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# CLASSIFIED ADVERTISING Swap & Shop

### Legal Advertising

#### -208A- NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF JENKINS

UNDER AND BY VIRTUE of the Power of Sale in a certain Deed To Secure Debt from GREGORY A. LEE ("Debtor") to FIRST NATIONAL BANK AND TRUST CO. (now known as QUEENSBOROUGH NATIONAL BANK & TRUST COMPANY) dated December 9, 2003, and recorded in Deed Book 5-E, Pages 639-642, JENKINS County Records; said Deed To Secure Debt having been given to secure one Note dated December 9, 2003, in the original principal amount of \$260,152.50, there will be sold by the undersigned at public outcry, during the legal hours of sale before the Doors of the Courthouse in JENKINS County, Georgia, on the first Tuesday in January, 2007, to-wit, January 2, 2007, to the highest and best bidder for cash, the following described property:

All that certain lot, tract or parcel of land, lying and being in the 1635th G.M. District, Jenkins County, Georgia, containing 15.34 acres, more or less, with improvements thereon, as shown on that certain plat of survey prepared for Donald E. Lambrix, Jr. and Emileen V. Lambrix by Steve Bergeron & Associates, registered land surveyors, dated July 21, 1988, revised July 26, 1988, revised August 14, 1989, and recorded in Plat Book 11, Page 19, Jenkins County, Georgia records, which plat of survey is by reference incorporated herein as a part of this description.

Said tract is further identified as Parcel 143 on Map 016 located in the Office of the Tax Assessor of Jenkins County, Georgia.

The debt evidenced by said Note and secured by said Deed To Secure Debt has been and is declared due and payable in full because of Debtor's failure to comply with certain provisions of the said Note and Deed To Secure Debt. Notice has been given of intention to enforce provisions for collection of attorney's fees and foreclosure in accordance with legal requirements in the terms of the Deed To Secure Debt and Note. The indebtedness remaining in default, the sale will be made for the purpose of applying proceeds thereof to the payment of the indebtedness secured by the Deed To Secure Debt, accrued interest, and expenses of the sale and other sums secured by the Deed To Secure Debt, including attorney's fees, and the remainder, if any, shall be applied as provided by law.

To the best of the undersigned's knowledge and belief, the property is in the possession of Gregory A. Lee, and said property will be sold as the property of Gregory A. Lee (subject to outstanding ad valorem taxes, street improvements and easements or restrictions of record, if any). The undersigned will execute a deed to the purchaser at said sale as provided in the Deed To Secure Debt.

This 1st day of December, 2006,  
QUEENSBOROUGH NATIONAL BANK & TRUST COMPANY,  
formerly FIRST NATIONAL BANK & TRUST CO.,  
As Attorney-in-Fact for  
GREGORY A. LEE

R. H. Reeves, III  
Attorney at Law  
Post Office Box 690  
Millen, Georgia 30442  
(478) 982-5812

DE6,13,20,27c

#### -207A- STATE OF GEORGIA COUNTY OF JENKINS

#### NOTICE OF SALE UNDER POWER

Because of a default in the payment of the indebtedness secured by a Security Deed executed by Willie Ellis and Linda Ellis to New Century Mortgage Corporation dated February 24, 1999, and recorded in Deed Book 4F, Page 87, JENKINS County Records, said Security Deed having been last sold, assigned, transferred and conveyed to U.S. Bank, N.A., as Trustee, successor by merger to Firststar Bank, N.A. successor in interest to Firststar Bank Milwaukee, N.A., as Trustee for New Century Home Equity Loan Trust, Series 1999-NCB, by Assignment securing a Note in the original principal amount of \$43,400.00, 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, January 2, 2007, 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 certain tract, or parcel of land situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia, and being known and designated as Lot Number 21, containing Seventy-Nine Hundredths (0.79) of an Acre and being bounded as follows: On the North by Lot Number 17 and Lot Number 18, as shown more fully on the map or plat

### Legal Advertising

hereafter referred to; on the East by Lot Number 22, as shown more fully on the map or plat hereinafter referred to; on the South by lands of L. Edward Burke; and on the West by Lot Number 20, as shown more fully on the map or plat hereinafter referred to.

Also: A 60' wide perpetual easement for ingress, egress and utility purposes, extending from county paved road No. 18 to the lands herein described, as shown more fully on the map or plat herein referred to.

Express reference is hereby made to a map or plat of said lands and easement herein described, prepared by Marlin Nevill, R.L.S., Number 2524, dated September 12, 1996, and recorded in the Clerk of the Superior Court of Jenkins County, Georgia, in Plat Book 12, Page 154, for better determining the metes and bounds of said lands herein described.

Subject to easements of record and as shown on said plat and to the right of way easement above referred to crossing the Northeastern most portion of said lot.

Said property is known as **893 Perkins Road #21, Millen, GA 30442**, 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, covenants, and matters of record superior to the Security Deed first set out above.

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 holder of the security deed.

Notice has been given of intention to collect attorney's fees in accordance with the terms of the Note secured by said Deed.

Said property will be sold as the property of Willie Ellis and Linda Ellis, the property, to the best information, knowledge and belief of the undersigned, being presently in the possession of Willie Ellis and Linda Ellis, and the proceeds of said sale will be applied to the payment of said indebtedness and all the expenses of said sale, including attorney's fees, all as provided in said Deed, and the balance, if any, will be distributed as provided by law.

U.S. Bank, N.A., as Trustee, successor by merger to Firststar Bank, N.A. successor in interest to Firststar Bank Milwaukee, N.A., as Trustee for New Century Home Equity Loan Trust, Series 1999-NCB as Attorney-in-Fact for Willie Ellis and Linda Ellis

File no. 05-2080  
L. J. SWERTFEGER, JR.  
SHAPIRO & SWERTFEGER\*  
Attorneys and Counselors at Law  
2872 Woodcock Boulevard, Suite 100  
Atlanta, GA 30341  
(770) 220-2730/DDK  
www.swertfeger.net

\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

DE6,13,20,27c

#### -206A-

#### NOTICE OF SALE UNDER POWER

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

Under and by virtue of the Power of Sale contained in a Security Deed given by Calvin E. Moore to Mortgage Electronic Registration Systems, Inc., dated December 30, 2005, recorded in Deed Book 5R, Page 358, Jenkins County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-ONE THOUSAND THREE HUNDRED FIFTY AND 0/100 DOLLARS (\$91,350.00), 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 Jenkins County, Georgia, within the legal hours of sale on the first Tuesday in January, 2007, the following described property:

All that certain lot, tract or parcel of land, together with all improvements thereon, situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia containing 2.00 acres, more or less, as shown on a plat of survey prepared for Calvin Moore by John E. Dykes, Jr., R.L.S., dated November 22, 2005 and of record in Plat Book 17, Page 49, Jenkins County, Georgia Records, to which plat and the record

### Legal Advertising

thereof reference is hereby made and incorporated herein. Said parcel lies and is bounded formerly as follows: on the north by the land of Mark David Jenkins and Karen Jenkins; on the east by the centerline of County Road #110; on the south by the northern margin of the Perkins-Greenfork Road; and on the West by land of the Estate of James Herrington.  
APN 014089  
Address: 1817 Perkins-Greenfork Road, Perkins GA 30822

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 attorneys fees (notice of intent to collect attorneys fees 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), 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 Calvin E. Moore or a tenant or tenants and said property is more commonly known as **1817 Perkins Green Fork Drive, Perkins, Georgia 30822**.

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 holder of the security deed.

Mortgage Electronic Registration Systems, Inc. as Attorney in Fact for Calvin E. Moore

McCalla Raymer, LLC  
1544 Old Alabama Road  
Roswell, Georgia 30076  
www.foreclosureonline.net  
MR/vae 1/2/07  
Our file no. 52425806-FT2

DE6,13,20,27c

#### -205A- DEBTOR'S AND CREDITOR'S NOTICE

STATE OF GEORGIA  
COUNTY OF JENKINS

All persons having claims against Hubert R. Bolton, late of said County, deceased, or against his estate, are required to present the same to the undersigned, properly itemized and proven, within the time required by Law. And all persons indebted to said deceased, or his estate, are requested to make immediate payment to the undersigned.

This 14th day of November, 2006.

Wendell Raymond Bolton  
Administrator of the  
Estate of Hubert R. Bolton  
789 Rackley Road  
Waynesboro, GA 30830

Edward J. Grunewald  
Grunewald and Grunewald  
Attorneys at Law  
P.O. Box 774  
Waynesboro, GA 30830  
(706) 554-1412

NO22,29,DE6,13c

#### -204A-

#### GEORGIA, JENKINS COUNTY

All creditors of the Estate of CHRISTINE FRAWLEY DAILEY, Deceased, late of Jenkins County, Georgia, 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.

Dated this 13th day of November, 2006.

Oren Dailey, Jr.  
Executor of the Estate  
of Christine Frawley Dailey  
Deceased  
4832 Oak Hill Church Road  
Rocky Ford, Georgia 30455

R. H. Reeves, III  
Attorney at Law  
P. O. Box 690  
Millen, Georgia 30442  
Telephone: 478-982-5812

NO15,22,29,DE6c

#### -203A-

#### GEORGIA, JENKINS COUNTY

All creditors of the Estate of OREN DAILEY, SR., Deceased, late of Jenkins County, Georgia, 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.

Dated this 13th day of November, 2006.

Oren Dailey, Jr.  
Executor of the Estate  
of Oren Dailey, Sr.

### Legal Advertising

Deceased  
4832 Oak Hill Church Road  
Rocky Ford, Georgia 30455

R. H. Reeves, III  
Attorney at Law  
P. O. Box 690  
Millen, Georgia 30442  
Telephone: 478-982-5812

NO15,22,29,DE6c

#### -202A- NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of Willie L. Parker, late of Jenkins County, Georgia, 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 payment to the undersigned.

This 9th day of November, 2006.

DORIS P. GODBEE,  
Executrix of the Estate  
of WILLIE L. PARKER

Troy A. Gay  
TROY A. GAY, P.C.  
359 E. Winthrop Avenue  
P.O. Box 1200  
Millen, GA 30442  
NO15,22,29,DE6c

#### -201A-

#### GEORGIA, JENKINS COUNTY

All creditors of the Estate of JANIE K. McMILLAN, Deceased, late of Jenkins County, Georgia, 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.

Dated this 9th day of November, 2006.

Karen Washburn  
Executrix of the Estate  
of Janie K. McMillan,  
Deceased  
422 East State Street  
Savannah, Georgia 31401

R. H. Reeves, III  
Attorney at Law  
P. O. Box 690  
Millen, Georgia 30442  
Telephone: 478-982-5812

NO15,22,29,DE6c

#### ATTENTION

While The Millen News seeks to avoid any error, it shall not be liable for any error or omission in an advertisement except to refund the cost of the advertisement or to rerun the advertisement at the customer's election. The Millen News shall not be liable for any other damages which the customer may incur. By placing an advertisement with The Millen News, the customer accepts the terms of this disclaimer.

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### 100 Real Estate Notice

All real estate advertised in this newspaper is subject to the Federal Fair Housing Act of 1968, which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, or national origin, or an intention to make such preference, limitation or discrimination. The Swap & Shop will not knowingly accept any advertisement for real estate which is in violation of the law. Readers will thus be informed that all dwellings advertised in The Swap & Shop are available on an equal opportunity basis.

### 105 Commercial Property

COMMERCIAL PROPERTY ON HIGHWAY 25 66 of an acre lot. Great highway frontage. Call Whitney 912-764-4462. Plantation Properties & Land Investments, LLC.  
www.galandbrokers.com

COMMERCIAL PROPERTY ON HIGHWAY 25 Nine acres on Highway 25 North. Call Whitney 912-764-4462. Plantation Properties & Land Investments, LLC. www.galandbrokers.com

OLD MAGNOLIA SPRINGS MOTEL on Highway 25 North, Millen. Call Glenn Whitaker at Cox Realty, 706-554-4455.

### 110 Lots & Land

94 ACRES JENKINS COUNTY Angell Road east of Millen. 25 acres 2006 slash pines, 9 acres older loblolly pines, food plots, remainder wooded, 2 streams, \$173,900. Shivers Real Estate, 706-833-9114 or 9115, www.GeorgiaLand.com

8 ACRES APPROVED FOR MOBILE HOME Springhill Church Court. Flat, level, wooded, \$32,000. Owner financing 706-306-9646.

71 ACRE FARM Ed Lewis Road. Planted pines, hardwoods, pond site, 55+ acres in cultivation. Call Jason 912-764-5262. Plantation Properties & Land Investments, LLC.  
www.galandbrokers.com

658 ACRES OGEECHEE RIVER Mature hardwoods, good road network. Riverland, Inc. 706-840-2136.

653 ACRE FARM With pivots, wells and three ponds in Jenkins County off Oak Hill Church Road. Will subdivide. 912-764-LAND, Jason Williams, Plantation Properties and Land Investments LLL. www.galandbrokers.com

60 ACRES Farmland with hardwood borders. Plantation Properties and Land Investments at 912-764-LAND or www.galandbrokers.com

5.41 ACRES for sale on Big Pine Road, Garfield, (near Millen). 1-229-524-6097.

42.75 ACRES CONSISTING OF OPEN LAND and mixed pines and hardwoods. Located off Highway 305 and Doan Road in western Burke County. This property has potential for home sites and good hunting. Asking price is \$102,000. Financing available to qualified buyer. AgGeorgia Farm Credit, ACA, is an Equal Housing Lender. Please contact AgGeorgia Farm Credit at 706-554-2107, 706-754-4158 or 770-536-3660.

### 110 Lots & Land

37+/- ACRES Bulloch County on the river. Plantation Properties and Land Investments at 912-764-LAND or www.galandbrokers.com

35 ACRES IN VIDETTE Open land, ready for house and/or horse. Riverland, Inc. 706-840-2136.

35 ACRES PASTURE LAND Great soil, awesome location. Ready for a home or lots. \$2,300 an acre. Riverland, Inc. 706-840-2136.

346 ACRE FARM BURKE COUNTY Highway 23 near Girard, 225 acres irrigated under two pivots, 16' well 2004, half ownership in 22 acre pond, 46 acres older planted pines, streams on two property lines, hardwood/pine mix along streams, great for farming or cows. \$1,052,700. Shivers Real Estate, 706-833-9114 or 9115, www.GeorgiaLand.com

346 ACRES BURKE COUNTY Highway 56 South, 137 acres cultivated, 94 acres 1993 and 1995 planted pines, 94 acres hardwood/pine mix, Eight Mile Creek flows through, hunting/recreation, farming, timber investment, \$675,400. Shivers Real Estate, 706-833-9114 or 9115, www.GeorgiaLand.com

29 ACRES NORTH BURKE COUNTY Winter Road, rural setting, very convenient, county paved road. \$101,500. Shivers Real Estate. 706-833-9114 or 9115, www.GeorgiaLand.com

278 ACRES Candler County, creek with frontage. Plantation Properties and Land Investments at 912-764-LAND or www.galandbrokers.com

248 ACRES Jenkins County farmland, planted pines and hardwoods on Richardson Creek. Plantation Properties and Land Investments at 912-764-LAND or www.galandbrokers.com

195 ACRES Mature hardwoods on Oconee River, paved road frontage. Riverland, Inc. 706-840-2136.

185 ACRES CLAYTON ROAD 160 farm land, remainder natural woods. Great farm land or divide into mini farms. Call Whitney 912-687-1034. www.galandbrokers.com. Plantation Properties & Land Investments, LLC.

180 ACRES 18 year old planted pines, young pine and hardwood. Road frontage. Riverland 706-840-2136.

145 ACRES Sylvania, planted pines and hardwoods 20 acres open. Plantation Properties and Land Investments at 912-764-LAND or www.galandbrokers.com

142.99 ACRES with house in Turner County. Plantation Properties and Land Investments at 912-764-LAND or www.galandbrokers.com

137 ACRES Jenkins County, paved road frontage and pond with planted pines. Plantation Properties and Land Investments at 912-764-LAND or www.galandbrokers.com

123 ACRES Emanuel County, with pecan orchard, longleaf pines and hardwoods. Plantation Properties and Land Investments at 912-764-LAND or www.galandbrokers.com

AVAILABLE FOUR LARGE TRACTS on Highway 88 near Keyville. 63.19 acres, 77 acres, 79 acres and 89.28 acres. Owner financing. 706-863-2833.

BURKE COUNTY, BLYTHE Moxleyville Road off Highway 88. One acre lots with water and septic, on Georgia Power. \$500 down, \$175 month. 706-829-9622 or 706-592-2990.

## Contemporary Home On Lake

146 Lake Bluff Drive, Waynesboro



Built in 1962, completely remodeled in 2005. Tri-level home has three bedrooms, two full baths, living room, dining room, den, modern kitchen and garage. The open floor plan is ideal for entertaining.

Unique features include pine tongue and groove cathedral ceilings, sunken living room, terrazzo tile floors on lower level, porcelain tile, marble and hardwood floors on upper level. Entry foyer has oak and wrought iron footbridge leading to upper and lower levels and sunken living room. Nearly 700 sq. ft. of decking and a multi-level screened-in porch overlook lake and landscaped grounds with mature plantings. A new heating and air conditioning system has a dehumidifier and keeps home comfortable all year round. Home is situated on double lot. Home is available furnished or unfurnished. **\$250,000**  
Shown by appointment, phone 706-551-3992 or 706-551-1301.