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Legal Advertising

-214A IN THE PROBATE COURT OF JENKINS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF MARY MAVALENE MOSLEY, DECEASED
PETITION FOR YEAR'S SUPPORT
TO: DAVID L. MOSLEY, RETHA M. HANDBERRY, ERNESTINE R. CARLYLE AND ALL INTERESTED PARTIES:

The petition of CLIFFORD CHARLES MOSLEY, for a year's support from the estate of MARY MAVALENE MOSLEY, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before JANUARY 29, 2007, 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 on or before the time stated in the preceding sentence. 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.

WANDA P. BURKE
PROBATE JUDGE
By: GAIL BOYD
PROBATE CLERK/
DEPUTY CLERK
611 EAST WINTHROPE AVENUE
MILLEN, GEORGIA 30442
478-982-5581
DE27,JA3,10,17c

-212A NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of Mildred B. Martin, 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 14th day of December, 2006.

Anthony Martin, Sr.,
Administratrix of the Estate
of Mildred B. Martin

Troy A. Gay
TROY A. GAY, P.C.
359 E. Winthrop Avenue
P.O. Box 1200
Millen, GA 30442
DE27,JA3,10,17c

-21A IN THE PROBATE COURT OF JENKINS COUNTY STATE OF GEORGIA

IN RE: ESTATE OF AYRE LEE AYCOCK, DECEASED
PETITION FOR LETTERS OF ADMINISTRATION

NOTICE
TO: WHOM IT MAY CONCERN:
BUDDY WILLIAM RABITSCH and
EVELYN WALRAVEN have petitioned to be appointed Co-Administrators of the estate of AYRE LEE AYCOCK, deceased, of said County. The petitioners have also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-232. 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 of any such objections, and must be filed with the court on or before JANUARY 22, 2007. 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 no 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.

WANDA P. BURKE
PROBATE JUDGE
By: GAIL BOYD
PROBATE
CLERK/DEPUTY CLERK
611 EAST WINTHROPE AVENUE
MILLEN, GEORGIA 30442
478-982-5581
DE20,27,JA3,10c

-210A NOTICE TO DEBTORS AND CREDITORS

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. This 5th day of December, 2006.

Terry C. Brigdon, Sr.
3341 Georgian Drive
Millen, GA 30442
DE13,20,27,JA3p

Legal Advertising

-209A- NOTICE TO DEBTORS AND CREDITORS

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. This 30th day of November, 2006.

Carolyn Neely,
Administratrix of the Estate
of Ronald Neely

Troy A. Gay
TROY A. GAY, P.C.
359 E. Winthrop Avenue
P.O. Box 1200
Millen, GA 30442
DE13,20,27,JA3c

-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 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 Emileen V. Lambrix by Steve Bargeron & 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 Deb, 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 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 hereafter referred to; on the East by Lot Number 22; on the West by Lot Number 20; and 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 hereafter 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, restrictions, 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 GEORGIA, JENKINS COUNTY

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 NINE-TY-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 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 014-089
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 attorney's fees (notice of intent to collect attorney's 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.foreclosurerehonline.net
MR/Vae 1/2/07
Our file no. 52425806-FT2
DE6,13,20,27c

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

8 ACRES ZONED HEAVY COMMERCIAL Near WalMart. Will divide. Electric, water and sewer, fenced yard. Call 770-789-3258 or 706-551-0905.

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

COUNTRY GROCERY STORE, HARDWARE, GAS, RESTAURANT BUSINESS FOR SALE Turn key, fully stocked. \$69,000. 912-863-6733.

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, two 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.

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.

BUYING? SELLING? Call Janice Morris Realty 706-437-8800, www.janicemorrisrealty.com

FOR ALL YOUR REAL ESTATE NEEDS call Debbie or Mary, 706-554-0340. www.maryyellonrealty.com

MOBILE HOMES AND LOTS FOR SALE or rent. Tobacco Road, Camp Josie Road and New Karleen Road, Richmond County. 706-798-0922.

OGEECHEE RIVER LAND 300 acres in Herndon. Priced to sell \$1,600 acre. Call Jason Williams 912-764-LAND. Plantation Properties and Land Investment LLC.

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.

RIVER LOT IN HERNDON Plantation Properties and Land Investments LLC. 912-764-LAND. www.galandbrokers.com Jason Williams.

THREE QUARTER ACRE MOBILE HOME LOTS Near Millen. \$200 down, \$200 month. Water available. 912-682-9521.