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Legal Advertising	Legal Advertising	Legal Advertising	Legal Advertising	105 Commercial Property	110 Lots & Land
<p>-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.</p> <p>NOTICE TO: JAVIER MATEOS ARAGON CarriSal 75 Esquina San Isidro Col. San Agustín Navcalpah Estado de Mexico 53490</p> <p>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.</p> <p>WITNESS the Honorable F. Gates Peed, Judge of said Court. This the 5th day of January, 2007.</p> <p>Elizabeth T. Landing Clerk of Superior Court Jenkins County, Georgia JA10,17,24,31c</p>	<p>LEN, GA, INC." will be delivered to the Secretary of State for filing in accordance with the Georgia Business Code. (O.C.G.A. Section 14-2-201.1). The initial registered office of the corporation will be located at 160 Woodland Street, Millen, Georgia 30442 and its initial registered agent at such address is Max Snelling.</p> <p>SHEPHERD, GARY & MCWHORTER ATTORNEYS AT LAW P.O. DRAWER 99 SWAINSBORO, GEORGIA 30401 JA24,31c</p>	<p>Warranty Deed from Georgia Atlantic Timber Corp. to Mary J. Griggs, dated 10/31/1992, recorded 11/20/1992, in Deed Book 3-1, Page 257, Jenkins County, Georgia Records.</p> <p>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 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.</p> <p>AMERICAN GENERAL FINANCIAL SERVICES, INC. As Attorney in Fact for the above-named GRANTOR</p> <p>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</p>	<p>COMPANY N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE, RESIDENTIAL FUNDING COMPANY, LLC FKA RESIDENTIAL FUNDING CORPORATION, ATTORNEY IN FACT</p> <p>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. 212928.1790 JA10,17,24,31c</p> <p>ATTENTION</p> <p>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 renew 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.</p>	<p>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</p> <p>COMMERCIAL PROPERTY ON HIGHWAY 25 Nine acres on Highway 25 North. Call Whitney 912-764-4462. Plantation Properties & Land Investments, LLC. www.galandbrokers.com</p> <p>OLD MAGNOLIA SPRINGS MOTEL on Highway 25 North, Millen. Call Glenn Whitaker at Cox Realty, 706-554-4455.</p>	<p>35 ACRES IN VIDETTE Open land, ready for house and/or horse. Riverland, Inc. 706-840-2136.</p> <p>278 ACRES Candler County, creek with frontage. Plantation Properties and Land Investments at 912-764-LAND or www.galandbrokers.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>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</p> <p>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</p> <p>1/2 ACRE PRIME LOCATION FOR HOME \$7,000. Riverland, Inc. 706-840-2136.</p> <p>195 ACRES Mature hardwoods on Oconee River, paved road frontage. Riverland, Inc. 706-840-2136.</p> <p>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.</p> <p>182 ACRES BURKE COUNTY Highway 56 and Beedy Branch Road, 128 acres cultivated, 44 acres natural woodland, great for farming, tree farming, pasture or country homeplace, \$454,700. Shivers Real Estate, 706-833-9114 or 9115, 706-551-2851. www.GeorgiaLand.com</p> <p>164 ACRES BURKE COUNTY Beedy Branch Road off Highway 56, 94 acres planted pines, 50 acres natural woodland, 9 acres cultivated, Eight-Mile Creek runs through, super hunting/recreational tract, \$411,125. Shivers Real Estate, 706-833-9114 or 9115, 706-551-2851.</p> <p>145 ACRES Sylvania, planted pines and hardwoods 20 acres open. Plantation Properties and Land Investments at 912-764-LAND or www.galandbrokers.com</p> <p>142.99 ACRES with house in Turner County. Plantation Properties and Land Investments at 912-764-LAND or www.galandbrokers.com</p> <p>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</p> <p>123 ACRES Emanuel County, with pecan orchard, longleaf pines and hardwoods. Plantation Properties and Land Investments at 912-764-LAND or www.galandbrokers.com</p> <p>103 ACRES BURKE COUNTY McCoy Church Road, 26 acres 1996 planted pines, 62 acres 1998 planted pine/natural hardwood mix, 5 acre pond (need additional water source for dry weather), extensive road system, openings for food plots, lots of wildlife. Perfect getaway/hunting/recreational tract with timber investment. \$257,150. Shivers Real Estate, 706-833-9114 or 9115, 706-551-2851. www.GeorgiaLand.com</p> <p>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.</p> <p>BEAUTIFUL 1.15 ACRE LOT with frontage on Herndon Road and Woodvalley Road. Call Brandon for details. 706-564-7265.</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>BUYING? SELLING? Call Janice Morris Realty 706-437-8800, www.janicemorrisrealty.com</p> <p>CW BRANNEN TRACTS Vidette, 24 acres and 35 acres, open land, great road frontage. Georgia Power available. Contact Teresa Haythorn, Riverland Inc., 706-840-2136.</p> <p>CW BRANNEN TRACT Midville, 116 acres, open land, partial fenced, pond site, good access, ready for horses or houses. Contact Teresa Haythorn at Riverland, Inc. 706-840-2136.</p> <p>FOR ALL YOUR REAL ESTATE NEEDS call Debbie or Mary, 706-554-0340. www.maryeltonrealty.com</p>
<p>-7A- GEORGIA, JENKINS COUNTY Undersigned will sell before the Courthouse door in Jenkins County, Georgia, between the legal hours of sale on the first Tuesday in February, 2007, to the highest bidder for cash the following:</p> <p>ALL that lot or parcel of land with improvements thereon, situate, lying and being in the State of Georgia, in the County of Jenkins, being shown and designated as Lot 21A, of Askin Acres Subdivision, containing .67 Acres, more or less, on a plat recorded in the Office of the Clerk of the Superior Court of Jenkins County, Georgia, in Plat Book 11, page 155; reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.</p> <p>Said property is hereby conveyed subject to any and all easements, reservations and restrictions of record in the aforesaid clerk's office.</p> <p>Tax map & parcel number: M20-102 Said property being commonly known as 501 Josh Court, Millen, Georgia 30442.</p> <p>Said sale will be conducted and a deed executed to the purchaser pursuant to the powers contained in a deed to secure debt from John D. Lowrance to Capital City Bank, dated February 7, 2006 and recorded in Deed Book 5-T, Page 117-123, Clerk's Office, Jenkins Superior Court. Said deed to secure debt secures a promissory note between the same parties dated February 7, 2006 in the amount of \$51,025, together with interest from that date at a rate of 10.750% per annum, payable in one (1) installment being due and payable on August 7, 2006. Capital City Bank is the owner and holder of said note and said deed to secure debt which secures the same.</p> <p>Said John D. Lowrance defaulted by failing to make payment according to the terms of said note and because of said default in failing to make said payment when due, and in accordance with the provisions of said note and of said deed to secure debt, the undersigned has exercised its option to declare the remainder of the debt due and collectible, and the power of sale contained in said deed to secure debt has become operative.</p> <p>The said John D. Lowrance has been notified in writing that the provisions in said note relative to the payment of attorney's fees will be enforced.</p> <p>Said sale will be conducted subject to the State and County ad valorem taxes which are past due and payable on said property, a deed executed to the purchaser, and the proceeds applied in accordance with the provisions of said deed to secure debt.</p> <p>Capital City Bank Michael N. White</p> <p>MARTIN SNOW, LLP P. O. Box 1606 Macon, GA 31202 (478) 749-1700 JA10,17,24,31c</p>	<p>-16A- GEORGIA, JENKINS COUNTY All creditors of the Estate of HOWARD LEROY COOK, 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.</p> <p>Dated this 18th day of January, 2007.</p> <p>Howard Leroy Cook, Jr. Executor of the Estate of Howard Leroy Cook, Sr., Deceased 841 Kent Road Millen, Georgia 30442</p> <p>R. H. Reeves, III Attorney at Law P. O. Box 690 Millen, Georgia 30442 Telephone: 478-982-5812 JA24,31,FE7,14c</p>	<p>-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 rerecorded 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:</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 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.</p> <p>Said property is commonly known as 1323 Hill Avenue, Millen, Georgia 30442.</p> <p>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.</p> <p>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).</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. The above law firm is acting as a debt collector. Any information obtained will be used for that purpose.</p> <p>THE BANK OF NEW YORK TRUST</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 Miscellaneous Rentals 250</p> <p>300-399 WANT ADS</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>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, 706-551-2851. 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>88 ACRES BURKE COUNTY Keyville, Hepzibah-Keyville Road, 16 acres open, 16 acres older planted pines, 47 acres pines planted in cutover about 2000, frontage on Cason Branch, great hunting/recreation tract with pine timber investment. \$194,000. Shivers Real Estate, 706-833-9114 or 9115, 706-551-2851. www.GeorgiaLand.com</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. www.galandbrokers.com</p> <p>658 ACRES OGEECHEE RIVER Mature hardwoods, good road network. Riverland, Inc. 706-840-2136.</p> <p>60 ACRES Farmland with hardwood borders. Plantation Properties and Land Investments at 912-764-LAND or www.galandbrokers.com</p> <p>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</p> <p>5.41 ACRES for sale on Big Pine Road, Garfield, (near Millen). 1-229-524-6097.</p> <p>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</p> <p>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</p> <p>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</p> <p>381 ACRES LOCATED ON OGEECHEE RIVER Pristine timber tract, three acre pond, high bluff on the river. Fronts two paved roads. Call Whitney 912-687-1034. Plantation Properties & Land Investments, LLC. www.galandbrokers.com</p> <p>374- ACRES Bulloch County on the river. Plantation Properties and Land Investments at 912-764-LAND or www.galandbrokers.com</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 and Beedy Branch Road, 137 acres cultivated, 94 acres planted pines, 94 acres natural woodland, Eight-Mile Creek runs through, hunting/recreation/farming/homeplace, \$865,825. Shivers Real Estate, 706-833-9114 or 9115, 706-551-2851. www.GeorgiaLand.com</p> <p>2.56 ACRES UNDEVELOPED LAND Lot 11, Block C, Springhill Estates off Farmers Bridge Circle, Hepzibah, GA. \$15,000. 334-558-5847.</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, 706-551-2851. www.GeorgiaLand.com</p>	
<p>-22A- NOTICE TO DEBTORS AND CREDITORS</p> <p>Willie Archer of Jenkins County/Millen, Georgia is the Administrator of the estate of the deceased Joseph Archer, Sr. Mr. Willie Archer can be contacted by letter at 612 Chew Mill Road, Millen, Georgia 30442. JA31,FE7,14,21p</p>	<p>-20A- NOTICE OF INTENT TO INCORPORATE</p> <p>*Notice is given that Articles of Incorporation which will incorporate "OUTREACH FOR CHRIST OF MIL-</p>	<p>105 Commercial Property</p> <p>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</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>		