THE ALBANY HERALD

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Albany Classifieds

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

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

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Tile work,
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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-1159
REQUEST FOR PROPOSALS
132-136 Pine Ave Redevelopment
PROPOSAL REF. #27-022R

Sealed proposals will be received by the City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, Georgia, 31701, until 5:00 PM, on December 21, 2026. No formal pre-proposal conference will be held for this solicitation. Proposal documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Ricky Gladney, Buyer I, at rgladney@albanyga.gov.
\by\ Michael Eaton, Chief Financial Officer
November 28, 2026

A-1151
INVITATION TO BID
Southwest Georgia Regional Airport North T-Hangar Development Project
BID REF. #27-041

Sealed bids will be received by City of Albany, Procurement Division, 222 Pine Avenue, Suite 260, Albany, GA, 31701, until 2:30 PM on December 17, 2026. A Pre-Bid Conference will be held 11:00 AM on December 2, at 3905 Newton Road, Suite 100, Albany, GA and on Teams. A 5% Bid Bond is required of all bidders. Bid documents can be obtained from Procurement, the Georgia Procurement Registry, and www.albanyga.gov. For additional information contact Ricky Gladney, Buyer I, at rgladney@albanyga.gov.
\by\ Michael Eaton, Chief Financial Officer
November 28, 2026

Corporations

A-1147
NOTICE OF INTENT TO VOLUNTARILY DISSOLVE A CORPORATION

Notice is given that a notice of intent to dissolve Lena B. Jackson Farms, Inc., a Georgia corporation with its registered office at 1930 Dawson Road, Albany, GA, has been delivered to the Secretary of State for filing in accordance with the Georgia Business Corporation Code. All persons with claims against the Corporation may present them by sending written notice setting forth their claims, with all supporting documentation, to the registered office of the Corporation. Except for claims that are contingent at the time of the filing of the notice of intent to dissolve or that arise after the filing of the notice of intent to dissolve, a claim against the Corporation not otherwise barred will be barred unless a proceeding to enforce the claim is commenced within two years after publication of this notice, as provided in O.C.G.A. § 14-2-1407(b).
November 28, December 5, 2026

A-1160
NOTICE OF INTENT TO INCORPORATE

Notice is given that Articles of Incorporation that will incorporate Southwest Georgia Veterans Transitioning Housing, Inc. have been delivered to the Secretary of State for filing in accordance with the Georgia Nonprofit Corporation Code. The initial registered office of the corporation is located at 1137 Dawson Road Albany, Georgia 31707 and its initial registered agent at such address is Enika McClain.
November 28, December 5, 2026

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-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-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-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-1091
NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of JANICE L. SHEPPARD, late of Dougherty County, Georgia, deceased, are hereby notified to render in their demands to the undersigned according to law; and all persons indebted to said estate are required to make immediate payment.
This 4th day of November 2026.
Sherman Willis, Attorney for John C. Sheppard
Executor of the Estate of JANICE L. SHEPPARD
GARDNER WILLIS PLAIRE & WILSON, LLP
P.O. Drawer 71788
Albany, Georgia 31708-1788
229-883-2441
November 7, 14, 21, 28, 2026

Debtors & Creditors

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-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-1152
NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA,
COUNTY OF DOUGHERTY
All creditors of the Estate of MATTIE PINKIE REDDING FROST 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 19th day of November, 2026.
Lauren H. Williamson,
Administrator of the Estate of Mattie Pinkie Redding Frost
P.O. Box 70639
Albany, GA 31708
November 28, December 5, 12, 19, 2026

A-1155
NOTICE TO CREDITORS AND DEBTORS

STATE OF GEORGIA
COUNTY OF DOUGHERTY
IN RE: ESTATE OF FRANK H. SCHAFFER, DECEASED
All creditors of the estate of Frank H. Schaffer, deceased, late of Dougherty County, Georgia, are hereby notified to render their demands to the undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned Executor of the Estate of Frank H. Schaffer.
This 20th day of November, 2026.
Deanna R. Schaffer, Executor of the Frank H. Schaffer, Estate
2512 Westgate Drive, Unit 51
Albany, Georgia 31707
or
MOORE, CLARKE, DuVALL & RODGERS, P.C.
2829 Old Dawson Road
Post Office Drawer 71727
Albany, Georgia 31708-1727 (229) 888-3338
November 28, December 5, 12, 19, 2026

A-1156
NOTICE TO DEBTORS AND CREDITORS

STATE OF GEORGIA
COUNTY OF CALHOUN
IN RE: ESTATE OF BETTY AVERA POWELL, DECEASED
All creditors of the estate of Betty Avera Powell, deceased, 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 payments to me.
This 20th day of November, 2026.
Christopher Torrey Powell, Administrator with Will Annexed
c/o P. O. Box 425
Bainbridge, GA 39818-0425
Meghan J. Heckman
Kirbo & Heckman, Attorneys at Law, LLC
P. O. Box 425
Bainbridge, GA 39818-0425
November 28, December 5, 12, 19, 2026

Debtors & Creditors

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
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

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

Divorces

A-1157
DOUGHERTY COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: Phaderia Neal
V.
Respondent: Latoney Neal
Civil Action Case Number: 26CV945-1
NOTICE OF SUMMONS

To: Latoney Neal, Respondent Named Above: This notice has been published to let you know that a Divorce case was filed against you in Superior Court on 10/5, 2026. The court issued an order for service of summons by publication on 11/13, 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 1109 W. 4th Ave Apt C Albany, GA 31707. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything he asked for in the Petition for Divorce.
This the 20th day of November, 2026.
Samantha Sebastain, Dep
November 28, December 5, 12, 19, 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

A-1092
DOUGHERTY COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: April Sanders
V.
Respondent: Jabouri Denson
Civil Action Case Number: 26CV891-3
NOTICE OF SUMMONS

To: Jabouri Denson, Respondent Named Above: This notice has been published to let you know that a Divorce case was filed against you in Superior Court on 9/16, 2026. The court issued an order for service of summons by publication on 11/3, 2026. You must file an Answer to the Petition with the clerk of Superior Court and serve the Petitioner with a copy of the Answer. The Petitioner's address is 6659 Chupp Rd Apt 208, Stonecrest, GA 30058. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything he asked for in the Petition for Divorce.
This the 3rd day of November, 2026.
Samantha Sebastain, Dep
November 7, 14, 21, 28, 2026

A-1089
DOUGHERTY COUNTY SUPERIOR COURT
STATE OF GEORGIA
Petitioner: Dontavius Jones
V.
Respondent: Courtney Jones
Civil Action Case Number: 26CV1020-1
NOTICE OF SUMMONS

To: Courtney Jones, Respondent Named Above: This notice has been published to let you know that a Divorce case was filed against you in Superior Court on October 19th, 2026. The court issued an order for service of summons by publication on October 19th, 2026. You must file an Answer to the Petition with the clerk of Superior Court and serve the Petitioner with a copy of the Answer. The Petitioner's address is 621 Longbow Drive Albany, GA 31721. You must file your Answer within sixty (60) days of the date of the order for service by publication. If you fail to file an Answer, then a judgment by default will be taken against you, and the Petitioner will get everything he asked for in the Petition for Divorce.
This the 22nd day of October, 2026.
Samantha Sebastain, Dep
November 7, 14, 21, 28, 2026

Juvenile Court

A-1148
PUBLICATION
DOUGHERTY COUNTY JUVENILE COURT
IN THE MATTER OF: I.P., B/M, DOB: 06/30/2015; R.P., B/F, DOB: 02/14/2018;
To: Chastity Porter, Anthony Jones, Justin Bell and any other individual who might be the biological father of one male child born to Chastity Porter on June 30, 2015 and one female child born to Chastity Porter on February 14, 2018.

A petition was filed in this Court by Social Services Case Manager Kuwanza Feaster, on the 9th day of October 2025. The Petition alleges the above-referenced children to be dependent according to Georgia law and seeks **termination of your parental rights, if any**. You may obtain a copy of the Petition, which sets forth the specific allegations in detail, from the Clerk of Juvenile Court of Dougherty County, **225 Pine Avenue, Basement**, **Juvenile Court, Albany, Georgia**, phone is 229-431-2162.

By authority of an Order for Service by Publication by the Judge of said Court on the 18th day of November, 2026, you are commanded to be an appear in the Juvenile Court of Dougherty County, Georgia, at the Dougherty County Courthouse located at 225 Pine Avenue, Basement, Juvenile Court, Albany, Georgia, within sixty (60) days of said Order for Service by Publication and on the 26th day of January 2027, at 9:00 a.m. to then and there make defense to allegations of the petition, and to show cause why the prayers of the petition should not be granted, and why the said children and all parties named herein should not be dealt with according to the provisions of the law. **The hearing is for the purpose of terminating your parental rights.**

You or any other interested party may file a written objection or answer on or before the date and time for the hearing stated above by filing the same at the office of the Clerk of Juvenile Court of Dougherty County, Georgia, and the Petitioner's Attorney, Gregory T. Williams.

Be advised that any biological father who is not the legal father of these children shall lose all rights to these children and shall not be entitled to object to the termination of his rights unless within thirty (30) days of receipt of this notice, he files (1) a petition to legitimate the children pursuant to O.C.G.A. § 19-7-22 and (2) notice of the filing of the Petition to legitimate with the Dougherty County Juvenile Court.

Witness the Honorable Valerie Brown-Williams, Judge of said Court this 18th day of November 2026.
Tequila Woods
Clerk of Dougherty County Juvenile Court
Gregory T. Williams
Special Assistant Attorney General
Post Office Box 1113, Camilla, Georgia 31708
Phone (229) 330-0614, Georgia Bar Number 443607
November 28, December 5, 12, 19, 2026

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-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

Divorces

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

Name Changes

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-1141
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: CHARLES EDWARD DENT
ESTATE FILE NO: 2026-ES-345

Keli Marie Dent has petitioned to be appointed **administrator** of the estate of **CHARLES EDWARD DENT**, 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 21, 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 28, December 5, 12, 19, 2026

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-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 28, December 5, 12, 19, 2026

Probate Court Administration

Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
November 7, 14, 21, 28, 2026

A-1074
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: ETHEL MAY NYGAARD
ESTATE FILE NO: 2026-ES-358

Kenneth E. Stutely has petitioned to be appointed **administrator** of the estate of **ETHEL MAY NYGAARD**, Deceased, of said County. (The Petitioner has also applied for certain powers contained in O.C.G.A. 53-12-261, and waiver of bond/reports/statements.) All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds for any such objections, and must be filed with the court on or before **November 30, 2026**.
All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Judge, Probate Court
Dougherty County, GA
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
November 7, 14, 21, 28, 2026

A-1142
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: ESTATE OF: ROYEL R'IANNA ROLLOCK
ESTATE FILE NO: 2026-ES-368

Christina Danielle Rogers and Raheem Rollock petitioned to be appointed **administrators** of the estate of **ROYEL R'IANNA ROLLOCK**, 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 21, 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 28, December 5, 12, 19, 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

Probate Court Wills

A-1153
CASE NAME: JAMES WALTER BURGESS, SR.
CASE NO: 2026-ES-381
GEORGIA, DOUGHERTY COUNTY PROBATE COURT
IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,
TO: ALL HEIRS AND DESCENDANTS OF DEBBIE BURGESS a/k/a DEBBIE HODGE and ALL OTHER INTERESTED PARTIES
This is to notify you to file objection, if there is any, to the Petition to Probate Will in Solemn Form, in this Court on or before **December 21, 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

Probate Court Wills

before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Leisa G. Blount
Probate Judge
P.O. Box 1827
Albany, GA 31702
(229) 431-2102
November 28, December 5, 12, 19, 2026

Probate Court Discharge

A-1146
NOTICE
(For Discharge from Office and all Liability)
PROBATE COURT OF DOUGHERTY COUNTY
ESTATE NO: 2024-ES-155
PETITION OF CAROLYN WILSON
FOR DISCHARGE AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF: LUELLA MARIE JONE
TO: ALL INTERESTED PARTIES
This is to notify you to file objection, if there is any, to the above referenced petition, in this Court on or before December 8, 2026. BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds for any such objections. All pleadings/objections must be signed before a notary public or before a probate court clerk, and filing fees must be tendered with your pleadings/objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
LEISA G. BLOUNT, PROBATE JUDGE
Dougherty County Probate Court
Post Office Box 1827
Albany, GA 31702-1827
(229) 431-2102
November 28, 2026

Public Sales/ Auctions

A-1158
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE
(TOWING OR STORAGE COMPANY)
Vehicle Make: GMC
Year: 2016
Model: Canyon
Vehicle ID #: 1GTG5BE37G1209853
Vehicle License #: COX6426
State GA
You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that the above-referenced vehicle is subject to a lien and a petition has been filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.
The vehicle is currently located at 3620 NEWTON ROAD, ALBANY, GA 31701
Anyone with an ownership interest in this vehicle should contact the following business immediately:
Business Name: JD GRIFFIN TOWING AND RECOVERY.
Address: 3620 newton road, albany GA 31701
Telephone #: 229-364-8541
Impound Date: 5/26/2026
November 28, December 5, 2026

A-1154
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE
You are hereby notified, in accordance with OCGA § 40-11-19(a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at Professional Locators and Recovery, Inc. 1107 Centennial Ave. Albany, GA 31707.
The vehicle(s) subject to liens as stated above are identified as:

2017 Toyota Corolla- GREY- Vin#2T1BURHEXHC874052- WRA615/ GA
November 28, December 5, 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
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

Foreclosures

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-997
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
DOUGHERTY COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by, Rodney B. Dixon, Sr., to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Carrington Mortgage Services, LLC, dated 11/15/2013, and recorded on 12/2/2013, in Book 4082, Page 191, Dougherty County, Georgia Records, as last assigned to as last assignment to Carrington Mortgage Services, LLC by assignment recorded 3/6/2017 as Instrument No. in book 4396, Page 307, conveying the after described property securing the payment of a Note in the amount of $125,681.00 with interest thereon as set forth therein.
NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Security Deed by the Holder, and by virtue of the power of sale and authority vested in it, will on 1/5/2027 sell at public outcry to the highest bidder for cash: During the legal hours of sale before the door of the courthouse of Dougherty County, Georgia., the following described property situated in Dougherty County, Georgia, to wit:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DOUGHERTY COUNTY, GEORGIA AND BEING ALL OF LOT 5 OF
THE C.E. JACKSON SUBDIVISION ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT
BOOK 3 PAGE 311 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.
Tax Parcel ID: 00182/00001/20G
Being real property commonly known as **108 SE ROSEWOOD DR ALBANY, GA 31705**
The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given).
Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.
Except to the extent that the Holder may bind and obligate Mortgagors to warrant title to the Property under the terms of the Security Deed, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. All sales are "as is", "where is'.
The entire purchase price is due and payable at the conclusion of the auction in the form of certified funds. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser. This property is being sold with express reservation that the sale is subject to 1) confirmation and audit of the status of the loan by the holder of the security deed, 2) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, 3) procedures for rescission of sale under O.C.G.A. Section 9-13-172.1, whereby the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided above.
Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:
Carrington Mortgage Services, LLC, 500 N. State College Blvd., Suites 1030, 1300 & 1400 Orange, CA 92868 , Telephone No.: 800-561-4567
The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require Carrington Mortgage Services, LLC to negotiate, amend, or modify the terms of the Security Deed described herein.
Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a deed under power will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. Additional information regarding these regulations and the required transferee information and certifications can be found at:
https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers and https://www.fincen.gov/rre-faqs#D_5
Carrington Mortgage Services, LLC as Attorney in Fact for Rodney B. Dixon, Sr.
For Foreclosure sale information please contact Vylla Solutions, LLC, P.O. Box 3309, Anaheim, California 92803, Phone: (888) 313-1969
TS # 26-42435
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
October 10, 17, 24, 31, November 7, 14, 21, 28, December 5, 12, 19, 26, January 2, 2026

A-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-1045
NOTICE OF SALE UNDER POWER
STATE OF GEORGIA
DOUGHERTY COUNTY
Under and by virtue of the Power of Sale contained in a Security Deed given by, Stephanie J. Williams, to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for Kellner Mortgage Investments I, LTD, dated 5/27/2005, and recorded on 6/1/2005, as Instrument No. 005946, in Book 2979, Page 292, Dougherty County, Georgia Records, as last assigned to as last assignment to The Bank of New York Mellon, F/K/A The Bank of New York as Trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-7 by assignment recorded 10/13/2026 as Instrument No. in book 5402, Page 371-372, conveying the after described property securing the payment of a Note in the amount of $60,700.00 with interest thereon as set forth therein.
NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable as provided in said Security Deed by the Holder, and by virtue of the power of sale and authority vested in it, will on 1/5/2027 sell at public outcry to the highest bidder for cash: During the legal hours of sale before the door of the courthouse of Dougherty County, Georgia, the following described property situated in Dougherty County, Georgia, to wit:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DOUGHERTY COUNTY, GEORGIA AND BEING ALL OF LOT 105 OF RADIUM SPRINGS SUBDIVISION, SECTION III, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS SAME IS RECORDED IN PLAT BOOK 2, PAGE 109 (PLAT CABINET 1, SLIDE A-51), IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.
Tax Parcel ID: 00008-00013-001/ R00-29566 (Tax Map 8, Block 13, Parcel 1)
Being real property commonly known as **410 VIRGINIA AVE ALBANY, GA 31705**
The debt remaining in default, this sale will be made for the purpose of paying the debt and all expenses of this sale including attorney's fees (notice of intent to collect attorney's fees having been given).
Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property; and any outstanding taxes, assessments and other liens superior to the security deed being foreclosed hereby. To the best knowledge and belief of the undersigned, the above-described property is in the possession of the borrower and/or other persons with the consent and acquiescence of the borrower.
Except to the extent that the Holder may bind and obligate Mortgagors to warrant title to the Property under the terms of the Security Deed, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. All sales are "as is", "where is'.
The entire purchase price is due and payable at the conclusion of the auction in the form of certified funds. Insufficient funds will not be accepted. Amounts received in excess of the winning bid will be refunded to the successful purchaser. This property is being sold with express reservation that the sale is subject to 1) confirmation and audit of the status of the loan by the holder of the security deed, 2) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, 3) procedures for rescission of sale under O.C.G.A. Section 9-13-172.1, whereby the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided above.
Pursuant to O.C.G.A. § 44-14-162.2, the name, address and telephone number of the person or entity who shall have full authority to negotiate, amend, or modify all terms of the above-described mortgage is as follows:
Carrington Mortgage Services, LLC, 500 N. State College Blvd., Suites 1030, 1300 & 1400 Orange, CA 92868 , Telephone No.: 800-561-4567
The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require THE BANK OF NEW YORK MELLON, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-7 to negotiate, amend, or modify the terms of the Security Deed described herein.
Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a deed under power will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. Additional information regarding these regulations and the required transferee information and certifications can be found at:
https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers and https://www.fincen.gov/rre-faqs#D_5
THE BANK OF NEW YORK MELLON, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2005-7 as Attorney in Fact for Stephanie J. Williams
For Foreclosure sale information please contact Vylla Solutions, LLC, P.O. Box 3309, Anaheim, California 92803, Phone: (888) 313-1969
TS # 26-42059
THIS COMMUNICATION IS FROM A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
October 24, 31, November 7, 14, 21, 28, December 5, 12, 19, 26, 2026
January 2, 2027

A-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-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-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 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

Foreclosures

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-1070

10904860

Notice of Sale Under Power.

State of Georgia, County of Dougherty. Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by Barry E Savage And Cherry W Savage to Mortgage Electronic Registration Systems, Inc., As Grantee, As Nominee For Cardinal Financial Company, Limited Partnership, Its Successors And Assigns. , dated 02/08/2018, and Recorded on 02/20/2018 as Book No. 4485 and Page No. 195-213, As Affected By Loan Modification Agreement Book 4985, Page 150-159, Dougherty County, Georgia records, as last assigned to Pennymac Loan Services, LLC (the Secured Creditor), by assignment, conveying the after-described property to secure a Note of even date in the original principal amount of $156,136.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash at the Dougherty County Courthouse within the legal hours of sale on the first Tuesday in December, 2026, the following described property: The Land Referred To Herein Below Is Situated In The County Of Dougherty, State Of Georgia. And Is Described As Follows: All That Tract Or Parcel Of Land Situate. Lying And Being In The City Of Albany, Dougherty County, Georgia And Being All Of Lot 210 Of Sherwood Acres Subdivision. Section 2, According To A Map Or Plat Of Said Subdivision As Same Is Recorded In Plat Book 3 Page 137 (Plat Cabinet 1. Slide A-91) In The Office Of The Clerk Of Superior Court Of Dougherty County. Georgia And Known As 2207 Sharon Avenue According To The Present System Of Numbering In Albany. Dougherty County. Georgia. Parcel ID: 000SS/00002/006 Commonly Known As **2207 Sharon Drive. Albany, GA 31707** However, By Showing This Address No Additional Coverage Is Provided The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Pennymac Loan Services, LLC holds the duly endorsed Note and is the current assignee of the Security Deed to the property. Pennymac Loan Services, LLC, acting on behalf of and, as necessary, in consultation with Pennymac Loan Services, LLC (the current investor on the loan), is the entity with the full authority to negotiate, amend, and modify all terms of the loan. Pursuant to O.C.G.A. § 44-14-162.2, Pennymac Loan Services, LLC may be contacted at: Pennymac Loan Services, LLC, 3043 Townsgate Road, Suite 200, Westlake Village, CA 91361, 866-549-3583. Please note that, pursuant to O.C.G.A. § 44-14-162.2, the secured creditor is not required to amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party/parties in possession of the subject property known as 2207 Sharon Drive, Albany, Georgia 31707 is/are: Barry E Savage And Cherry W Savage or tenant/tenants. Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc. T h e sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph. Pennymac Loan Services, LLC as Attorney in Fact for Barry E Savage And Cherry W Savage. This Law Firm Is Acting As A Debt Collector Attempting To Collect A Debt. Any Information Obtained Will Be Used For That Purpose. 00000010904860 Barrett Daffin Frappier Turner & Engel, LLP 4004 Belt Line Road, Suite 100 Addison, Texas 75001 Telephone: (972) 341-5398.

November 7, 14, 21, 28, 2026

Foreclosures

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-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-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-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-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-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-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,
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

Calhoun Co. Legals

A-1163

NOTICE OF APPLICATION FOR RETAIL LICENSE TO SELL ALCOHOLIC BEVERAGES

The undersigned has made application to the Mayor and Council of Edison, Georgia, for retail license to sell malt beverages for off premises consumption at Edison Package Store, 354 Bay Ave., Edison, GA 39846.

This application will be heard by the Mayor and Council at its regular meeting to be held at 7 o'clock p.m. on the 7h day of December, 2026.

Chimpuben Manubhai
303 Hartford Rd.
Ft. Gaines, GA 39851

A-1162

NOTICE OF APPLICATION FOR RETAIL LICENSE TO SELL BEER & WINE

The undersigned has made application to the Mayor and Council of Edison, Georgia, for retail license to sell malt beverages for off premises consumption at Tim's Trading Post, 19066 Hartford St.., Edison, GA 39846.

This application will be heard by the Mayor and Council at its regular meeting to be held at 7 o'clock p.m. on the 7th day of December, 2026.

Chimpuben Manubhai
303 Hartford Rd.
Ft. Gaines, GA 39851

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-1149

The Calhoun County Democratic Committee will be holding a Caucus Election to elect the office of Chairman, First-Vice Chairman, Second Vice-Chairman, Secretary, Assistant Secretary, and Treasurer. Qualifications for the office are: 1. Must be a resident of the county. 2. Must be a registered voter in the county. The Caucus Election will be at 6:00 P.M., on Monday, December 7, 2026, at the Calhoun County Community Center, (former Boys and Girls Club), 597 Pioneer Road, Arlington, Georgia 39813. FMI: Contact Rev. Lou Gene Bush: 229-835-3057

November 28, 2026

Calhoun Co. Legals

A-1106

IN THE SUPERIOR COURT OF Dougherty COUNTY STATE OF GEORGIA

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

NOTICE OF PETITION TO CHANGE NAME

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

Signed this 22nd day of April, 2026.

Jonathan Riddle, Petitioner
21541 Thomas Grove Church Rd
Arlington, GA 39813
229-376-3487

November 14, 21, 28, December 5, 2026

A-1161

NOTICE OF APPLICATION FOR RETAIL LICENSE TO SELL BEER & WINE

The undersigned has made application to the Mayor and Council of Edison, Georgia, for retail license to sell malt beverages for off premises consumption at Edison Convenience Store, 19968 Hartford St.., Edison, GA 39846.

This application will be heard by the Mayor and Council at its regular meeting to be held at 7 o'clock p.m. on the 7th day of December, 2026.

Chimpuben Manubhai
303 Hartford Rd.
Ft. Gaines, GA 39851

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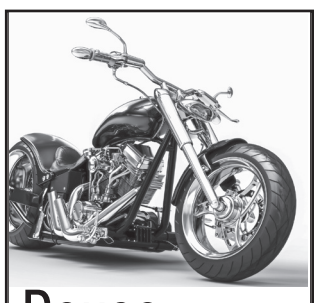

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