THE ALBANY HERALD

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Albany Classifieds

REAL ESTATE FOR SALE

Houses for Sale

House for Sale in Lee County by owner. 3bd/2bth, garage, fireplace, appliances. Call 229-881-1063

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Houses for rent

House For Rent. 3bd/ 2.5 bathroom, bonus room & garage. Located at Riverpoint Golf Course. 229-881-1063

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Completely furnished
Includes, rent, utilities, cable and wifi. No pets.
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Tile work, popcorn ceiling removal, wall paper installation/removal.
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SEASONED & GREEN OAK FIREWOOD
Truck Load delivered and stacked $175
Fat Lighter Available.
Also for sale: $25 Burn Barrels & barrel wood.
Call 229-288-1375

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

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 recorded in Deed Book 5378, Page 92, Dougherty County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount

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.

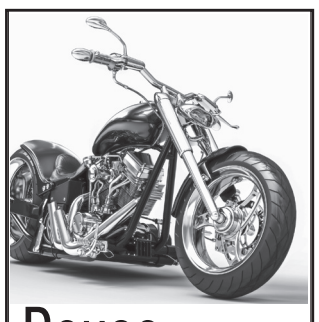
PAGE, SCRANTOM, SPROUSE, TUCKER & FORD, P.C.
By: S/Stephen G. Gunby
Stephen G. Gunby
Ga. Bar No.: 315212
Attorneys for Dougherty County Tax Director
P.O. Box 1199
1111 Bay Avenue, Third Floor
Columbus, Georgia 31901
(706) 243-5630
sgunby@pagescrantom.com

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

Subscribers Like You Make the Difference

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