Commissioners Office in Morgan., Georgia.
November 14, 21, 2026

Corporations

A-1135
NOTICE OF INTENT TO VOLUNTARILY DISSOLVE A CORPORATION

A Notice of Intent to Dissolve The James M. Barnett, Jr. Foundation, Inc., a Georgia non-profit corporation with registered office at 212 N. Westover Blvd., Albany, GA 31707, has been delivered to the Secretary of State in accordance with the applicable provisions of the laws of Georgia.
November 21, 28, 2026

Debtors & Creditors

A-1136
NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF DOUGHERTY
IN RE: ESTATE OF Charles Henry Goodroe, DECEASED
All creditors of the Estate of Charles Henry Goodroe, DECEASED late of Dougherty County, are hereby notified to render their demands to the undersigned according to law, and all person indebted to said estate are required to make immediate payment to me.
Ethan Goodroe
2902 Melrose Drive
Valdosta, GA 31602
229-894-1052
Administrator of Charles Henry Goodroe, deceased
O.C.G.A § 53-7-41 states:
"...Every personal representative shall, within 60 days from the date of qualification, publish a notice directed generally to all of the creditors of the estate to render an account of their demands. The notice shall be published once a week for four weeks in the official newspaper of the county in which the personal representative qualified..."
November 21, 28, December 5, 12, 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-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-1071
NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of RONALD H. SLEDGE, late of Dougherty County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment.
This 28th day of October 2026.
Smith Wilson, Attorney for Deborah M. Sledge
Executor of the Estate of RONALD H. SLEDGE
GARDNER WILLIS PLAIRE & WILSON, LLP
P.O. Drawer 71788
Albany, Georgia 31708-1788
229-883-2441
October 31, November 7, 14, 21, 2026

A-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

Debtors & Creditors

229-883-2441
November 7, 14, 21, 28, 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-1143
Notice to Debtors and Creditors
All creditors of the estate of DOMEKA D. HICKS 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 21st day of November, 2026
Name: TERRIKA BRANTLEY
Title: ADMINISTRATOR
Address: 7393 HODGSON MEMORIAL DRIVE, SUITE 202 SAVANNAH, GA 31406
November 21, 28, December 5, 12, 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-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
November 14, 21, 28, December 5, 2026

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

A-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-1131
NOTICE TO DEBTORS AND CREDITORS

GEORGIA, DOUGHERTY COUNTY
All creditors of the ESTATE OF MATTIE LEE SIMMONS JONES, deceased, last of Dougherty County, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to me.
This 12 day November of, 2026
Jenny Lee Jones Executor
Estate of Mattie Lee Simmons Jones

Debtors & Creditors

2981 County Squire Lane Decatur, GA 30033
PREPARED BY:
THE WOODALL LAW FIRM, P.C.
GEORGE W. WOODALL
THE WOODALL LAW FIRM, P.C.
Attorneys at Law
405 West Tift Avenue
Albany, Georgia 31701-2245
(229) 883-2621
State Bar I.D. No. 774925
gwoodall@thewoodallfirm.com
November 21, 28, December 5, 12, 2026

Divorces

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-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-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

Juvenile Court

A-1138
IN THE JUVENILE COURT OF HOUSTON COUNTY
IN THE STATE OF GEORGIA
IN THE INTEREST OF:
K. M., SEX F , AGE 2 , DOB 04/27/2024 , CASE #2601391
K. M., SEX M , AGE 1 , DOB 06/10/2025 , CASE #2601414
CHILDREN UNDER 18 YEARS OF AGE

TO WHOM IT MAY CONCERN, TESSA DAVIS (mother); ELIJAH MARKS (father); ANY UNKNOWN PUTATIVE FATHER(S), AND ANYONE ELSE CLAIMING A PARENTAL INTEREST IN THE ABOVE CHILDREN

You are notified that a Dependency Petition was filed against you in said court on 11/03/26, an Order for Service by Publication was entered on 11/05/26.
YOU ARE COMMANDED AND REQUIRED TO BE AND APPEAR before Houston County Juvenile Court, held at Houston County Juvenile Court, Warner Robins, Georgia on 01/06/2027 at 8:30 o'clock a.m., for a hearing following service by publication. Serve an answer on Petitioner's Attorney, James E. Patterson, P. O. Box 1006, Forsyth, Georgia 31029. You may obtain a copy of the petition by contacting Houston County Juvenile Court Clerk.
WITNESS the Honorable Judges of this court, this 05 day of November, 2026. Christina Harper
DEPUTY CLERK, HOUSTON CO. JUVENILE COURT
November 21, 28, December 5, 12, 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

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-1137
IN THE SUPERIOR COURT OF Dougherty COUNTY
STATE OF GEORGIA
In re the Name Change of the Child(ren)
Channing Greene, Minor child(ren)
Civil Action File No. 26-SUCV-561-4
NOTICE OF PETITION TO CHANGE NAME

I, Indica Greene, filed this petition to the Superior Court of Dougherty County, Georgia on the 11th day of June, 2026, to change the name(s) of the minor child(ren) as follows:
Current Name of Child: Channing Greene
Date of Birth: 07-28-26
Proposed New Name: Seven Williams
Any interested or affected party has the right to appear in this case and file objections within thirty days as set forth in O.C.G.A. § 19-12-1(f)(2) and (3).
This 11 day of June, 2026.
Indica Greene
Petitioner pro se
2520 Forsyth Street
Albany, GA 31701
470-832-2121
November 21, 28, December 5, 12, 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-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 21, 28, December 5, 12, 2026

Probate Court Administration

Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
November 7, 14, 21, 28, 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-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 12 mth Support

A-1132
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: EDWIN LOVIT MINTON
ESTATE FILE NO: 2026-ES-375
NOTICE OF PETITION TO FILE FOR YEAR'S SUPPORT

The Petition of **Janice D. Minton** for a year's support from the above referenced estate of the Deceased, for Decedent's surviving spouse having been duly filed, all interested persons are hereby notified to show cause, if any, on or before **December 14, 2026**, why said petition should not be granted.
All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed on or before the time stated in the preceding sentence. All pleading/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
November 21, 28, December 5, 12, 2026

Public Hearings

A-1139
HISTORIC PRESERVATION COMMISSION
NOTICE OF PUBLIC MEETING

The Albany-Dougherty Historic Preservation Commission will conduct a public meeting on **Wednesday, December 2, 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=VU94ZzNpbFdtS2dMN04yUzl1YWx6UT09
Meeting ID: 952 1922 5113
Passcode: 515128
One tap mobile
+16465588656,95219225113#,,,,*515128# US (New York)
26-080 HISTORIC – 208 S Monroe St: COA request by Stephen Armistead to enclose the carport area with red brick.
26-081 HISTORIC – 401 N Jackson St: COA request by Logan Brooks to demolish the structure.
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 21, 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

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.

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

Tax Sales

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

Trade Names

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-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-998
STATE OF GEORGIA
COUNTY OF DOUGHERTY
NOTICE OF SALE UNDER POWER
Because of a default under the terms of the Security Deed executed by James H. Coston and Anita S. Coston, husband and wife to Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for BBMC Mortgage A Division of Bridgeview Bank Group, its successors and assigns dated January 26, 2018, and recorded in Deed Book 4481, Page 189, Dougherty County Records, said Security Deed having been last sold, assigned, transferred and conveyed to U.S. Bank National Association, securing a Note in the original principal amount of $226,743.00, the holder thereof pursuant to said Deed and Note thereby secured has declared the entire amount of said indebtedness due and payable and, pursuant to the power of sale contained in said Deed, will on the first Tuesday, December 1, 2026, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:
ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOT 37 OF THE SECOND LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 263 OF ST. ANDREWS SUBDIVISION, SECTION 2, ACCORDING TO PLAT OF SAME AS RECORDED IN PLAT BOOK 5, PAGE 30, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA. SUBJECT TO RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY, VISIBLE AND OF RECORD, IF ANY.
DEED TYPE: WARRANTY DEED BETWEEN CHARLES A. CLARK, AND HAZEL F. CLARK AND JAMES H. COSTON AND ANITA S. COSTON DATED: 1/20/2000, RECORDED DATE: 1/20/2000, IN BOOK: 2051, PAGE 176.
Said property is known as **2405 East Alberson Drive, Albany, GA 31721**, together with all fixtures and personal property attached to and constituting a part of said property, if any.
Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
The proceeds of said sale will be applied to the payment of said indebtedness and all expenses of said sale as provided in said Deed, and the balance, if any, will be distributed as provided by law.
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the secured creditor.
The property is or may be in the possession of **Anita S. Coston and The Representative of the Estate of James H. Coston, successor in interest or tenant(s).**
U.S. BANK NATIONAL ASSOCIATION as Attorney-in-Fact for James H. Coston and Anita S. Coston, husband and wife
File no. 26-084664
LOGS LEGAL GROUP LLP*
Attorneys and Counselors at Law
1050 Crown Pointe Parkway, Suite 500
Atlanta, GA 30338
(770) 220-2535
https://www.logs.com/
*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
October 24, 31, November 7, 14, 21, 28, 2026

A-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-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-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-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-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:
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-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-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

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

Foreclosures

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-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-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-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. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pennymac Loan Services, LLC as Attorney in Fact for 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-1133
10985166
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 Shymere Jones to Mortgage Electronic Registration Systems, INC., As Grantee, As Nominee For Colony Bank, Its Successors And Assigns, dated 12/28/2023, and Recorded on 12/29/2023 as Book No. 5153 and Page No. 331-344, 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 $98,574.00, 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 January, 2027, the following described property: All That Tract Or Parcel Of Land Lying And Being In The City Of Albany, Dougherty County, Georgia, And Being All Of Lot 49 Of Hedrick Park Subdivision, According To A Map Or Plat Of Said Subdivision As Same Is Recorded In Plat Book 2, Page 21 (Plat Cabinet 1, Slide A-40), In The Office Of The Clerk Of Superior Court Of Dougherty County, Georgia. 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. 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 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 **1504 Sixth Ave, Albany, Georgia 31707** is/are: Shymere Jones or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pennymac Loan Services, LLC as Attorney in Fact for Shymere Jones. This Law Firm Is Acting As A Debt Collector Attempting To Collect A Debt. Any Information Obtained Will Be Used For That Purpose. 00000010985166 Barrett Daffin Frappier Turner & Engel, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398

November 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-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 of 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-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-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-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-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-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

Foreclosures

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-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.

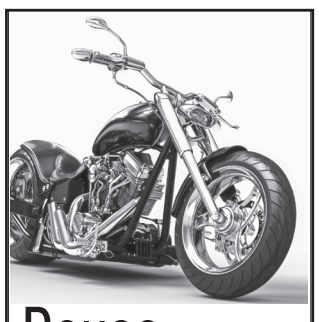
PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C.
By: S/Stephen G. Gunby
Stephen G. Gunby
Ga. Bar No.: 315212
Attorneys for Dougherty County Tax Director
P.O. Box 1199
1111 Bay Avenue, Third Floor
Columbus, Georgia 31901
(706) 243-5630
sgunby@pagescrantom.com

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



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Foreclosures

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-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, 2026

Foreclosures

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

Foreclosures

A-997

NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
DOUGHERTY COUNTY

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

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Security Deed by the Holder, and by virtue of the power of sale and authority vested in it, will on 1/5/2027 sell at public outcry to the highest bidder for cash: During the legal hours of sale before the door of the courthouse of Dougherty County, Georgia., the following described property situated in Dougherty County, Georgia, to wit:

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

Tax Parcel ID: 00182/00001/20G

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

The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given).

Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.

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

The entire purchase price is due and payable at the conclusion of the auction in the form of certified funds. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser. This property is being sold with express reservation that the sale is subject to 1) confirmation and audit of the status of the loan by the holder of the security deed, 2) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, 3) procedures for rescission of sale under O.C.G.A. Section 9-13-172.1, whereby the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided above. Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:

Carrington Mortgage Services, LLC, 500 N. State College Blvd., Suites 1030, 1300 & 1400 Orange, CA 92868 , Telephone No.: 800-561-4567

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

Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a deed under power will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. Additional information regarding these regulations and the required transferee information and certifications can be found at:

https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers and https://www.fincen.gov/rre-faqs#D_5

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

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

TS # 26-42435

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

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

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Calhoun Co. Legals

A-1140

IN THE PROBATE COURT OF CALHOUN COUNTY STATE OF GEORGIA

IN RE: ESTATE OF CYNTHIA RUTH MASON, DECEASED

ESTATE NO. 2024840

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: whom it may concern:

LAVINIA JENISE SAVAGE has petitioned for LAVINIA SAVAGE to be appointed administrator(s) of the estate of CYNTHIA RUTH MASON deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before Dec 15, 2026.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Annie Doris Holder
Judge of the Probate Court
By:
Clerk of the Probate Court
P.O. Box 81
Morgan, GA 39866
(229) 849-2115

November 21, 28, December 5, 12, 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

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-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



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 place for reader's notes (6)	
2 getting ready to cook (8)	
3 spending spree (7)	
4 innocent quality (7)	
5 Odysseus' island kingdom (6)	
6 tennis star Jannik (6)	
7 bison, zebra and tapir (9)	

MAR TE NG PR UR
PI SI TES ITH UNG
ACA ER NA SPL EP
GE ULA GIN NN IVE

Thursday's Answers: 1. INTEGRATE 2. DUPE 3. IGGY 4. GLUTTED 5. STARFLEET 6. GUSTAVS 7. GAZER

11/20

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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 coming into flower (10)	
2 Bruno Mars' birthplace (8)	
3 insult (7)	
4 large vessel (5)	
5 music of old video games (8)	
6 5x Tour de France champ Eddy (6)	
7 like a superhero mouse (6)	

AF BLO AO HO PT
UNE RTA OMI HTY FR
SS KX ME ONT NOL
RC NG CHI ULU MIG

Friday's Answers: 1. MARGIN 2. PREPPING 3. SPLURGE 4. NAIVETE 5. ITHACA 6. SINNER 7. UNGULATES

11/21

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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.

"L XHJ H XLRY HFY CTKERTJJ PTTFHNTC. JU ABKS JU PSHP L PSLFE L'A RBKEM PU DT HRLOT. PTTFHNT DUMJ GTTR LAAUCPHR."
— QHKE DRHKE

Previous Solution: "Filmmaking demands a lot, it takes a lot ... from you. And you are away from all the people that need you." — Alejandro Gonzalez Inarritu

TODAY'S CLUE: C = Q

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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.

"PSEXVQ, IZY SPV ... QZ HI XVFEXVSE. ZD IZY SPV QZ EZ FSMZZW ... HYE DXQME VZT LNZLWN WZZG BZD GXUF TXEM XVFEXVSE."
— AXWWXN HZHHI HDZTV

Previous Solution: "I was a wild and reckless teenager. So much so that I think I'm lucky to be alive. Teenage boys feel immortal." — Jack Black

TODAY'S CLUE: Y = I

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11/22/26

ANSWER TO TODAY'S PUZZLE

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

Release Date: Saturday, November 21, 2026

Los Angeles Times Daily Crossword Puzzle

Edited by Patti Varol

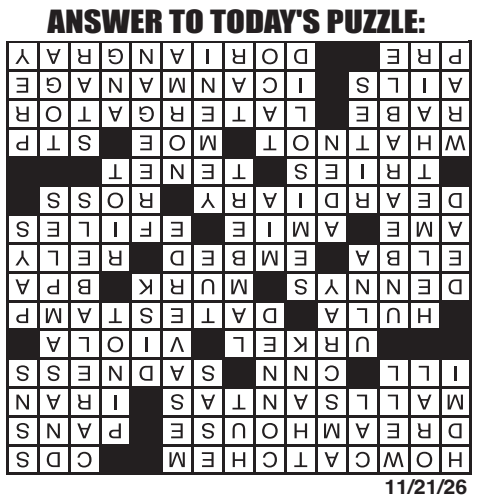
ACROSS

1 Inverted detective story
11 IRA options
14 Fantastic place to live
15 All-Clad products
16 Winter temps
17 Shiraz locale
18 Not up to par
19 Becky Anderson's channel
20 Gloom
22 "Did I do that?" sitcom neighbor
24 Davis honored with the Cecil B. DeMille Award at the Golden Globes in 2025
25 Luau performance
27 Element of metadata
30 Diner chain
32 Gloom
33 Chem. in some plastics
34 Largest island in the Tuscan Archipelago
35 Implant
37 Lean (on)
38 __ Zion Church
39 Tahiti sweetie
40 Goes paperless, in a way
42 Journalist's opening
45 Public TV painter
46 Rugby scoring plays
47 Creed
49 So on and so forth
51 Animated bartender
52 Fuel additive brand
55 Broccoli __
56 "Adios, pal!"
59 Feels 18-Across
60 "Things will work out for me somehow"
61 Beginning to dawn?
62 Character who's the very picture of youth?

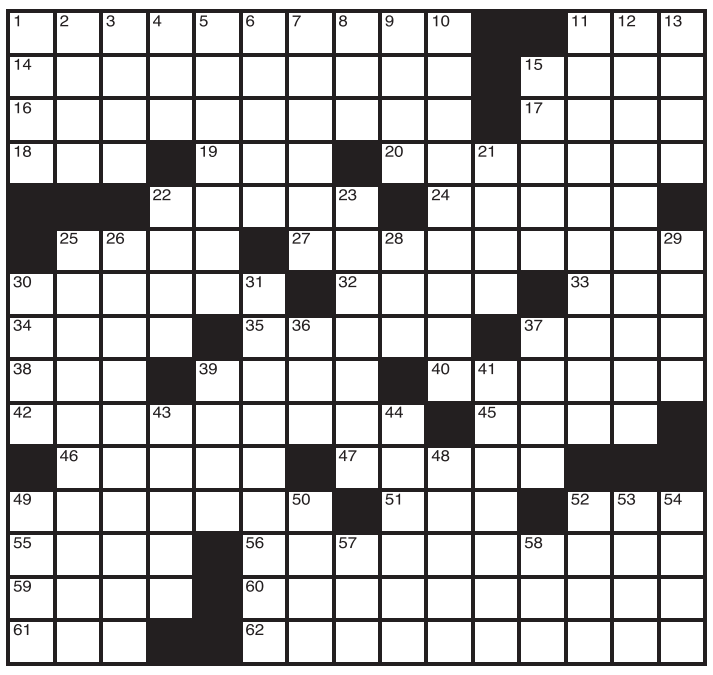
DOWN

1 Port letters
2 Like some traditions
3 "On second thought ... "
4 Oski the Bear's sch.
5 "Go!"
6 Acknowledge
7 Took in
8 "No one outpizzas the __"
9 Those, in Spanish
10 National park near Four Corners
11 Spots for laundry symbols
12 Unique identifiers, for short
13 Unique identifiers, for short
15 Burgundy grape
21 Plate, for one
22 Radius neighbor
23 First woman to win a CMA Award for Album of the Year twice
25 Do after a long ride
26 Too much
28 Mardi Gras, for one: Abbr.
29 Treats
30 Out of juice
31 Not quite set
36 Goth of "Frankenstein"
37 Barrel of laughs
39 Port northeast of Djibouti
41 One who may engage in guerrilla gardening or wild foraging
43 Some clerical work
44 Omani neighbor
48 Designer Kamali known for the "sleeping bag" coat
49 Prepare for the present day?
50 Birria order
52 Invincibility provider in Super Mario
53 Draped attire
54 Link in a food chain
57 Paving substance
58 Filmmaker Lee

ANSWER TO TODAY'S PUZZLE:



11/21/26



By Matthew Luter
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11/21/26

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RELEASE DATE—Sunday, November 22, 2026

Los Angeles Times Sunday Crossword Puzzle

Edited by Patti Varol

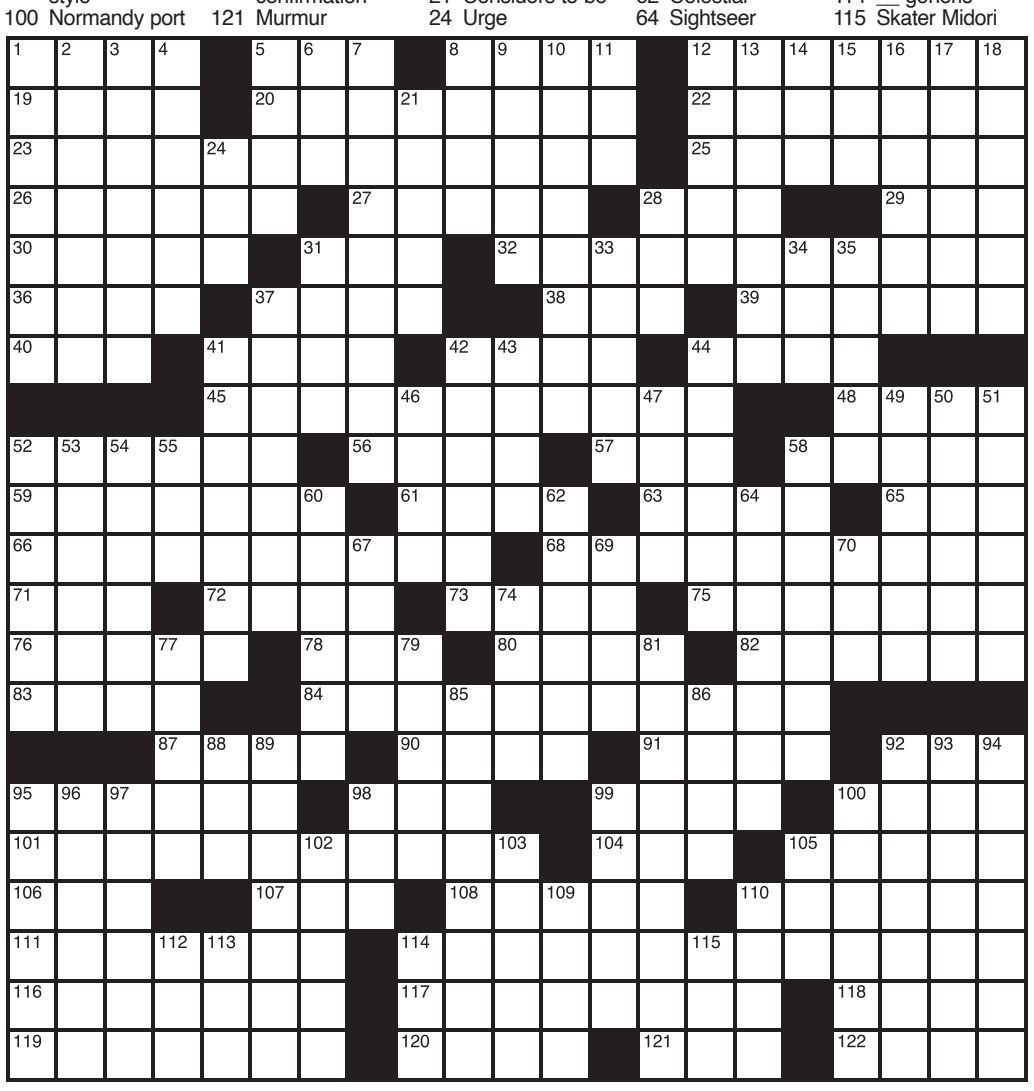
"ESSAY QUESTIONS" BY BETSY OCHESTER & ANDREW GUTELLE

ACROSS

1 Apple debut of 2010
5 Mud bath venue
8 Mud bath enjoyers
12 Underlings of Gru
19 __ Scotia, Canada
20 Nuts, bolts, washers, etc.
22 Without delay
23 What is another name for an echidna?
25 Activewear brand owned by Gap
26 Like bouffant hairdos
27 Widely shared posts
28 Abbreviation in some church names
29 Actor Cage, to fans
30 "Good Eats" host Brown
31 Engine sound
32 What disco classic won a Grammy Award for Best Arrangement for Voices in 1979?
36 Sign gas
37 Make the grade
38 Cell service letters
39 Had it out, in a way
40 Only Canadian NBA city, for short
41 1970s tennis star Nastase
42 Worry (over)
44 "__ silly question ... "
45 What signer of the Declaration of Independence worked in his family's malthouse?
48 Pops
52 "Get a grip!"
56 "Lucky" singer Jason
57 Root word?
58 Item of value
59 "Lucky" star Bening
61 Furniture chain with Billy bookcases
63 New York City deli name
65 Pub pint
66 What marine animal has a symbiotic relationship with clownfish?
68 Who is the only U.S. vice president born in Maryland?
71 Bro or sis
72 Spheres
73 With 94-Down, number cruncher
75 Throb
76 That is, in Latin
78 Unit of resistance
80 Hindu honorifics
82 Found a new purpose for
83 Solemn vow
84 What is the largest country in the world with no permanent natural rivers?
87 Takeoff figs.
90 Farm baby
91 "Friends" friend
92 Sp. woman
95 Huge fan
98 Texter's "Woo-hoo!"
99 Jazz singing style
100 Normandy port
101 What 1980s film has the line "I gave her my heart and she gave me a pen"?
104 Small cells
105 __-Barbera cartoons
106 Day divs.
107 Mauna __
108 Naomi of "All's Fair"
110 __ tiger
111 Footstool
114 What humanitarian organization was founded in 1865 as the East London Christian Mission?
116 Knocked for a loop
117 Sophistication and polish
118 Math class treats on March 14
119 Gofer's workload
120 Terse confirmation
121 Murmur
122 From Peoria to Pittsburgh

DOWN

1 Like some coffee and oatmeal
2 Former cardinal who is a White Sox fan
3 Frequent flyer
4 Ted of "The Good Place"
5 Roe source
6 Brutal review
7 L.A.'s Getty Center, for one
8 Went for a dip
9 Novelist Joyce Carol __
10 Grappled
11 To be, in Madrid
12 South Beach neighbor
13 Has in mind
14 "Not my thing"
15 Archipelago pt.
16 Close soccer score
17 Indigenous
18 __ out: in la-la land
21 Considers to be
24 Urge
28 "I see," at sea
31 "Women in Music Pt. III" pop trio
33 Rose petal oil
34 Puffin kin
35 Starring roles
37 Serving dish
41 "Am I wrong?"
42 Didn't follow through
43 Bulldoze
44 Part of the B major scale
46 CNN anchor Burnett
47 Sushi roll type
49 Yoga poses
50 Erase
51 Worried (over)
52 Othello's lieutenant
53 Nation in the Iroquois Confederacy
54 With money at stake
55 Grassy meadow
58 Colorful spring blossoms
60 Decorate with a raised design
62 Celestial
64 Sightseer
67 Labor agcy.
69 So-so poker hand
70 Atlanta sch.
74 Bhutan locale
77 He-Man's twin
79 Civilian garb
81 Biting
85 Falling
86 Fluffy scarves
88 Half a score
89 Terra firma
92 Fruity drink at a tapas bar
93 Finds a new title for
94 See 73-Across
95 On 89-Down
96 Fast fish
97 "The world is your __"
98 Mortgage agcy.
99 Beelzebub
100 Party snack
102 Salad bar tool
103 Korean short ribs
105 Barnyard bird
109 Screen spot
110 Irish laddie
112 Rio greeting
113 Max. opposite
114 __ generis
115 Skater Midori



11/22/26

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TV-What to watch

What to watch

SATURDAY

November 21, 2026

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

Leave It to Beaver: 'Wally's Job'

FETV, 9 a.m.

It's a return to Mayfield for some more life lessons, and this one finds Wally (Tony Dow) trying to make a little money, learn a little responsibility and figure out the working world. But let's be honest ... the real entertainment is with Eddie Haskell (Ken Osmond) — the king of fake manners, phony compliments and perfectly timed smirks — who convinces Wally he should negotiate better wages from his father.

Three Generations, One Christmas

Great American Family, 8 p.m. ■ Original Film

When a family's beloved supper club faces an uncertain future, three generations come together at Christmas to decide what traditions, memories and legacies are worth holding on to. Stars Mario Lopez, Tony Danza and Taylor Kalupa.

Christmas in Blue Dog Valley

Hallmark Channel, 8 p.m. ■ Original Film

On-set vet Goldie MacKenzie (Erin Cahill) leaves the glamour of Hollywood behind to buy a family-run veterinary clinic in the tight-knit Blue Dog Valley, where she encounters the handsome son (Andrew Walker) of the clinic's longtime owner, who is also the black sheep of the family. As Goldie works hard to prove herself to the unwelcoming townspeople, she finds herself pulled toward the very heart of her newfound home.



'Christmas in Blue Dog Valley'

ALLISTER FOSTER, HALLMARK MEDIA

Love on the Vineyard

Lifetime, 8 p.m. ■ Original Film

Set against the iconic backdrop of Martha's Vineyard, Lifetime's latest original film celebrates the rich cultural legacy of Oak Bluffs, one of America's most treasured historic Black communities. Paula Patton stars as Jordan Wilson, a successful Washington, D.C., executive who returns to Martha's Vineyard with her teenage daughter after years away. There, Jordan reconnects with Eric Robinson (Derek Luke), her former summer love, and becomes involved in a fight to save a beloved historic inn in Oak Bluffs.

Cue the Laughs

IFC, 10 p.m.

In "The Holiday Episode," host Adam Ray unwraps hilarious real-life holiday chaos, from Valentine's Day and Fourth of July explosions to Halloween horror, Thanksgiving, Christmas and New Year's Eve. These celebrations prove that when the holidays arrive, so do the laughs.

ACL Presents: 25th Annual Americana Honors

PBS, 11 p.m.

This one-hour special presents highlights from the Americana Music Association's 25th Annual Americana Honors & Awards that took place in September at Nashville's Ryman Auditorium. Molly Tuttle won Artist of the Year and Brandi Carlile won Song of the Year for "Returning to Myself." Tom Petty & the Heartbreakers, Robert Plant and Dolly Parton were recognized with Americana Lifetime Achievement honors.

CATCH A CLASSIC

Two for One: Pamela Adlon

TCM, beginning at 8 p.m.

Actor, writer and director Pamela Adlon joins host Ben Mankiewicz for two films about performers trying to make their mark. Ralph Bakshi's **American Pop** (1981) follows four generations of an immigrant family through the changing sounds of American music. Bakshi used rotoscoping, the process of drawing over filmed performances, to give his animated characters lifelike movement. The soundtrack includes recordings by Jimi Hendrix, Janis Joplin and Bob Seger. 1980's



UNITED ARTISTS

Fame (pictured) follows, with Irene Cara among the young performers pursuing their ambitions at New York's High School of Performing Arts. Alan Parker's film gives their personal struggles as much attention as their talent. Its title song and Michael Gore's original score won Oscars.

MOVIES YOU'LL LOVE



'You Again'

MARK FELLMAN

The Best Man (1999, Comedy-drama) Taye Diggs, Nia Long **BET, 6 p.m.**

The Waterboy (1998, Comedy) Adam Sandler, Kathy Bates **CMT, 6:15 p.m.**

A Few Good Men (1992, Drama) Tom Cruise, Jack Nicholson **Sundance, 7:15 p.m.**

Beetlejuice (1988, Comedy) Michael Keaton, Alec Baldwin **SYFY, 7:30 p.m.**

The Wizard of Oz (1939, Family) Judy Garland, Frank Morgan **TBS, 8 p.m.**

Tony (2026, Drama) Dominic Sessa, Antonio Banderas **HBO, 8 p.m.**

Coming to America (1988, Comedy) Eddie Murphy, Arsenio Hall **BET, 9 p.m.**

Five Nights at Freddy's (2023, Horror) Josh Hutcherson, Elizabeth Lail **SYFY, 9:30 p.m.**

Dodgeball (2004, Comedy) Vince Vaughn, Christine Taylor **E!, 10 p.m.**

Father of the Bride (1991, Romance-comedy) Steve Martin, Diane Keaton **TBS, 10:15 p.m.**

Rocky IV (1985, Drama) Sylvester Stallone, Talia Shire **BBC America, 10:15 p.m.**

Thor: Love and Thunder (2022, Action) Chris Hemsworth, Natalie Portman **FX, 11 p.m.**

You Again (2010, Romance-comedy) Kristen Bell, Jamie Lee Curtis **FXM, 11:25 p.m.**

From the editors of TV Weekly and tvinsider.com



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What to watch

SUNDAY

November 22, 2026

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

The Simpsons
FOX, 8 p.m.

After Krusty's (voice of Dan Castellaneta) latest marriage ends in spectacular fashion, he swears off love forever, only to discover his perfect match in a familiar face. Kerry Washington, Kelsey Grammer and Andy Cohen provide guest voices in the new episode "Curb Your Expectations."

Letters This Christmas
Great American Family, 8 p.m. ■ Original Film

When a struggling Christmas novelist returns home searching for inspiration, reconnecting with family, cherished traditions and her first love helps her rediscover the story she was meant to write. Stars Ashley Newbrough and Jesse Hutch.

Double Booked for the Holidays
Hallmark Channel, 8 p.m. ■ Original Film

Rachael Leigh Cook plays double duty as identical twins Abigail, quiet and bookish, and Charlie, a globe-trotting event planner. When they unexpectedly get a last-minute chance to travel to Wales and spend a week running the Story Shoppe, they jump at the opportunity. There they both meet some dashing chaps, but mistaken identities lead to a series of merry mix-ups.

Marshals
CBS, 8:30 p.m.

Kayce and Belle (Luke Grimes and Arielle Kebbel) go undercover inside a dangerous cult to find a missing federal agent who has gone dark after infiltrating the group in the new episode "Under the Influence."

From the editors of TV Weekly and tvinsider.com


'Double Booked for the Holidays'

JOSS BARRATT, HALLMARK MEDIA

30 for 30
ESPN, 8:30 p.m.

ESPN's *30 for 30* documentary series returns with "Give Me the Ball!", an intimate, revealing study of tennis icon and social activist Billie Jean King. Through candid interviews and archival footage, the film explores King's impact on sports and culture, with a particular focus on 1973 and her "Battle of the Sexes" match against Bobby Riggs.

Animal Control
FOX, 8:30 p.m.

A boa constrictor gets loose during a group of schoolchildren's visit to the precinct in the new episode "Boas and Spiders."

Yellowjackets
Showtime, 9 p.m. ■ Final Season

The fourth and final 10-episode season begins. As the survivors race to bury their sins before rescue arrives and an old flame roars back into town with plans of her own, it turns out not every homecoming is a joyous one, and this one's going to sting.

Tracker
CBS, 9:30 p.m.

In the new episode "That's the Job," Colter (Justin Hartley) is hired to locate the owner of a small South Carolina inn. The search puts him at odds with rival tracker Luke (Josh Holloway, Lost), whose reckless methods and questionable morals have put innocent lives at risk.

Grimsburg
FOX, 9:30 p.m.

A government-funded team of talking dogs infiltrates the Grimsburg PD in the new episode.

The Gold
PBS, 10 p.m. ■ Series Finale

The series dramatizing the events surrounding the 1983 Brink's-Mat gold heist in the U.K. comes to an end. The Task Force faces uncertainty, the criminals in Britain and America face their day in court, and a dangerous manhunt unfolds in Spain. Hugh Bonneville, Emun Elliott, Charlotte Spencer and Tom Cullen star.

CATCH A CLASSIC

Betty Hutton Double Feature
TCM, beginning at 8 p.m.

Betty Hutton has no trouble keeping up with two women whose lives are anything but quiet. In **Incendiary Blonde** (1945), she plays Texas Guinan, the performer who became a celebrated nightclub hostess during Prohibition. The musical offers a fictionalized account of Guinan's life, with plenty of room for Hutton's singing and showmanship. **The Miracle of Morgan's Creek (pictured)** from 1944 follows, with Hutton as Trudy Kockenlocker, who returns


ALEX STEWART SASHA

from a farewell party for soldiers unable to remember the name of the man she married. Eddie Bracken plays loyal Norval, who wants to help when she discovers she's pregnant. Writer/director Preston Sturges earned an Oscar nomination for the screenplay.

MOVIES YOU'LL LOVE


'Tangled'

DISNEY

Ferris Bueller's Day Off (1986, Comedy) Matthew Broderick, Alan Ruck **Sundance, 6 p.m.**

Bad Santa 2 (2016, Comedy) Billy Bob Thornton, Kathy Bates **Paramount, 6:15 p.m.**

The Goonies (1985, Family) Sean Astin, Josh Brolin **CMT, 7 p.m.**

Tangled (2010, Children) Mandy Moore, Zachary Levi **Freeform, 7:55 p.m.**

Dolly Parton's Christmas of Many Colors: Circle of Love (2016, Docudrama) Jennifer Nettles, Ricky Schroder **CW, 8 p.m.**

Elf (2003, Children) Will Ferrell, James Caan **TNT, 8 p.m.**

The Hunt (2020, Suspense) Ike Barinholtz, Betty Gilpin **VH1, 8 p.m.**

Alien: Romulus (2024, Science fiction) Cailee Spaeny, David Jonsson **SYFY, 8:30 p.m.**

Frozen II (2019, Children) Kristen Bell, Idina Menzel **ABC, 9 p.m.**

Major League (1989, Comedy) Tom Berenger, Charlie Sheen **CMT, 9:30 p.m.**

Pirates of the Caribbean: Dead Men Tell No Tales (2017, Adventure) Johnny Depp, Geoffrey Rush **FX, 10:20 p.m.**

My Cousin Vinny (1992, Comedy) Joe Pesci, Marisa Tomei **AMC, 11 p.m.**

Monster-in-Law (2005, Romance-comedy) Jennifer Lopez, Jane Fonda **E!, 11:30 p.m.**

MUST-SEE MOVIES ALL MONTH LONG
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What to watch

MONDAY

November 23, 2026

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

M*A*S*H
MOVIES!, 8 p.m.

Catch a pair of stars we lost this year — Tom Skerritt and Robert Duvall — in one of the finest (and funniest) anti-war comedies ever made. This Best Picture Oscar-nominated 1970 production helmed by Best Director nominee Robert Altman is largely a different experience from the beloved, and probably more familiar to most, TV series it spun off beginning in 1972, but is certainly a classic in its own right. Ring Lardner Jr. won an Oscar for his adaptation of Richard Hooker's novel, and besides Altman's deft direction, the film is elevated by a terrific ensemble cast. In addition to Skerritt and Duvall, the film features Donald Sutherland, Elliott Gould, Best Supporting Actress nominee Sally Kellerman, Roger Bowen and Gary Burghoff (the only major cast member to carry over to the series).

Pillsbury Bake-Off Classic
CBS, 8 p.m.

Drew Barrymore hosts this two-hour special featuring America's best home bakers facing five rounds of competition with celebrity chef judges Christina Tosi and Dook Chase.

Private Eyes West Coast
The CW, 8 p.m.

Will's (David Kaye) audition for a rebooted paranormal reality series is derailed by a chilling accident, leading to rumors of a haunting on the set. The show's host hires Shade and Angie (Jason Priestley and Cindy Sampson) to uncover the person behind it in the new episode "Fright League."

From the editors of TV Weekly and tvinsider.com


'Line of Fire'

NBCUNIVERSAL

Law & Order Toronto: Criminal Intent
The CW, 9 p.m.

In the new episode "Canadian Dream," Graff and Bateman (Aden Young and Kathleen Munroe) investigate when a prominent tech CEO is shot to death in a parking lot alongside a delivery driver who happened to be cycling by.

The Voice
NBC, 9 p.m. Live

The live shows continue as the top 10 artists pay tribute to icon Dolly Parton with duet performances. Viewers begin the vote for their favorite artists with results announced at the end of tonight's episode.

Line of Fire
NBC, 10 p.m. ■ Midseason Finale

In "Blind Eye," the Season 1 fall finale, Jane (Hope Davis) hosts an explosive Thanksgiving for the Hollingsworths, and Clare and Raul (Kat Cunning and Laith Khalifeh) investigate a homicide between feuding neighbors.

Independent Lens
PBS, 10 p.m.

In 2009, West Virginia college student Ryan Diviney was attacked and suffered a traumatic brain injury that left him in a coma. This *Independent Lens* documentary, "Storming: Seasons of Care," follows his parents as they provide Ryan with around-the-clock care, revealing love, hope, grief and the hidden labor of caregiving.

CATCH A CLASSIC

TCM Spotlight: Leaders of the Band
TCM, beginning at 8 p.m.

Lena Horne, Bill "Bojangles" Robinson, Cab Calloway and Fats Waller help get tonight's musical lineup started in **Stormy Weather** (1943). The Nicholas Brothers' acrobatic "Jumpin' Jive" routine is reason enough to watch, even if you already know what's coming. **A Song Is Born** (1948) follows, with Danny Kaye as a professor whose musical education gets a boost from Virginia Mayo's nightclub singer. Howard Hawks


EVERETT COLLECTION

remade his own **Ball of Fire (pictured)** for this 1941 musical, gathering such jazz greats as Benny Goodman, Louis Armstrong, Tommy Dorsey and Lionel Hampton. **Reveille With Beverly** (1943), **Hollywood Hotel** (1937), **Ship Ahoy** (1942) and **Du Barry Was a Lady** (1943) keep the music going in late-night.

MOVIES YOU'LL LOVE


'X-Men: Dark Phoenix'

TWENTIETH CENTURY FOX

Christmas at Dollywood (2019, Romance-comedy) Danica McKellar, Niall Matter **Hallmark Mystery, 6 p.m.**

Mommy Meanest (2024, Suspense) Lisa Rinna, Briana Skye **LMN, 6 p.m.**

E.T. the Extra-Terrestrial (1982, Family) Henry Thomas, Dee Wallace **Encore, 7 p.m.**

Turner & Hooch (1989, Comedy-drama) Tom Hanks, Mare Winningham **BBC America, 7 p.m.**

X-Men: Dark Phoenix (2019, Action) James McAvoy, Michael Fassbender **FXM, 7:15 p.m.**

The Mummy (1999, Adventure) Brendan Fraser, Rachel Weisz **FX, 7:50 p.m.**

Meet the Parents (2000, Comedy) Robert De Niro, Ben Stiller **AMC, 8 p.m.**

Ralph Breaks the Internet (2018, Children) John C. Reilly, Sarah Silverman **Disney, 8 p.m.**

Planes, Trains and Automobiles (1987, Comedy) Steve Martin, John Candy **Paramount, 8:30 p.m.**

Big (1988, Children) Tom Hanks, Elizabeth Perkins **BBC America, 9:30 p.m.**

What Happens in Vegas (2008, Romance-comedy) Cameron Diaz, Ashton Kutcher **E!, 10 p.m.**

Violent Night (2022, Action) David Harbour, John Leguizamo **FX, 10:25 p.m.**

Tommy Boy (1995, Comedy) Chris Farley, David Spade **Paramount, 10:30 p.m.**

MUST-SEE MOVIES ALL MONTH LONG
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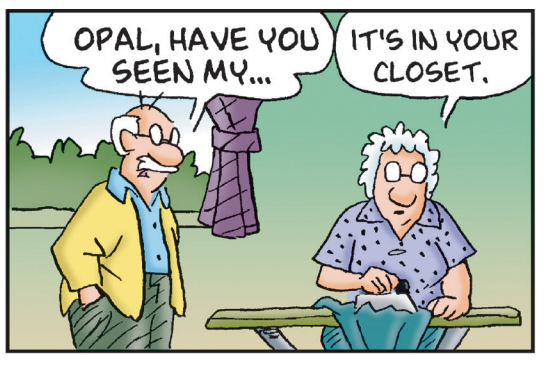
The Albany HERALD
ALBANYHERALD.COM

Weekend Comics

NOVEMBER 21-22, 2026

PICKLES

by Brian Crane

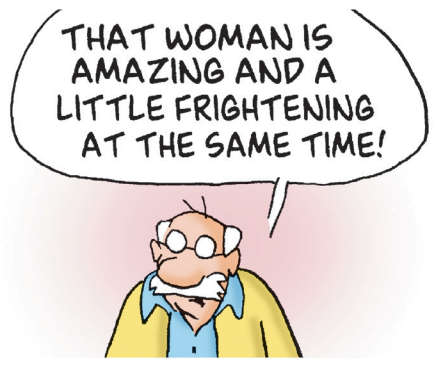






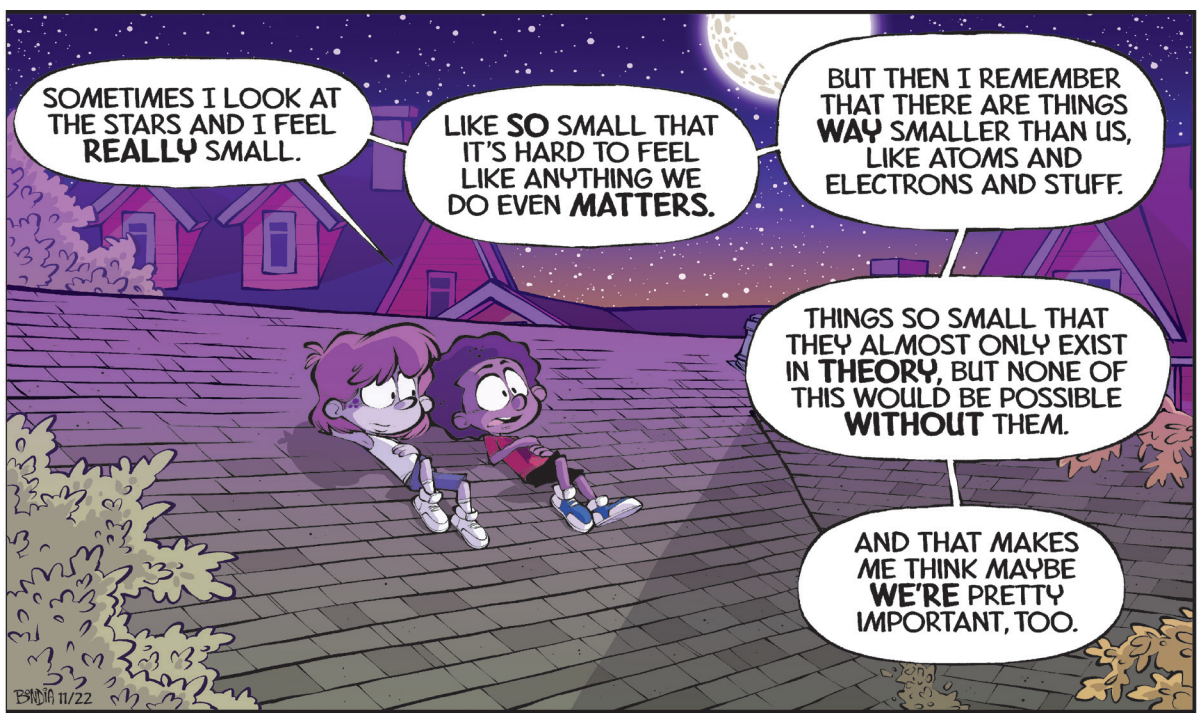






Crabgrass

by Tauhid Bondia

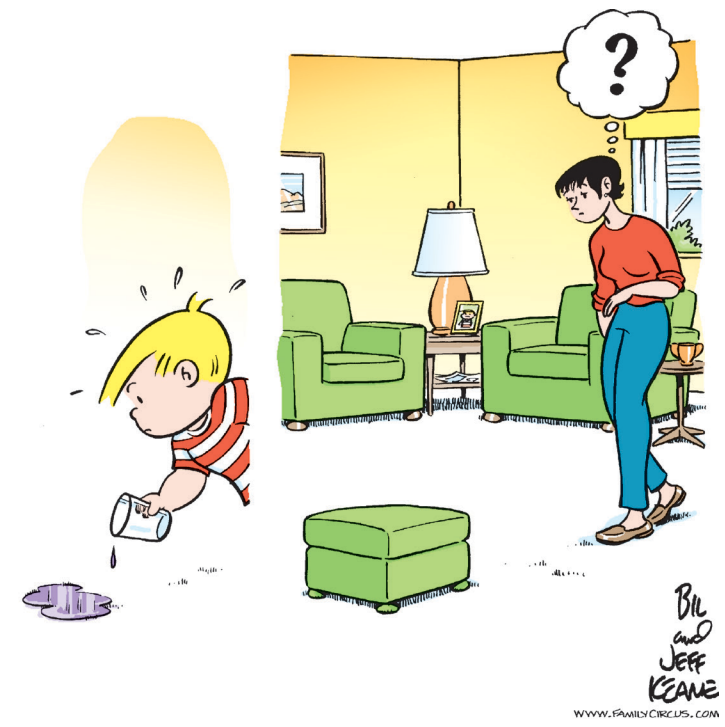




The Family Circus

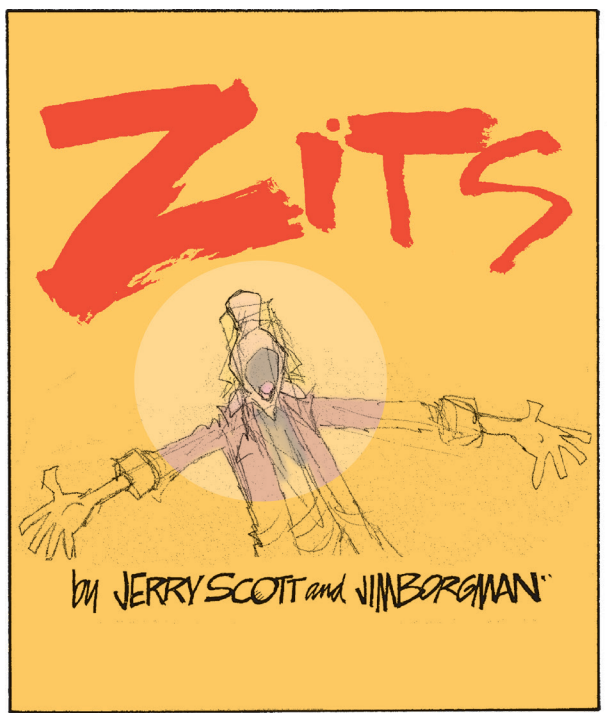
By Bil Keane



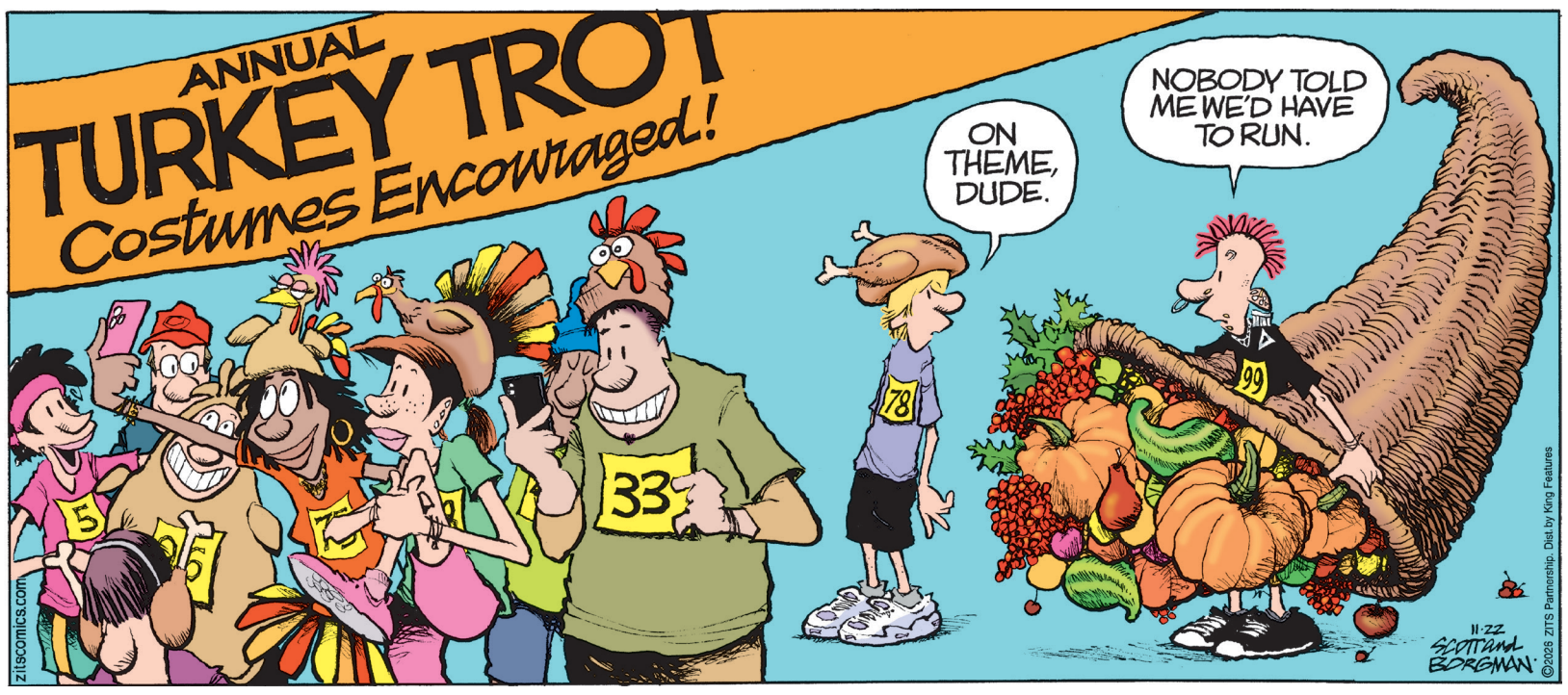


Zits

by Jerry Scott and Jim Borgman



ANNUAL TURKEY TROT
Costumes Encouraged!



FoxTrot

by Bill Amend

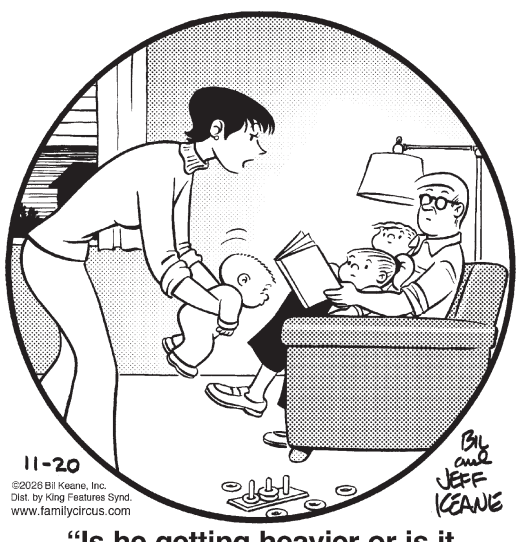


CLOSE TO HOME John McPherson



Burt's Driving Range was mobbed after they started using flaming golfballs and hay bale targets.

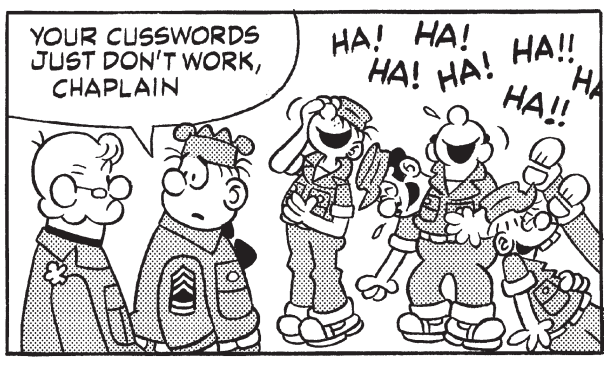
THE FAMILY CIRCUS Bil Keane



"Is he getting heavier or is it just late in the day?"

BEETLE BAILEY Mort & Greg Walker





BLONDIE Dean Young & John Marshall



THE BORN LOSER Art & Chip Sansom



HAGAR THE HORRIBLE Chris Browne



ZITS Jim Borgman & Jerry Scott



PEANUTS Charles M. Schulz



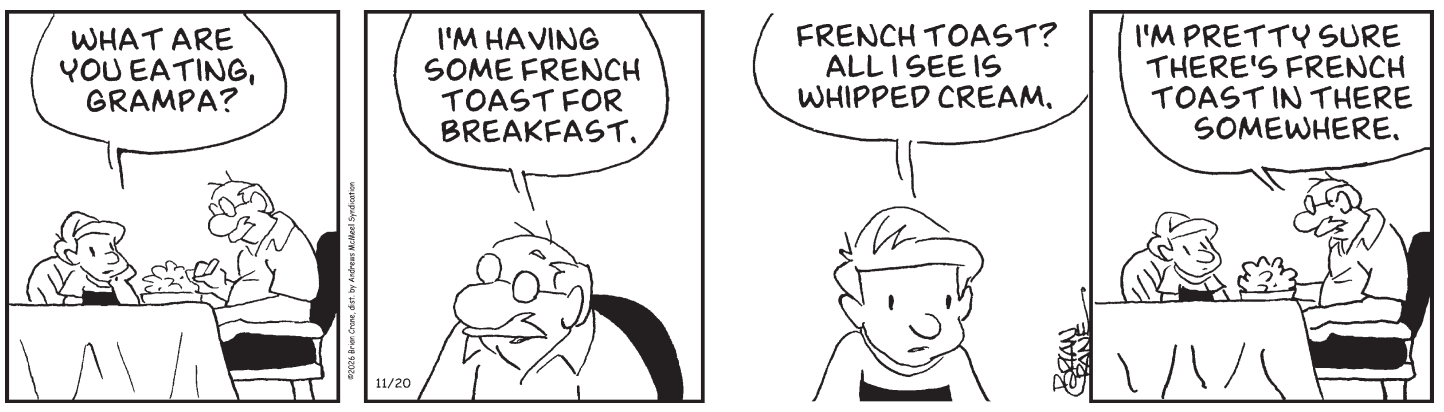
GARFIELD Jim Davis



POOCH CAFE Paul Gilligan



PICKLES Brian Crane



Los Angeles Times Daily Crossword Puzzle

Edited by Patti Varol

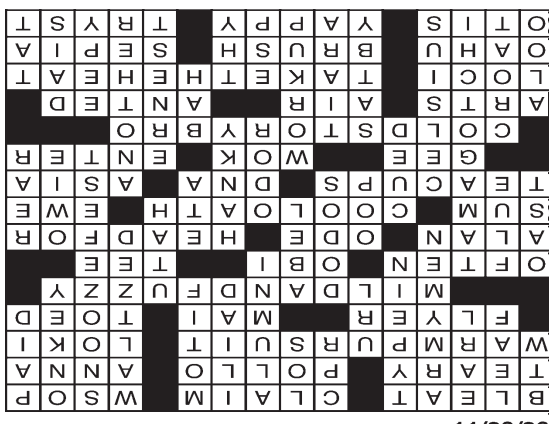
ACROSS

1 Farm cry
6 State as fact
11 Annual Vegas tourney
15 Visibly emotional
16 __ asado: chicken dish
17 Wintour of Vogue
18 *Need-for-speed scenario
20 Tom Hiddleston series in the MCU
21 Philadelphia athlete
22 __ tai
23 Pigeon-__
24 *Sentimentally sweet
28 Again and again
31 Kimono accessory
32 Giggle starter
33 Tudyk of "Resident Alien"
34 Lines of praise
35 Go toward
39 Bottom line
40 *Kid-friendly swear word
42 1-Across maker
43 Service components
45 Cheek swab molecule
46 Continent east of the Urals
47 "Golly!"
48 High-sided pan
49 Record, as data
50 *Sarcastic response to a tedious anecdote
54 __ and crafts
55 Yoga ball filler
56 Wagered, in a way
59 Centers of activity
60 Handle pressure, or how to form the answers to the starred clues?
64 "Magnum, P.I." isle
65 Touch lightly
66 Old photo tone
67 __ Spunkmeyer cookies
68 Like a noisy toy
69 Private rendezvous

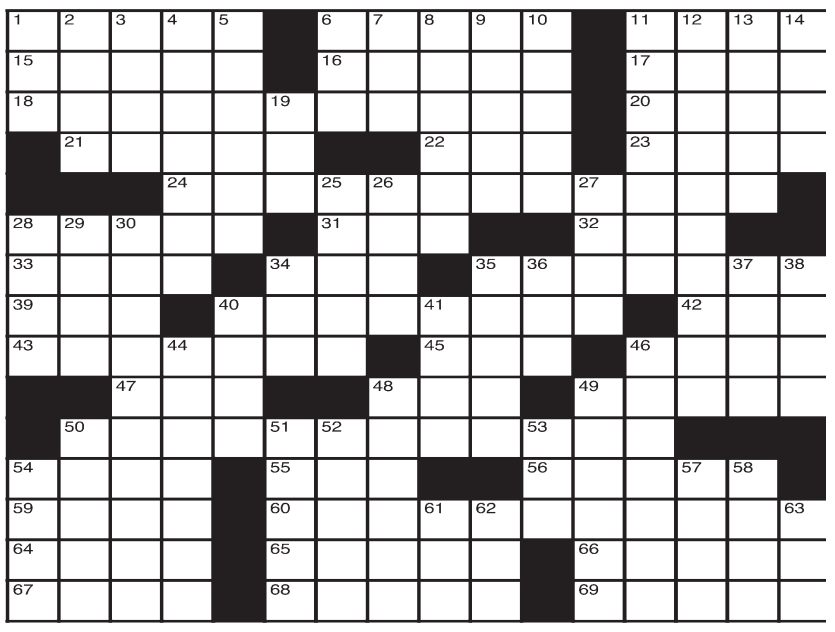
DOWN

1 FYI kin
2 Dolma wrap
3 Video game partner of ToeJam
4 Bucket O Soldiers toys, in "Toy Story"
5 Record, as data
6 EMT skill
7 __ Alamos, New Mexico
8 Graduates
9 Epic that ends with Hector's funeral
10 Central theme
11 Sauntered (in)
12 Total bore
13 Pitch-perfect
14 Settled
19 Clickable link
25 Extinct birds
26 Genesis brother
27 Six-sided state
28 Hops kiln
29 Fireplace shaft
30 Digital pet of the 1990s
34 Alley-__
35 Tissue alternative, informally
36 Landing hr. guess
37 Boo-boo
38 Bring up
40 Prompted to act now?
41 Hydrogen's lack
44 Fahrenheit counterpart
46 "Beer me again!"
48 Agitate
49 Novelist Hemingway
50 Dubrovnik native
51 Twiddled one's thumbs
52 Princess costume topper
53 "Curses!"
54 Potato, in Indian cooking
57 Adorably soporific, in internet slang
58 Place of honor
61 Unusual ability
62 "... hallowed be __ name"
63 Needlework on a sleeve, for short

TODAY'S SOLUTION:



11/20/26



By Yijing Chen
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11/20/26

SUDOKU

DIFFICULTY RATING: ☆☆☆☆☆

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

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

WHATZIT?™

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

minstitchute

Whatzit ©2026 Paul Sellers

TODAY'S WHATZIT SOLUTION:

A stitch in time

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.**

VINCENT PASTORE (1946-2026) **Solution: 7 letters**

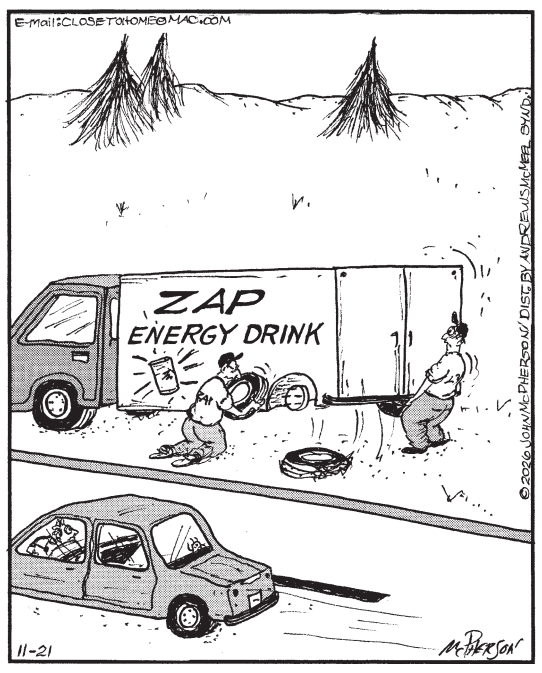
S S S O N A R P O S E H T B E
B G A E R O T A V L A S M O C
Y R N N L R A M E R I C A N U
L L O I M O E Y C N A N B P A
I A A A N A D V I R E N E E S
M S U N D E R C O V E R R N A
A V B J M W K Z V L A S K S L
F E R E H T A A A I V M E I L
N G R R E M M Y W N N E A E E
A A T S A C D O P A O N R R F
I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

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Actor, American, Awakenings, Berke, Bonpensiero, Broadway, Bronx, Chicago, Drama, Emmy, Family, Feud, Fuhgeddaboudit, Goodfellas, Gotti, Italian, Jersey, Las Vegas, Nancy, Navy, New York, Podcast, Remedy, Renee, Revolver, Sailor, Salvatore, San Marzano, Sauce, The Curse, The Deli, The Ref, The Sopranos, Undercover, Vinny, Voice

TODAY'S ANSWER: Mobster

CLOSE TO HOME John McPherson

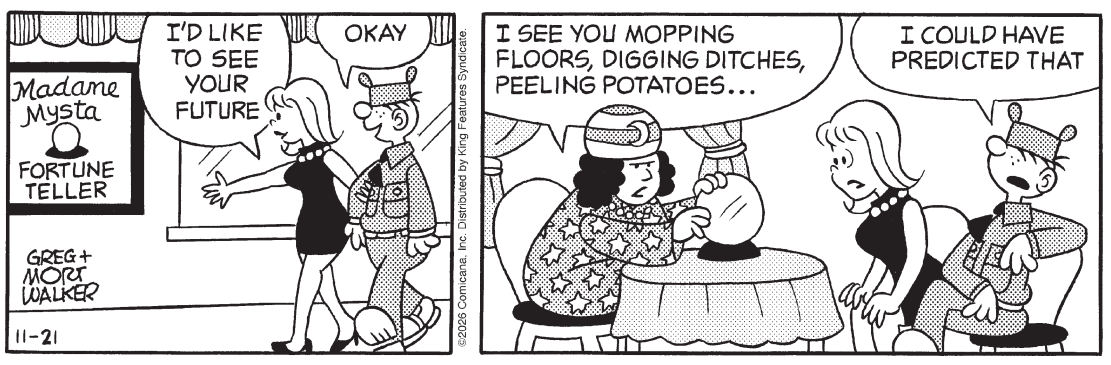


THE FAMILY CIRCUS Bil Keane

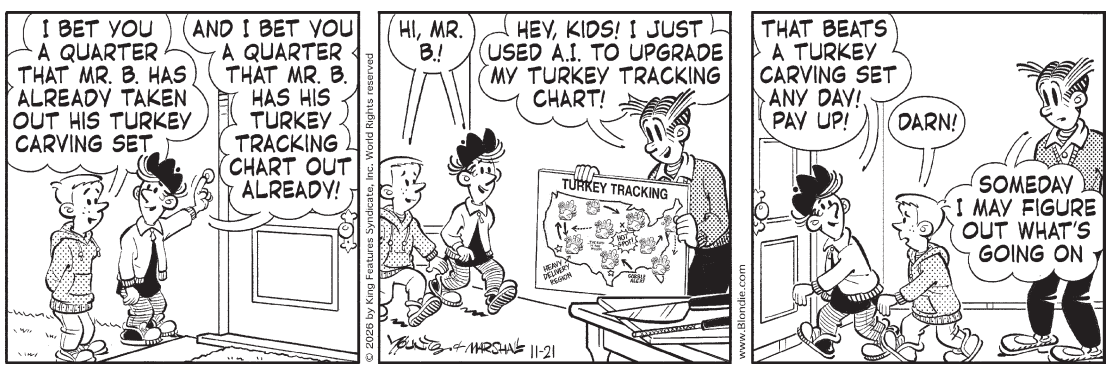


"Yes, Mommy. I licked it real clean."

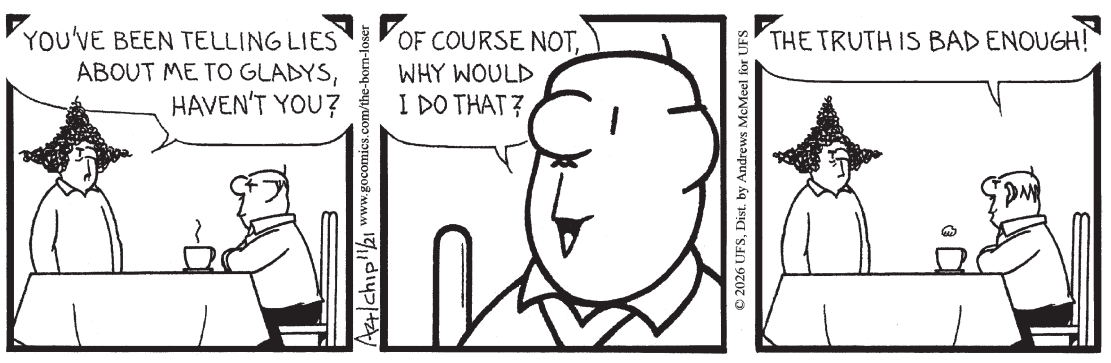
BEETLE BAILEY Mort & Greg Walker



BLONDIE Dean Young & John Marshall



THE BORN LOSER Art & Chip Sansom



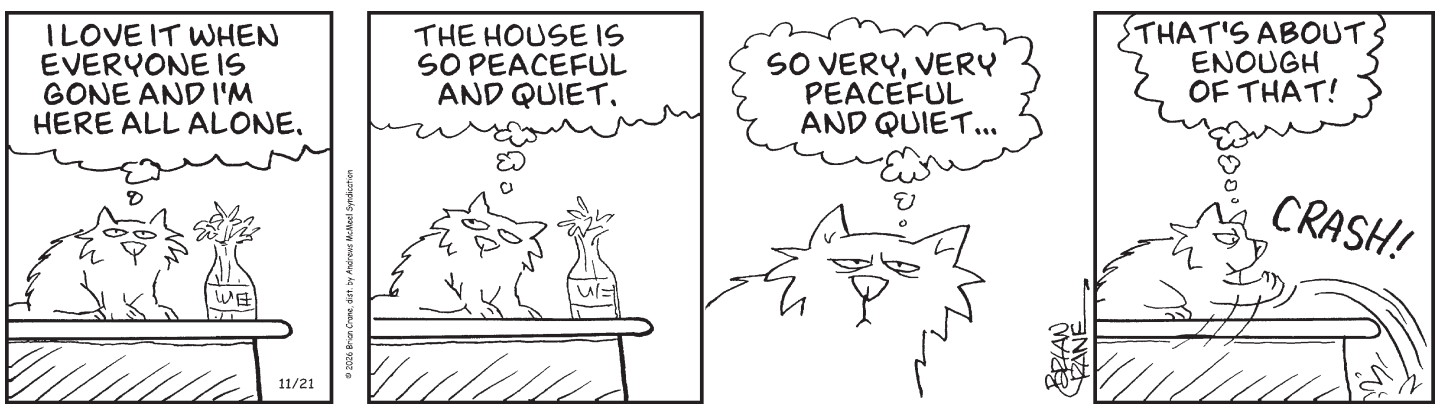
ZITS Jim Borgman & Jerry Scott



GARFIELD Jim Davis



PICKLES Brian Crane



SUDOKU

DIFFICULTY RATING: ★★★★★

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

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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:

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

WHATZIT?

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

BUSINES

Whatzit ©2026 Paul Sellers

TODAY'S WHATZIT SOLUTION: Unfinished business

CROSSWORD

ACROSS

1 Quarrel
5 Use needle and thread
8 Grub
12 Fable
13 Always, in verse
14 Hydrant attachment
15 Barely
17 Poker payment
18 Grow weary
19 Dog show category
20 Swiss peak
22 Sing with closed lips
23 Bewildered
27 Plant fluid
30 Et — (and others)
31 Historic time
32 Not all, not many
33 Zoo denizen
34 Household god
35 Coagulate
36 Wrestling surface
37 Typist's tap
39 Offer
40 — de vie
41 Haughty
44 Rod for roasting
47 Silvery fabric
48 Taylor Swift's eighth album
52 Kiln
53 Skill
54 Boarding school in England
55 Singer — Turner
56 Actor — Beatty
57 "Simon —"

DOWN

1 Blvds.
2 Treaty
3 Jai —
4 Freshwater turtle
5 Witness
6 Moray
7 Twisted
8 Bracelet trinket
9 Sharpen
10 Bone: Prefix
11 Unwanted garden growth
16 Prison room
19 Unopened flower
21 Used a parer
22 Funeral vehicle
23 Tropical tree
24 "Essays of —"
25 Funny guy
26 MRI forerunner
27 Alone
28 In a frenzy
29 Singer — Seeger
32 Moral qualms
37 Tease
38 Job
39 "— Vista Social Club"
41 Conspire
42 Sitarist — Shankar
43 Portent
45 Jot
46 Helen of —
48 Devotee
49 Raw rock
50 Abbr. in business
51 Print measures

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

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TODAY'S SOLUTION:

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

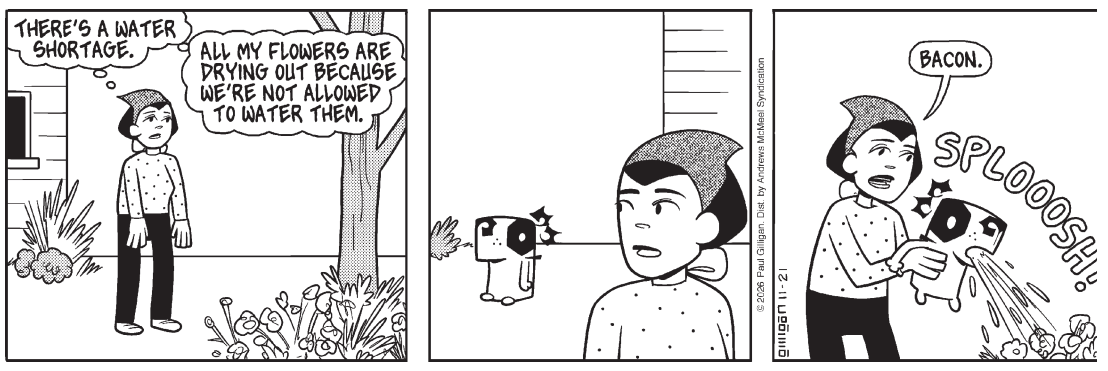
HAGAR THE HORRIBLE Chris Browne



PEANUTS Charles M. Schulz



POOCH CAFE Paul Gilligan



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By DAVID OUELLET

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BETHLEHEM, PENNSYLVANIA **Solution: 9 letters**

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

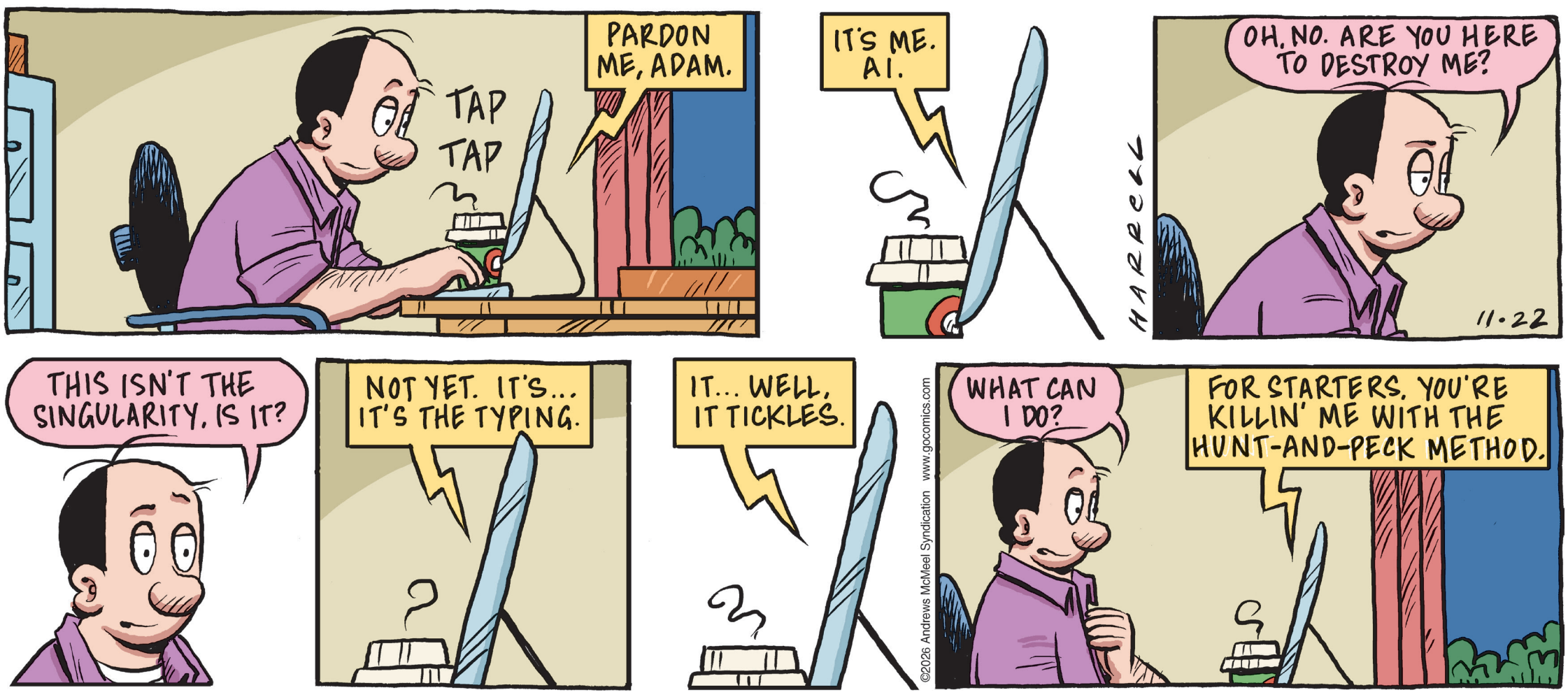
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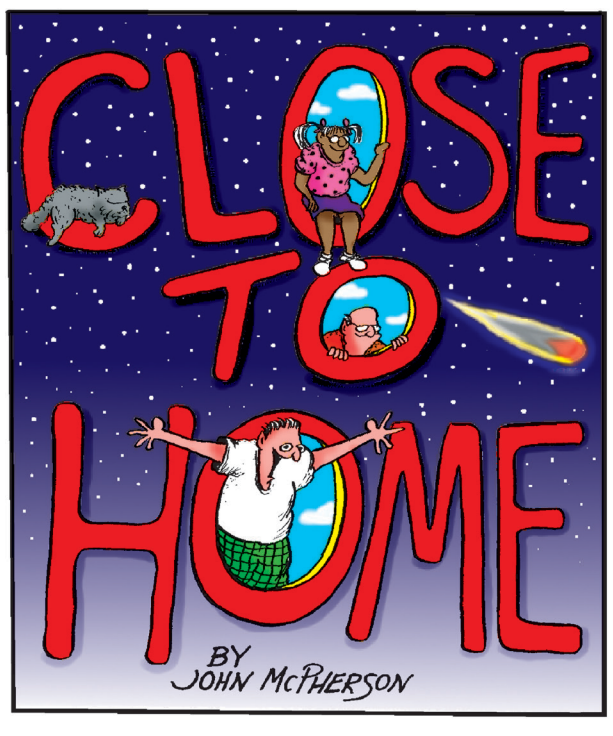
Advent, Allentown, Choir, Christmas, Creek, Downtown, Easton, Elmwood, Emmaus, Evergreens, Festival, Gemeinhaus, Holiday, Home, Industrial, Iron, Lehigh, Lights, Manufacture, Mill, Monocacy, Moravian, Museum, Musikfest, Nazareth, North, Plants, Playhouse, Plaza, Resort, Snow, Stacks, Steel, Tannery, University, View, Wind

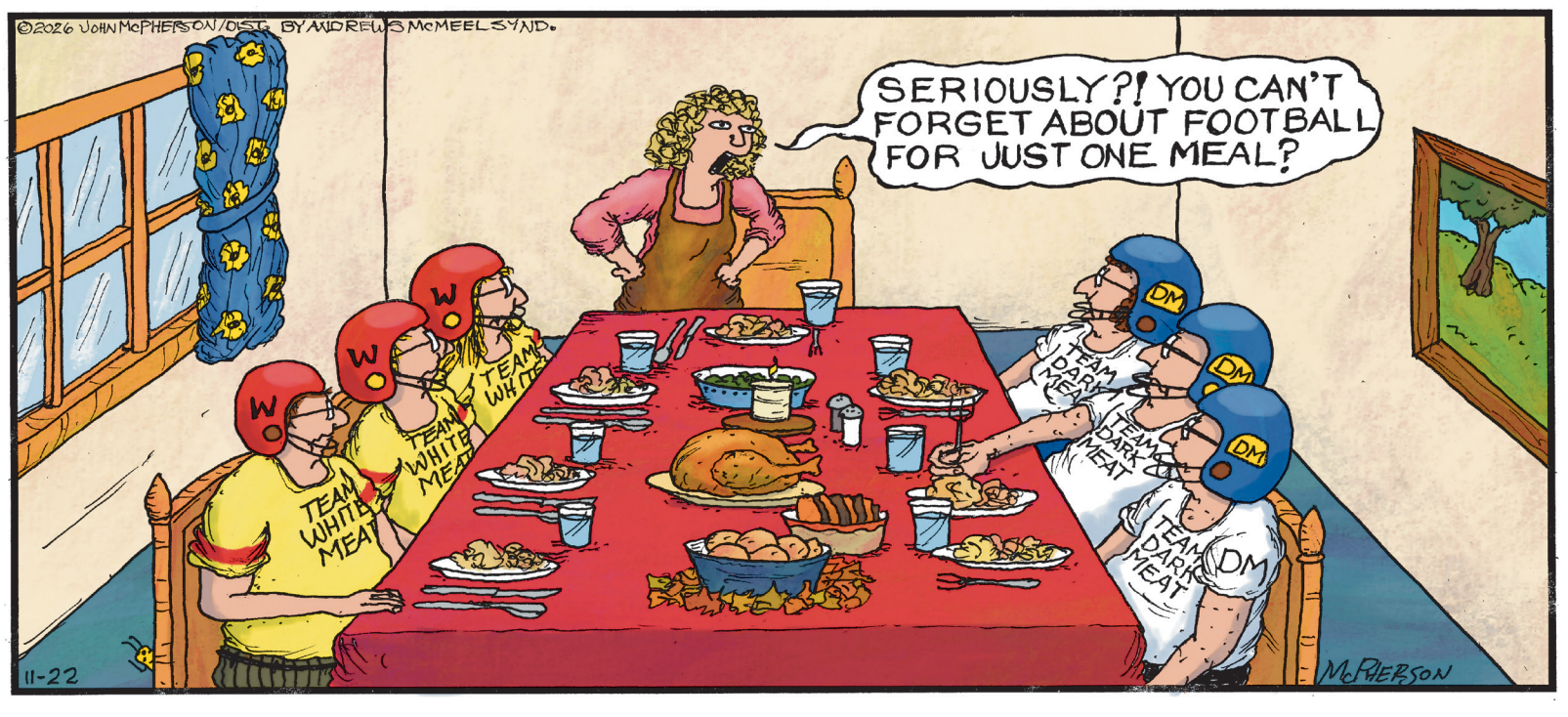
TODAY'S ANSWER: Bookstore

ADAM@HOME

BY ROB HARRELL



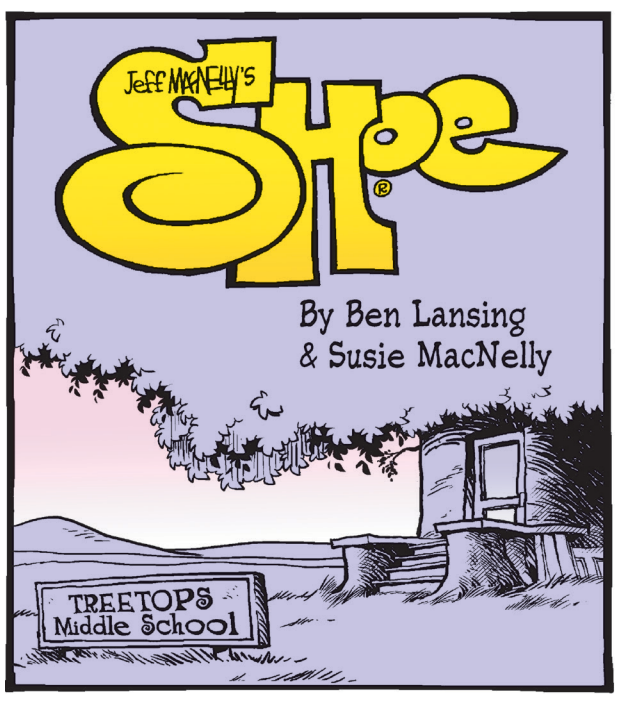


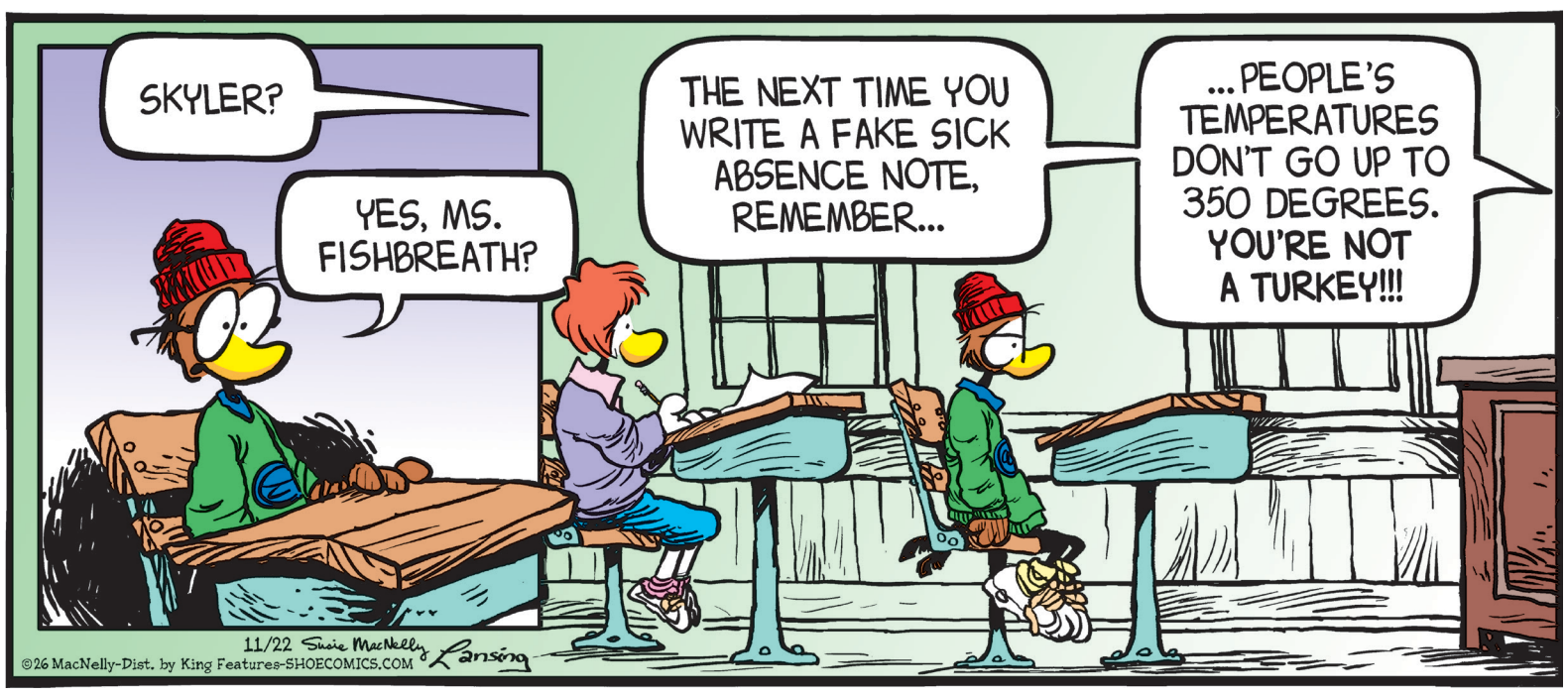


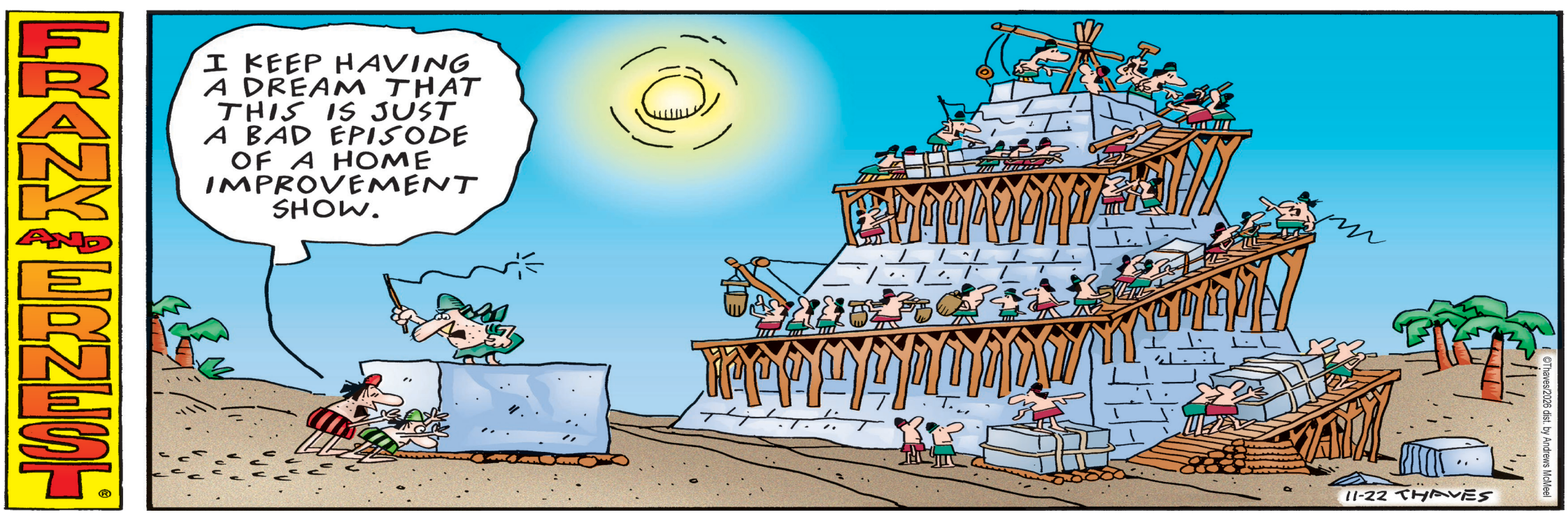
THE BORN LOSER®

by Art & Chip Sansom



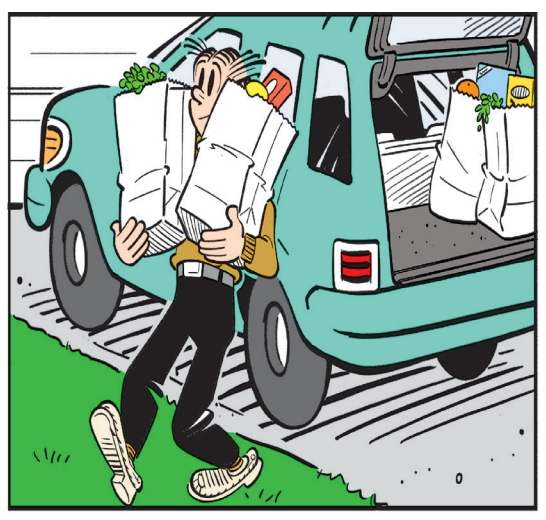


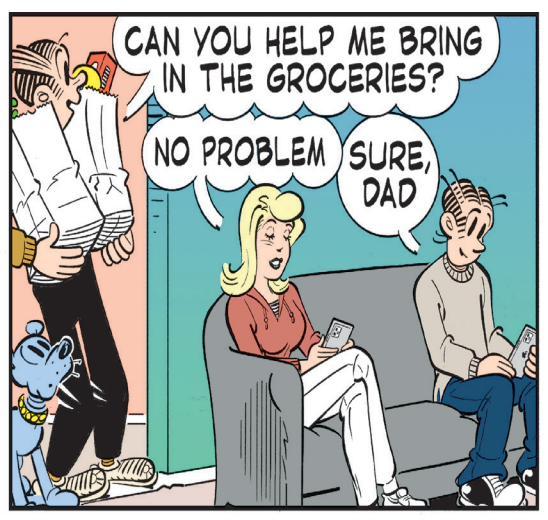


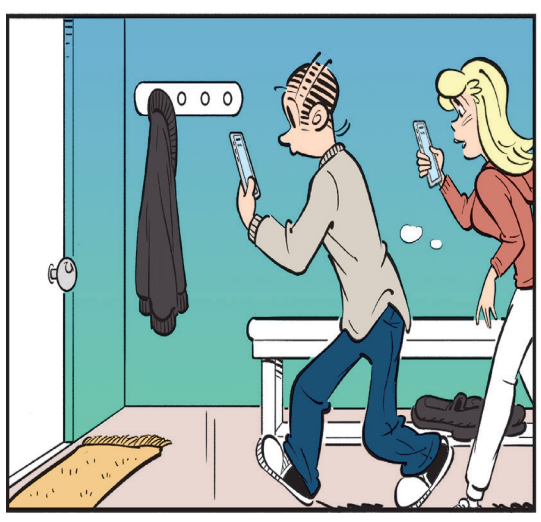


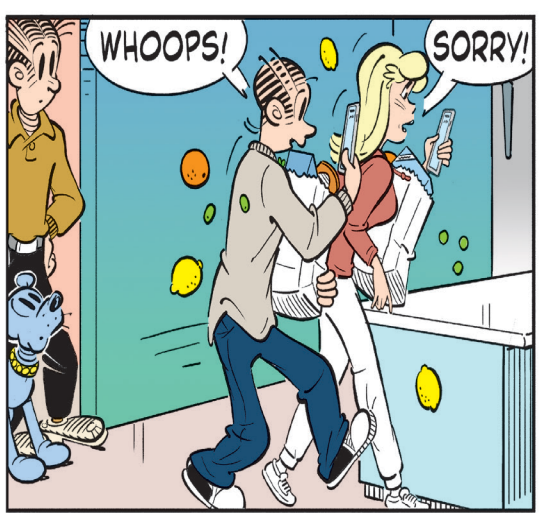
BLONDIE

BY DEAN YOUNG & JOHN MARSHALL

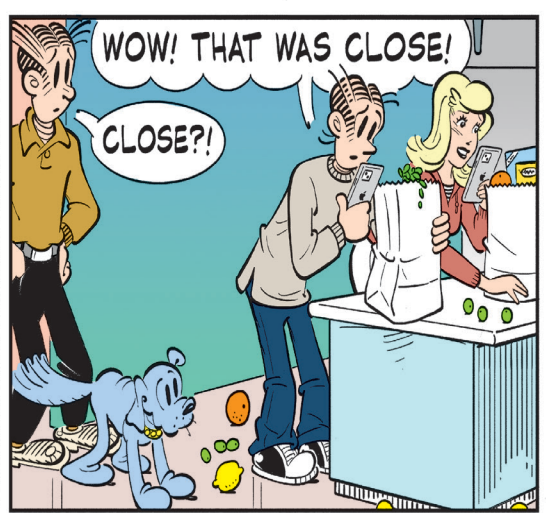


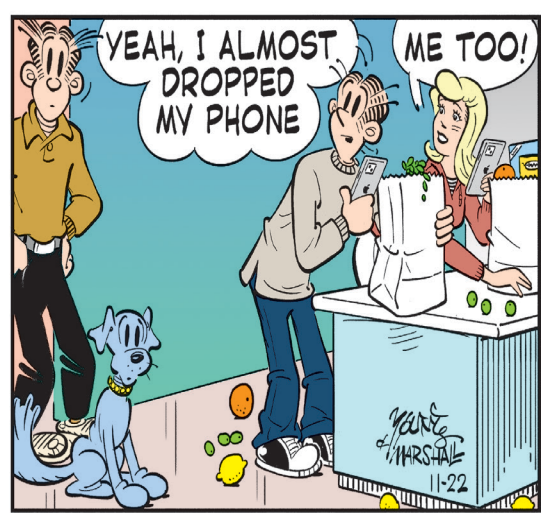




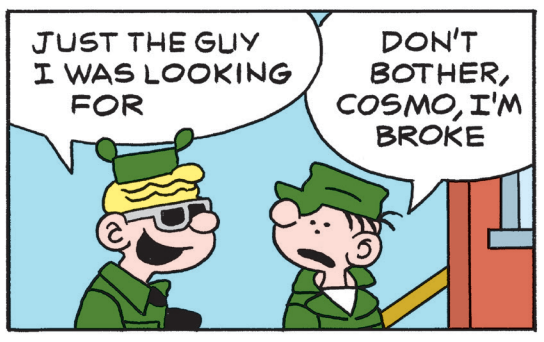


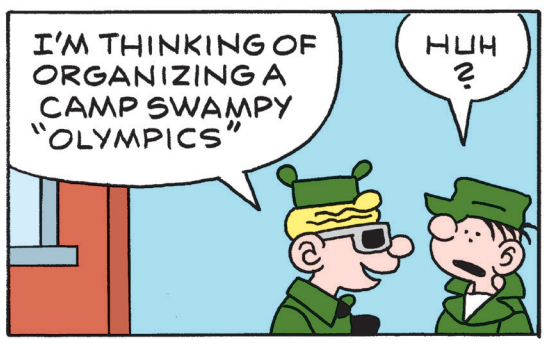
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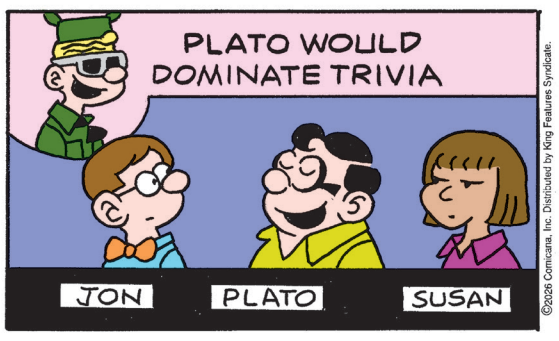
Mort Walker's beetle bailey®



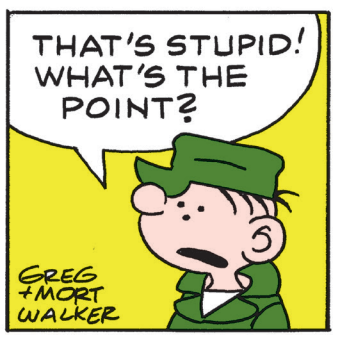






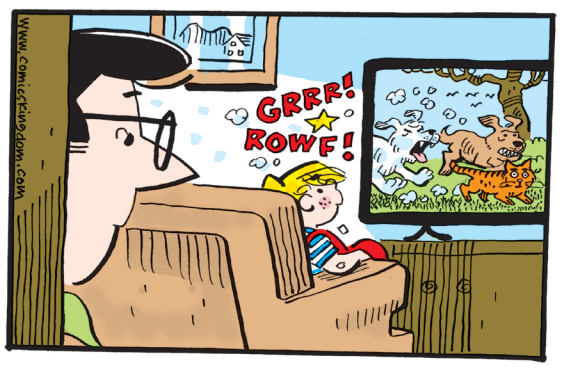


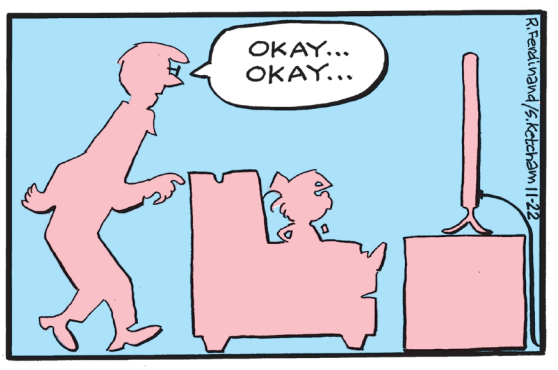
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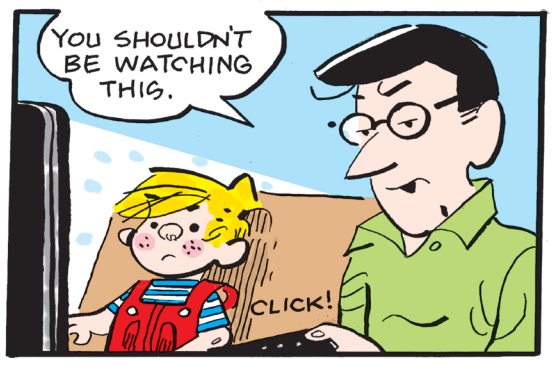


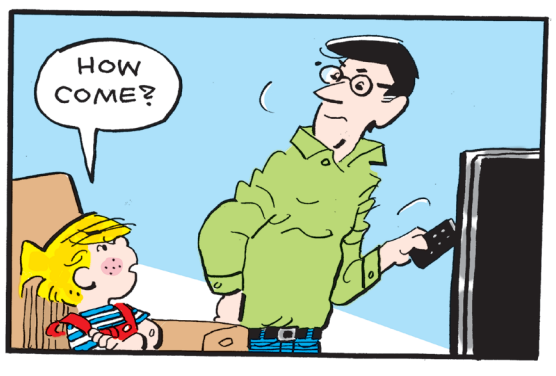


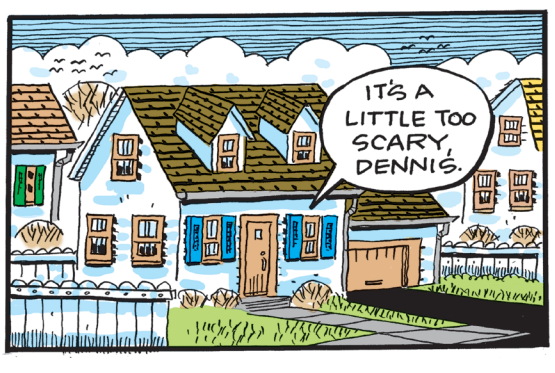
Hank Ketcham's Dennis the Menace SCREEN SAVER











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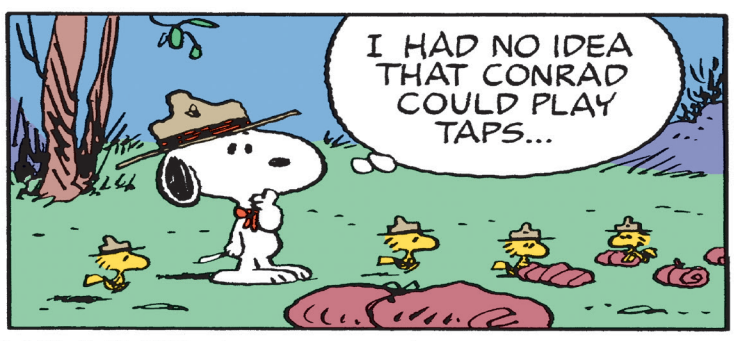


CLASSIC PEANUTS

BY CHARLES SCHULZ

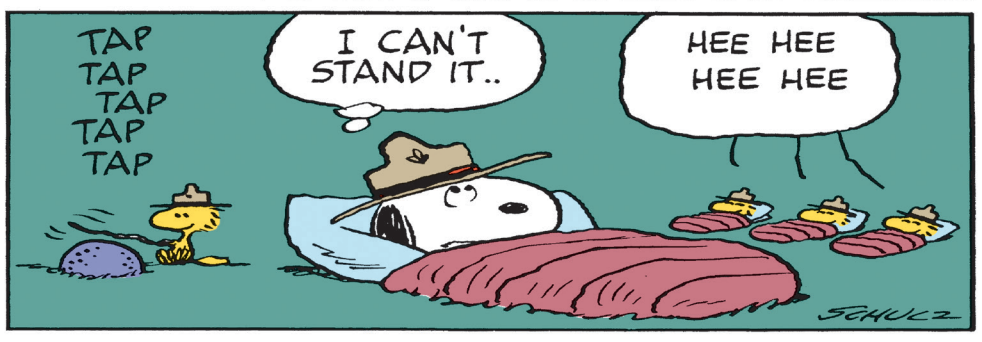












PEARLS BEFORE SWINE

BY STEPHAN PASTIS

