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Call Our Classified AD-visor At 982-5460



CLASSIFIED ADVERTISING Swap & Shop

Legal Advertising

-99A-
GEORGIA, JENKINS COUNTY
All creditors of the Estate of VIRGINIA JOHNSON, 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 20th day of June, 2007.
Ella Kate Bonner
Executor of the Estate
of Virginia Johnson, Deceased
4415 Highway 80 E
Waynesboro, Georgia 30380
R. H. Reeves, III
Attorney at Law
P. O. Box 690
Millen, Georgia 30442
Telephone: 478-982-5812
JY11,18,25,AU1c

-104A-
GEORGIA, JENKINS COUNTY
All creditors of the Estate of ELOISE BECTON CATES, 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 28th day of June, 2007.
Nancy Delaine Becton
Executor of the Estate
of Eloise Becton Cates,
Deceased
21 Ashton Road
Palmyra, VA 22963
R. H. Reeves, III
Attorney at Law
P. O. Box 690
Millen, Georgia 30442
Telephone: 478-982-5812
JY4,11,18,25c

-98A-
NOTICE TO DEBTORS AND CREDITORS
All creditors of the Estate of Leonard Rountree, 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 18th day of June, 2007.
Doretha Williams
Administrator of the
Estate of Leonard Rountree
2112 Huffman Drive
Columbia, South Carolina 29209
JU27,JY4,11,18p

-105A-
STATE OF GEORGIA
COUNTY OF JENKINS
NOTICE OF SALE UNDER POWER
Because of a default in the payment of the indebtedness secured by that certain Security Deed, dated June 17, 2005, executed by ANNIE JO GAINES to ARGENT MORTGAGE COMPANY, LLC, recorded in Deed Book 5-O, Page 576, Jenkins County, Georgia Deed Records, and securing an Note in the original principal amount of \$63,750.00, said Security Deed and Note having last been assigned to Vanderbilt Mortgage & Finance, Inc., the current holder thereof, has declared the entire amount of said indebtedness evidenced by the Note immediately due and payable and, pursuant to the power of sale contained in said Security Deed, will, on the first Tuesday in August, 2007, to-wit: August 7, 2007, during the legal hours of sale, before the Jenkins County Courthouse door, sell at public outcry to the highest bidder for cash, the following described real property.
ALL that tract or parcel of land, situate, lying and being in the 1640th G.M.D., State of Georgia, County of Jenkins, being known and designated as Lot 10, Phase I, Spencer Way Estates Subdivision, as shown on a plat thereof recorded in the Office of the Clerk of the Superior Court of Jenkins County, Georgia, in Plat Book 12, Page 185; reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.
TOGETHER WITH all improvements thereon, including that certain Southern Energy Mobile Home, ID No. DFE2AL6734A&B, Manufactured in the year 1995.
Said property is conveyed subject to any and all applicable covenants, easements and restrictions of record in the aforesaid clerk's office.
The aforesaid real property, is also known as **4653 Brannen Road, Millen, Georgia**, according to the present system of numbering houses in Jenkins County, Georgia.
This 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 as to the amount and status of the loan with the holder of the Security Deed, including but not limited to, a determination that the borrower has not reinstated the loan prior to the foreclosure sale.
Said real property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet 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 real property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above.
Upon information and belief, said real property is presently in the possession or control of Annie Jo Gaines 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 Security Deed and the excess proceeds, if any, will be distributed as provided by law.
VANDERBILT MORTGAGE & FINANCE, INC.
as Attorney-in-Factor

-102A-
STATE OF GEORGIA
COUNTY OF JENKINS
NOTICE OF SALE UNDER POWER
By virtue of the Power of Sale contained in that Security Deed executed and delivered by Bradley P. Adams to Regions Bank dated October 26, 2005, and recorded in Deed Book 5-Q, Page 361, Jenkins County Records, there will be sold at public outcry before the Courthouse door in said County by Regions Bank, during the legal hours of sale on the first Tuesday in August, 2007, to the highest bidder for cash, the following described property, as follows:
All that tract or parcel of land situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia, containing 1.77 acres more or less, and being more particularly described on that plat of survey prepared by Troy S. Smith, Ga. Registered Land Surveyor #2459, dated February 4, 2005, and recorded in Plat Book 16, Page 199, in the Office of the Clerk of Superior Court of Jenkins County, Georgia, which plat and description are incorporated herein and made a part of this description. This tract being bounded, now or formerly as follows: on the North by Norfolk Southern Railroad; on the East by lands of Wesley A. Aaron and Jessica B. Aaron; on the South by Sweetwater Drive; on the West by lands of Lindy Wilson.
Also granted herein is an easement for the purpose of ingress and egress which is 20 feet in width, the width extending from the East border to the West border of property owned by the grantor named above which lies adjacent to the property being conveyed herein. Said easement being granted shall bind the heirs and assigns of the undersigned party, and shall inure to the benefit of the successors in title of the grantee.
The said debt secured by the said Security Deed being in default, said sale will be made for the purpose of paying the same and all expenses in connection with this foreclosure including but not limited to all accrued and unpaid interest, attorney's fees and expenses of sale.
Upon the best information and belief of Lender, the above-described property is in the possession of the borrower and/or tenants of Borrower or other persons or entities in possession with the consent or acquiescence of Borrower, and said property is commonly known as **125 Sweetwater Drive, Millen, Georgia 30442**, according to present system of numbering houses in Jenkins County, Georgia.
Said property will be sold as the property of Bradley P. Adams, and subject to any outstanding ad valorem real property taxes (including taxes which are a lien, but not yet due and payable), any matter 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.
Regions Bank,
as attorney in fact for
Bradley P. Adams
MICHAEL D. PAYNE,
Attorney for Regions Bank
McCullough, Payne & Haan, LLC
171 17th Street, N.W.
Atlanta, Georgia 30363-1032
(404) 873-1386
JY11,18,25,AU1c

-100A-
NOTICE OF SALE UNDER POWER
GEORGIA, JENKINS COUNTY
Because of default in the payment of the indebtedness, secured by a Security Deed executed by Julie J. Gainey and William Bart Gainey to Argent Mortgage Company, LLC dated May 28, 2004 in the amount of \$51,350.00, and recorded in Deed Book 5H, Page 583, Jenkins County, Georgia Records; as last transferred to Wells Fargo Bank, NA as Trustee by assignment; the undersigned, Wells Fargo Bank, NA as Trustee pursuant to said deed and the 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 in August, 2007, during the legal hours of sale, at the Courthouse door in Jenkins County, sell at public outcry to the highest bidder for cash, the property described in said deed-to-wit:
All that tract or parcel of land situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia, containing 2.00 acres, more or less, and being more particularly described as Tract 1 on that plat of survey prepared by Steve Barger, Georgia Registered Land Surveyor # 1877, dated September 11, 2002, revised October 9, 2002, and recorded in Plat Book 16, Page 149, in the Office of the Clerk of the Superior Court of Jenkins County, Georgia, which plat and description are incorporated herein and made a part of this description by reference.
The above described property is a portion of that property identified on Jenkins County Tax Assessor Map 015 as

Parcel 029.
Also included is that 1999 Redman Mobile Home having Serial Number 14902648A and 14902648B which mobile home is located on the above described property and has been permanently affixed so as to become a part of the real property.
which has the property address of **784 Hermans Road, Millen, Georgia**, together with all fixtures and other personal property conveyed by said deed.
The sale will be held subject to any unpaid taxes, assessments, rights-of-way, easements, protective covenants or restrictions, liens, and other superior matters of record which may affect said property.
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 attorneys' fees in accordance with the terms of the note secured by said deed.
Said property will be sold as the property of Julie J. Gainey and William Bart Gainey and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed.
Wells Fargo Bank, NA
as Trustee
Attorney in Fact for
Julie J. Gainey and
William Bart Gainey
Anthony DeMarlo,
Attorney/patterson
McCurdy & Candler, L.L.C.
(404) 373-1612
File No. 07-04641/CONV
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
JY11,18,25,AU1c

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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110 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
57 COMMERCIAL ACRES Located on Highway 301, four miles from I-16. Excellent for commercial storage buildings. Sketch plan at office. Call Jason Williams at 912-764-LAND www.GaLandBrokers.com.
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 Wasden 912-687-1034. Plantation Properties & Land Investments, LLC. www.galandbrokers.com
COMMERCIAL PROPERTY ON HIGHWAY 25 Nine acres on Highway 25 North. Call Whitney Wasden 912-764-4662. Plantation Properties & Land Investments, LLC. www.galandbrokers.com
COMMERCIAL LOTS LOCATED ACROSS FROM Ogeechee Technical College. Great investment. Call Jason Williams at 912-764-LAND www.GaLandBrokers.com.
THREE COMMERCIAL ACRES Located at Interstate I-16 and Highway 67. Great investment. Call Jason Williams at 912-764-LAND www.GaLandBrokers.com.

110 Lots & Land
9 ACRES OFF OAK HILL CHURCH ROAD Great home site and has some woods. Call Whitney Wasden at 912-687-1034. Plantation Properties and Land Investment, LLC.
745 ACRES IN SCREVEN COUNTY Two miles of paved road frontage, good timber, great hunting. Will divide. 478-984-4447 or 478-290-6435.
718 ACRES IN HERNDON with over two miles of frontage on the Ogeechee River. Tract has good roads and plenty of wildlife. Call Jason Williams at 912-764-LAND www.GaLandBrokers.com.
658 ACRES ON OEGEECHEE RIVER with 300 acres of merchantable hardwoods. Interior road system with lots of food plots. Call Jason Williams at 912-764-LAND www.GaLandBrokers.com.
60 ACRES Farmland with hardwood borders. Plantation Properties and Land Investments at 912-764-LAND Jason Williams or www.galandbrokers.com
5 AND 10 ACRES NORTH BURKE COUNTY Winter Road, 3.5 miles off Highway 25, open land, rural setting, convenient to town, \$5,000 per acre. Shivers Real Estate 706-551-2851. www.GeorgiaLand.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 Wasden 912-687-1034. Plantation Properties & Land Investments, LLC. www.galandbrokers.com
5.41 ACRES for sale on Big Pine Road, Garfield, (near Millen). \$17,000. 1-229-524-6097.
55 ACRES IN CANDLER COUNTY Borders the Canoochee Creek and fronts the Stillmore Highway. Great hunting on property. Call Whitney Wasden 912-687-1034. Plantation Properties & Land Investments, LLC. www.galandbrokers.com
536 ACRES IN EVANS COUNTY Farm with pivots and shop. Has 18 acre and 30 acre ponds. Creek frontage and loaded with timber. Call Jason Williams at 912-764-LAND www.GaLandBrokers.com.
4838 JACKSON WILLIAMS ROAD 25 acres with brick home. Open land and trees. Located off Highway 25 North before Millen. Call 912-764-4462. Plantation Properties & Land Investments, LLC. www.galandbrokers.com
45 ACRES LOCATED IN STATESBORO on Issac Akins Road. Great for development. Call Jason Williams at 912-764-LAND www.GaLandBrokers.com.

110 Lots & Land
46 ACRES OFF HIGHWAY 23 NORTH 17 year planted pine trees with four acre pond, and field. Great homesite and hunting land. Call Whitney Wasden 912-687-1034. Plantation Properties & Land Investments, LLC. www.galandbrokers.com
381 ACRES LOCATED ON OEGEECHEE RIVER Pristine timber tract, three acre pond, high bluff on the river. Fronts two paved roads. Call Whitney Wasden 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 Jason Williams or www.galandbrokers.com
336 ACRES NORTH JENKINS COUNTY Perkins-Hiltonia Road, 180 acres fenced pasture, 20 acres fenced cultivation, remainder wooded. Four bedroom, three bath manufactured home, two enclosed barns, steel frame hay shed/riding arena. A beautiful horse/cattle farm, \$1,600,000. Shivers Real Estate, 706-833-9114 or 9115, 706-551-2851. www.GeorgiaLand.com
31 ACRES BURKE COUNTY Sardis, all woodland, timber recently harvested, stream on property line, \$56,825. Shivers Real Estate, 706-833-9114 or 9115, 706-551-2851, www.GeorgiaLand.com
2.56 ACRES UNDEVELOPED LAND Lot 11, Block C, Springhill Estates off Farmers Bridge Circle, Hepzibah, GA. \$15,000. 334-558-5847.
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
278 ACRES Candler County, creek with frontage. Plantation Properties and Land Investments, Jason Williams 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 Jason Williams or www.galandbrokers.com
246 ACRES BURKE COUNTY Four miles south of Waynesboro, 163 acres cultivated, 80 acres wooded drains and bays, \$613,770. Shivers Real Estate, 706-833-9114 or 9115, 706-551-2851, www.GeorgiaLand.com
23 ACRES IN BULLOCH COUNTY Planted pines and hardwoods, with pond site. Located off Maria Sorrell Road. Call Whitney Wasden 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 Wasden 912-687-1034. Plantation Properties & Land Investments, LLC. www.galandbrokers.com
1/2 ACRE TO FOUR ACRE LOTS Available for mobile home, located in Burke, Jefferson and Richmond Counties. Great financing. No credit check. 706-863-7131.
19 ACRES BURKE COUNTY Peacock Road off Hwy 25 South, 10 acres cultivated, remainder wooded, \$81,900. Shivers Real Estate, 706-833-9114 or 9116, 706-551-2851, www.GeorgiaLand.com
195 ACRES IN SOPERTON Located on northern side of the Oconee River with one mile of paved road frontage on GA Highway 56. Over 2,000 feet of river frontage on the Oconee River. Mature pines and hardwoods on property. Call Jason Williams at 912-764-LAND www.GaLandBrokers.com.
16.34 ACRES HIGHWAY 24 SOUTH Some cleared, stream, perfect for home site. Call for details 706-437-9096.
145 ACRES Sylvania, planted pines and hardwoods 20 acres open. Plantation Properties and Land Investments at 912-764-LAND Jason Williams or www.galandbrokers.com
142.99 ACRES with house in Turner County, Plantation Properties and Land Investments at 912-764-LAND Jason Williams 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 Jason Williams or www.galandbrokers.com
137 ACRES On Old Savannah Road. Paved road frontage. Property consists of planted pines and two acre pond. Convenient to Statesboro and Ogeechee River. Call Jason Williams at 912-764-LAND www.GaLandBrokers.com.
129 ACRES IN JENKINS COUNTY located on Burke/Jenkins County line. Mixture of pecan trees, planted pines and open land. Pond site on property. Call Jason Williams at 912-764-LAND www.GaLandBrokers.com.

Legal Advertising
ANNIE JO GAINES
David W. Adams, Esquire
Ellis, Painter, Ratterree & Adams LLP
2 East Bryan Street, Suite 1001
Savannah, Georgia 31401
(912) 233-9700
THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE ABOVE-REFERENCED LENDER AND ANY INFORMATION WILL BE USED FOR THAT PURPOSE.
JY11,18,25,AU1c

Legal Advertising
ELOISE BECTON CATES, 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 28th day of June, 2007.
Nancy Delaine Becton
Executor of the Estate
of Eloise Becton Cates,
Deceased
21 Ashton Road
Palmyra, VA 22963
R. H. Reeves, III
Attorney at Law
P. O. Box 690
Millen, Georgia 30442
Telephone: 478-982-5812
JY4,11,18,25c

Legal Advertising
Leonard Rountree, 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 18th day of June, 2007.
Doretha Williams
Administrator of the
Estate of Leonard Rountree
2112 Huffman Drive
Columbia, South Carolina 29209
JU27,JY4,11,18p

Legal Advertising
By virtue of the Power of Sale contained in that Security Deed executed and delivered by Bradley P. Adams to Regions Bank dated October 26, 2005, and recorded in Deed Book 5-Q, Page 361, Jenkins County Records, there will be sold at public outcry before the Courthouse door in said County by Regions Bank, during the legal hours of sale on the first Tuesday in August, 2007, to the highest bidder for cash, the following described property, as follows:
All that tract or parcel of land situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia, containing 1.77 acres more or less, and being more particularly described on that plat of survey prepared by Troy S. Smith, Ga. Registered Land Surveyor #2459, dated February 4, 2005, and recorded in Plat Book 16, Page 199, in the Office of the Clerk of Superior Court of Jenkins County, Georgia, which plat and description are incorporated herein and made a part of this description. This tract being bounded, now or formerly as follows: on the North by Norfolk Southern Railroad; on the East by lands of Wesley A. Aaron and Jessica B. Aaron; on the South by Sweetwater Drive; on the West by lands of Lindy Wilson.
Also granted herein is an easement for the purpose of ingress and egress which is 20 feet in width, the width extending from the East border to the West border of property owned by the grantor named above which lies adjacent to the property being conveyed herein. Said easement being granted shall bind the heirs and assigns of the undersigned party, and shall inure to the benefit of the successors in title of the grantee.
The said debt secured by the said Security Deed being in default, said sale will be made for the purpose of paying the same and all expenses in connection with this foreclosure including but not limited to all accrued and unpaid interest, attorney's fees and expenses of sale.
Upon the best information and belief of Lender, the above-described property is in the possession of the borrower and/or tenants of Borrower or other persons or entities in possession with the consent or acquiescence of Borrower, and said property is commonly known as **125 Sweetwater Drive, Millen, Georgia 30442**, according to present system of numbering houses in Jenkins County, Georgia.
Said property will be sold as the property of Bradley P. Adams, and subject to any outstanding ad valorem real property taxes (including taxes which are a lien, but not yet due and payable), any matter 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.
Regions Bank,
as attorney in fact for
Bradley P. Adams
MICHAEL D. PAYNE,
Attorney for Regions Bank
McCullough, Payne & Haan, LLC
171 17th Street, N.W.
Atlanta, Georgia 30363-1032
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