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CLASSIFIED ADVERTISING Swap & Shop

Legal Advertising	Legal Advertising	Legal Advertising	Miscellaneous Rentals	110	Lots & Land	110	Lots & Land	
<p>-210A- NOTICE TO DEBTORS AND CREDITORS</p> <p>All creditors of the Estate of Tyler Finch, Jr., late of Jenkins 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 to the undersigned.</p> <p>This 5th day of December, 2006.</p> <p>Terry C. Brigdon, Sr. 3341 Georgian Drive Millen, GA 30442</p> <p>DE13.20.27,JA3p</p>	<p>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:</p> <p>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 hereinafter 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.</p> <p>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 hereinafter referred to.</p> <p>Express reference is hereby made to a map or plat of said lands and easement herein described, prepared by Martin 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Notice has been given of intention to collect attorney's fees in accordance with the terms of the Note secured by said Deed.</p> <p>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.</p> <p>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</p> <p>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.</p> <p>DE6,13.20,27c</p>	<p>NOTICE OF SALE UNDER POWER</p> <p>THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.</p> <p>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:</p> <p>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 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.</p> <p>APN 014 089 Address: 1817 Perkins-Greenfork Road, Perkins GA 30822</p> <p>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 fees (notice of intent to collect attorney fees having been given).</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Mortgage Electronic Registration Systems, Inc. as Attorney in Fact for Calvin E. Moore</p> <p>McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/vae/12/07 Our file no. 52425806-FT2</p> <p>DE6,13.20,27c</p>	<p>Help Wanted 300 Work Wanted 305 Wanted to Buy 310 Wanted to Trade 315 Wanted to Rent 320 Miscellaneous Wanted 325</p> <p>400-499 SERVICES</p> <p>Automotive Repairs 400 Baby Sitters/Child Care 401 Domestic Services 402 Financial Services 405 Home Improvement 410 Furniture Refinish 415 Land & Lot Clearing 420 Lessons & Learning 425 Personal Services 430 Lawn & Garden Care 435 Miscellaneous Services 440</p> <p>450-455 NOTICES</p> <p>Business Opportunities 445 Lost & Found 450 Miscellaneous 455</p> <p>460-700 ITEMS FOR SALE</p> <p>Agricultural Items 460 Antiques 465 Appliances 470 Auctions 490 Baby Items 500 Cameras 510 Computers 520 Farm Equipment 530 Furniture 540 Good Things To Eat 550 Golf Equipment 560 Musical Items 590 Other Electronics 600 Pets & Animals 610 Sporting Goods/Firearms 620 Stereos/Radios 630 TVs, VCRs, Videos 640 Yard & Garage Sales 690 Miscellaneous For Sale 700</p> <p>710-790 TRANSPORTATION</p> <p>Auto Parts & Accessories 710 Classic Autos 720 Automobiles 730 Trucks, Vans, 4WDs 740 Motorcycles 750 Campers and RVs 760 Boats 770 Misc. Transportation 790</p>	<p>100 Real Estate Notice</p> <p>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.</p>	<p>105 Commercial Property</p> <p>COMMERCIAL PROPERTY ON HIGHWAY 25 .68 of an acre lot. Great highway frontage. Call Whitney 912-764-4462. Plantation Properties & Land Investments, LLC.</p> <p>COMMERCIAL PROPERTY ON HIGHWAY 25 Nine acres on Highway 25 North. Call Whitney 912-764-4462. Plantation Properties & Land Investments, LLC.</p> <p>OLD MAGNOLIA SPRINGS MOTEL on Highway 25 North, Millen. Call Glenn Whitaker at Cox Realty, 706-554-4455.</p>	<p>110 Lots & Land</p> <p>94 ACRES JENKINS COUNTY Angell Road east of Millen. 25 acres 2006 slash pines, 9 acres older loblolly pines, food plots, remainder wooded, two streams, \$173,900. Shivers Real Estate, 706-833-9114 or 9115, www.GeorgiaLand.com</p> <p>8 ACRES APPROVED FOR MOBILE HOME Springhill Church Court. Flat, level, wooded. \$32,000. Owner financing 706-306-9646.</p> <p>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.</p> <p>658 ACRES OGEECHIE RIVER Mature hardwoods, good road network. Riverland, Inc. 706-840-2136.</p> <p>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</p> <p>60 ACRES Farmland with hardwood borders. Plantation Properties and Land Investments at 912-764-LAND or www.galandbrokers.com</p> <p>5.41 ACRES for sale on Big Pine Road, Garfield, (near Millen), 1-229-524-6097.</p> <p>37+/- ACRES Bulloch County on the river. Plantation Properties and Land Investments at 912-764-LAND or www.galandbrokers.com</p>	<p>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.</p> <p>35 ACRES IN VIDETTE Open land, ready for house and/or horse. Riverland, Inc. 706-840-2136.</p> <p>35 ACRES PASTURE LAND Great soil, awesome location. Ready for a home or lots. \$2,300 an acre. Riverland, Inc. 706-840-2136.</p> <p>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</p> <p>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</p> <p>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</p> <p>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</p>	<p>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.</p> <p>BURKE COUNTY LOTS FOR SALE BY OWNER within city limits of Waynesboro. City sewer, water and electric. Some cleared. Very quiet family atmosphere. Home building approved. Beautiful setting. Starting at \$8,500 each. Plat available. 706-360-0016 or 478-982-2023.</p> <p>BURKE COUNTY 50 - 100 ACRES Planted pines, road frontage, \$3,000 acre. 912-827-4290.</p> <p>BUYING? SELLING? Call Janice Morris Realty 706-437-8800, www.janicemorrisrealty.com</p> <p>EIGHT ACRES ZONED HEAVY COMMERCIAL Near WalMart. Will divide. Electric, water and sewer, fenced yard. Call 770-789-3258 or 706-551-0905.</p> <p>FOR ALL YOUR REAL ESTATE NEEDS call Debbie of Mary, 706-554-0340. www.maryeltonrealty.com</p> <p>LOT FOR SALE Gordon Street, Vidette. 706-733-2643.</p> <p>MOBILE HOMES AND LOTS FOR SALE or rent. Tobacco Road, Camp Justice Road and New Karleen Road, Richmond County, 706-798-0922.</p> <p>OGEECHIE RIVER LAND 300 acres in Herndon. Priced to sell \$1,600 acre. Call Jason Williams 912-764-LAND. Plantation Properties and Land Investment LLC.</p> <p>ONE TO FIVE ACRE MOBILE HOME LOTS some with well and septic. \$500 down. Owner financing. 706-592-2990 or 829-9622 cell, pager 667-3975.</p> <p>RIVER LOT IN HERNDON Plantation Properties and Land Investments LLC. 912-764-LAND. www.galandbrokers.com Jason Williams.</p> <p>THREE QUARTER ACRE MOBILE HOME LOTS Near Millen. \$200 down, \$200 month. Water available. 912-682-9521.</p>
<p>-209A- NOTICE TO DEBTORS AND CREDITORS</p> <p>All creditors of the Estate of Ronald Neely, 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.</p> <p>This 30th day of November, 2006.</p> <p>Carolyn Neely, Administratrix of the Estate of Ronald Neely</p> <p>Troy A. Gay TROY A. GAY, P.C. 359 E. Winthrop Avenue P.O. Box 1200 Millen, GA 30442 DE13.20.27,JA3c</p>	<p>-208A- NOTICE OF SALE UNDER POWER STATE OF GEORGIA COUNTY OF JENKINS</p> <p>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:</p> <p>All that certain lot, tract or parcel of land, lying and being in the 1635th GMD, 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 Emilean V. Lambrix by Steve Bargerone & 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.</p> <p>Said tract is further identified as Parcel 143 on Map 016 located in the Office of the Tax Assessor of Jenkins County, Georgia.</p> <p>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 attorneys' 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.</p> <p>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.</p> <p>This 1st day of December, 2006.</p> <p>QUEENSBOROUGH NATIONAL BANK & TRUST COMPANY, formerly FIRST NATIONAL BANK & TRUST CO., As Attorney-in-Fact for GREGORY A. LEE</p> <p>R. H. Reeves, III Attorney at Law Post Office Box 690 Millen, Georgia 30442 (478) 982-5812</p> <p>DE6,13.20,27c</p>	<p>100-199 REAL ESTATE FOR SALE</p> <p>Real Estate Notice 100 Commercial Property 105 Lots & Land 110 Homes For Sale 120 Condos/Townhouses 130 Mobile Homes For Sale 135 Miscellaneous 140</p> <p>200-299 REAL ESTATE FOR RENT</p> <p>Apartments For Rent 200 Commercial Rentals 210 Condos/Townhouses 220 Homes For Rent 225 Mobile Homes For Rent 235 Mobile Home Lots 240 Rooms 242 Vacation Rentals 245</p> <p>DE6,13.20,27c</p>	<p>110</p> <p>110</p>	<p>110</p> <p>110</p>				
<p>-207A- STATE OF GEORGIA COUNTY OF JENKINS NOTICE OF SALE UNDER POWER</p>	<p>-206A</p>	<p>100-199 REAL ESTATE FOR SALE</p> <p>Real Estate Notice 100 Commercial Property 105 Lots & Land 110 Homes For Sale 120 Condos/Townhouses 130 Mobile Homes For Sale 135 Miscellaneous 140</p> <p>200-299 REAL ESTATE FOR RENT</p> <p>Apartments For Rent 200 Commercial Rentals 210 Condos/Townhouses 220 Homes For Rent 225 Mobile Homes For Rent 235 Mobile Home Lots 240 Rooms 242 Vacation Rentals 245</p>	<p>110</p> <p>110</p>	<p>110</p> <p>110</p>				

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**

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