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-9A-
IN THE SUPERIOR COURT OF JENKINS COUNTY STATE OF GEORGIA
CIVIL ACTION FILE NO. 1J07DR003P
LUZ AVENDANO SANTIAGO, PLAINTIFF,

vs.
JAVIER MATEOS ARAGON, DEFENDANT.

NOTICE
TO: JAVIER MATEOS ARAGON
Carisal 75
Esquina San Isidro Col.
San Agustín

Navcalpah Estado de Mexico 53490
By order of the court for service by publication dated January 5, 2007, you are hereby notified that the above-styled action seeking divorce was filed against you in said Court on January 4, 2007. You are required to file with the Clerk of the Superior Court and to serve upon Plaintiff's attorney, R. H. Reeves, III, Attorney at Law, whose address is: Post Office Box 690, Millen, Georgia 30442, an Answer to the Complaint in writing within sixty (60) days of January 5, 2007.

WITNESS the Honorable F. Gates Peed, Judge of said Court.

This the 5th day of January, 2007.
Elizabeth T. Landing
Clerk of Superior Court
Jenkins County, Georgia

JA10,17,24,31c

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recorded in the Office of the Clerk of Superior Court of Jenkins County, Georgia, in plat record Book 11, Page 169. Reference is hereby made to the aforesaid subdivision map for better determining the metes, bounds and dimensions of the property hereby conveyed. Subject to 40' Utility Easement, and Restrictions which is recorded in Deed Book 3-H, Page 643-645.

will expire and be forever foreclosed and barred on and after the 1st day of July, 2007.

The tax deed to which this notice relates is dated the 4th day of November, 2003, and is recorded in the office of the Clerk of the Superior Court of Jenkins County, Georgia, in Deed Book 5-E, Pages 75-76.

The property may be redeemed at any time before the 1st day of July, 2007, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

Marc M. Bruce, Esquire
115 Savannah Avenue
Statesboro GA 30458
912-764-8600

Please be governed accordingly.
This 13th day of December, 2006.

This document was prepared by:
Marc M. Bruce
Ederfield, Cox, Bruce & Classens, P. C.

115 Savannah Avenue
Statesboro, Georgia 30458
912-764-8600

JA3,10,17,24c

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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

-12A-
IN THE PROBATE COURT OF JENKINS COUNTY STATE OF GEORGIA
NOTICE

TO: Whom It May Concern:
VERNON PHILLIPS has petitioned to be appointed Administrator of the estate of GEORGE PHILLIPS, SR., deceased, of said County. The petitioner has 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 FEBRUARY 19, 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 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 Winthrop Avenue
Millen, GA 30442
478-982-5581

JA17,24,31,FE7c

-10A-
NOTICE OF SALE UNDER POWER
GEORGIA, JENKINS COUNTY

By virtue of Power of Sale contained in Deed to Secure Debt from MARY J. GRIGGS, hereinafter GRANTOR, in favor of GEORGIA ATLANTIC TIMBER CORP. dated the 3rd day of October, 1992, recorded the 20th day of November, 1992, in Deed Book 3-I, Page 259, Jenkins County, Georgia records; subsequently transferred and assigned to American General Finance, Inc., n/k/a American General Financial Services, Inc., recorded the 27th day of December, 1994, in Deed Book 3-0, Page 426, re-recorded the 20th day of January, 1995, in Deed Book 3-0, Page 630, Jenkins County, Georgia Records. Said Deed to Secure Debt being given to secure a Promissory Note of even date in the original principal amount of Twelve Thousand and 00/100 Dollars (\$12,000.00), with interest from date as stated therein; there will be sold by the undersigned at public outcry to the highest bidder for cash before the Court-house door at Jenkins County, Georgia, within the legal hours of sale on the first Tuesday in FEBRUARY, 2007, the following described property:

All that certain lot or parcel of land situate lying and being in Jenkins County, Georgia, and known as lot number 22 containing 5.0 acres, more or less, as shown on a plat of survey of Red Oak Farms, Phase I, surveyed for Georgia Atlantic Timber, Corp. by Joe P. Davis, Georgia Registered Land Surveyor which plat is of record in the Office of Superior Court of Jenkins County, Georgia, in Plat Record Book 11, Page 169; express reference is hereby made to the aforementioned subdivision map for better determining the metes, bounds and dimensions of the property hereby conveyed.

This is the same property conveyed by Warranty Deed from Georgia Atlantic Timber Corp. to Mary J. Griggs, dated 10/3/1992, recorded 11/20/1992, in Deed Book 3-I, Page 257, Jenkins County, Georgia Records.

The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, non-payment of the monthly installments on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees. Said property will be sold subject to any outstanding ad valorem taxes, special assessments, unpaid utility bills constituting liens against the property, and all

other debts and liabilities of the property as of the date of sale. The sale will be conducted subject to (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. The above law firm is acting as a debt collector. Any information obtained will be used for that purpose.

THE BANK OF NEW YORK TRUST COMPANY N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE, RESIDENTIAL FUNDING COMPANY, LLC FKA RESIDENTIAL FUNDING CORPORATION, ATTORNEY IN FACT

as Attorney in Fact for
MARILYN C. ROBERTS
Contact: Glen D. Rubin
Adorno & Yoss, L.L.C.
Two Midtown Plaza
1349 West Peachtree Suite 1500
Atlanta, GA 30309
TEL (888) 890-5309
ADORNO File No. 21.2928.1790
JA10,17,24,31c

ATTENTION
While The Millen News seeks to

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Deeds to Secure Debt, liens and encumbrances existing when the above-described Deed to Secure Debt was filed for record. To the best of the undersigned's knowledge, information and belief, equitable title to this property is held by MARY J. GRIGGS. This property is located at **Lot 22, Red Oak Farms, Millen, GA 30442.**

AMERICAN GENERAL FINANCIAL SERVICES, INC.

As Attorney in Fact for the above-named GRANTOR

AMERICAN GENERAL FINANCIAL SERVICES, INC.

By Robert W. Broome,
Attorney
1800 Peachtree Street, NW
Suite 445
Atlanta, GA 30309
(404) 350-8349

JA10,17,24,31c

-1A-
NOTICE OF SALE UNDER POWER
GEORGIA, JENKINS COUNTY

By virtue of a Power of Sale contained in that certain Security Deed from Marilyn C. Roberts to People's Choice Home Loan, Inc., dated March 26, 2001, recorded April 12, 2001, in Deed Book 4-0, Page 669, and re-recorded March 12, 2002 in Deed Book 4-T, Page 502, Jenkins County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of THIRTY THOUSAND SIXTY AND 00/100 DOLLARS (\$30,060.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to The Bank of New York Trust Company N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, Residential Funding Company, LLC fka Residential Funding Corporation, Attorney in Fact, 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 February, 2007, all property described in said Security Deed including but not limited to the following described property:

All that certain tract or parcel of land situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia, and in the City of Millen containing 10.353 square feet and being more particularly described on the survey prepared by Robert L. Bell, Georgia registered Land Surveyor 274, which survey is dated October 12, 1985, is recorded in the Office of the Clerk of Superior Court of Jenkins County, Georgia in Plat Book 10, Folio 191.

Said property is commonly known as **1323 Hill Avenue, Millen, Georgia 30442.**

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. 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 and all other payments provided for under the terms of the Security Deed and Note.

Said property will be sold subject to the following items which may affect the title to said property: all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Security Deed. To the best of the knowledge and belief of the undersigned, the party in possession of the property is Marilyn C. Roberts or tenant(s).

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. The above law firm is acting as a debt collector. Any information obtained will be used for that purpose.

THE BANK OF NEW YORK TRUST COMPANY N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE, RESIDENTIAL FUNDING COMPANY, LLC FKA RESIDENTIAL FUNDING CORPORATION, ATTORNEY IN FACT

as Attorney in Fact for
MARILYN C. ROBERTS
Contact: Glen D. Rubin
Adorno & Yoss, L.L.C.
Two Midtown Plaza
1349 West Peachtree Suite 1500
Atlanta, GA 30309
TEL (888) 890-5309
ADORNO File No. 21.2928.1790
JA10,17,24,31c

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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

CANDLER COUNTY COMMERCIAL PROPERTY Highway 46, corner lot and one acre lot behind store. Could be used for a gas station or restaurant. Call Whitney 912-687-1034. 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

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

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, 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.

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

5 LOTS OFF HIGHWAY 23 NORTH IN MILLEN 2.31 acres of land that can be sold as a whole or two or three lots together. Call Whitney 912-687-1034. Plantation Properties & Land Investments, LLC. www.galandbrokers.com

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

57 ACRES NEAR SARDIS Part fenced pasture, three bedroom, two bath doublewide with inground pool. Several out buildings, two wells and septic. Keller Williams Realty Augusta Partners. 706-868-3772. Curl Chalker 706-872-9031.

55 ACRES IN CANDLER COUNTY Borders the Canoochee Creek and fronts the Stillmore Highway. Great hunting on property. Call Whitney 912-687-1034. Plantation Properties & Land Investments, LLC. www.galandbrokers.com

4838 JACKSON WILLIAMS ROAD 25 acres with brick home. Open land and trees. Located off Highway 25 North before Millen. Call 912-764-4452. Plantation Properties & Land Investments, LLC. www.galandbrokers.com

46 ACRES OFF HIGHWAY 23 NORTH 17 year planted pine trees with four acre pond, and field. Great homestead and hunting land. Call Whitney 912-687-1034. Plantation Properties & Land Investments, LLC. www.galandbrokers.com

381 ACRES LOCATED ON OGEECHEE RIVER Pristine timber tract, three acre pond, high bluff on the river. Fronts two paved road. Call Whitney 912-687-1034. Plantation Properties & Land Investments, LLC. www.galandbrokers.com

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

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

24 ACRES OPEN LAND great location, good road frontage. Ready to build on. Riverland, Inc. 706-840-2136.

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

23 ACRES IN BULLOCH COUNTY Planted pines and hardwoods, with pond site. Located off Maria Sorrell Road. Call Whitney 912-687-1034. Plantation Properties & Land Investments, LLC. www.galandbrokers.com

22 LOTS AVAILABLE IN MILLEN, GA Off Oak Hill Church Road. .75 of an acre lots. Call Whitney 912-687-1034. Plantation Properties & Land Investments, LLC. www.galandbrokers.com

1/2 ACRE PRIME LOCATION FOR HOME \$7,000. Riverland, Inc. 706-840-2136.

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