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Legal Advertising

-139A-
STATE OF GEORGIA
COUNTY OF JENKINS COUNTY
IN RE: PETITION OF WILLIE FRED LEE FOR TEMPORARY LETTERS OF GUARDIANSHIP ESTATE OF TY-REKE MAQUON WADLEY, MINOR DATE OF SECOND PUBLICATION, IF ANY SEPTEMBER 19, 2007.
TO: DEON JACKSON

You are hereby notified that a petition for the appointment of a temporary guardian has been filed regarding the above-named minor. All objections to the Petition described above either to the appointment of a temporary guardian or the appointment of the petitioner as temporary guardian, must be in writing, setting forth the grounds of any such objections, and must be filed with this Court no later than 14 days after this notice is mailed, or 10 days after this notice is personally served upon you, or ten days after the second publication of this notice if you are served by publication. All pleadings must be signed before a notary public or Georgia probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees.

***** NOTE: If a natural guardian files an objection to the creation of the temporary guardianship, the Petition will be dismissed. If a natural guardian files an objection to the appointment of the petitioner as guardian, or if a parent who is not a natural guardian files an objection to the petition, a hearing on the matter shall be scheduled at a later date.

WANDA P. BURKE
PROBATE JUDGE
By: GAIL BOYD
PROBATE CLERK/
DEPUTY CLERK
P.O. BOX 904
MILLEN, GEORGIA 30442
478-982-5581

SE12,19c

-138A-

GEORGIA, JENKINS COUNTY
IN RE: E. DEWEY NEWTON ESTATE
All creditors of the Estate of E. Dewey Newton are hereby notified to render their demands to the undersigned according to law, and all persons indebted to the estate are required to make immediate payment to the undersigned.

This _____ day of _____, 2007.

Mary Sue Newton,
Executrix
4271 East Savannah Road
Millen, GA 30442

Franklin, Taulbee, Rushing,
Snipes & Marsh, LLC
Post Office Box 327
Statesboro, Georgia 30459
(912) 764-9055

SE12,19,26,OC3c

-137A-

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 Sandra Moore to Option One Mortgage Corporation, dated December 20, 2002, recorded in Deed Book 4Y, Page 338, Jenkins County, Georgia Records, as last transferred to Wells Fargo Bank Minnesota, National Association as Trustee without recourse by assignment recorded in Deed Book 5A, Page 748, Jenkins County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIXTY-ONE THOUSAND THREE HUNDRED SIXTY AND 0/100 DOLLARS (\$61,360.00), 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 October, 2007, the following described property:

All that certain lot, tract, or parcel of land situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia, and being more particularly described as Lot No. 7, on the plat of survey prepared for Screven Wood Company, Inc., by Troy Smith, dated March 18, 1992, and recorded in the Office of the Clerk of the Superior Court of Jenkins County, Georgia, in Plat Book 12, page 26, and which is incorporated herein and made a part of this description by reference.
PIN #: 15-252

More commonly known as Lot 7, Azalea Trail, Millen, Georgia 30442.

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 pur-

Legal Advertising

pose of paying the same and all expenses of this sale, as provided in Security Deed and by law, including attorneys fees (notice of intent to collect attorneys 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 Sandra Moore or a tenant or tenants and said property is more commonly known as **12 Azalea Trail, Millen, Georgia 30442.**

The sale will be conducted subject (1) to a 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.

Wells Fargo Bank Minnesota,
National Association as Trustee without recourse

as Attorney in Fact for
Sandra Moore

McCalla Raymer, LLC
1544 Old Alabama Road
Roswell, Georgia 30076
www.foreclosurehotline.net
MR/101/02/07
Our file no. 51743206-FT1

SE5,12,19,26c

-136A-

NOTICE OF SALE UNDER POWER
GEORGIA, JENKINS COUNTY

By virtue of the power of sale contained in a Security Deed from William L. Coggins to Chase Manhattan Mortgage Corporation dated April 19, 2001, recorded in Deed Book 4P, Page 49, Jenkins County Records, and last assigned to Citibank N.A. as Trustee Chase Manhattan Mortgage 01-2, conveying the after-described property to secure a Note in the original principal amount of Twenty-Eight Thousand and 00/100 DOLLARS (\$28,000.00), 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, during the legal hours of sale on the first Tuesday in October, 2007, the following described property, to wit: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF MILLEN, THE 1635TH G.M. DISTRICT OF JENKINS COUNTY, GEORGIA, FRONTING ON THE EAST SIDE OF HENDRICKS STREET FOR A DISTANCE OF SIXTY (60) FEET, MORE OR LESS, AND EXTENDING IN AN EASTERLY DIRECTION FOR A DISTANCE OF ONE HUNDRED TWENTY FEET, MORE OR LESS, THUS FORMING A LOT SIXTY FEET BY ONE HUNDRED TWENTY FEET, BEING BOUNDED NOW OR FORMERLY ON THE NORTH BY MISS JENNIE WATERS; ON THE EAST BY POWELL ALLMOND; ON THE SOUTH BY MRS. ERNEST WATERS AND FORMERLY THE JENKINS COUNTY LIBRARY; AND ON THE WEST BY HENDRICKS STREET.

THE WITHIN CONVEYED PROPERTY IS THE SAME PROPERTY AS WAS CONVEYED BY WARRANTY DEED DATED APRIL 1, 1999 FROM WILLIAM R. COGGINS TO WILLIAM L. COGGINS, SAID DEED BEING RECORDED IN DEED BOOK 4F, PAGES 543-544, JENKINS COUNTY RECORDS.

The Debt secured by said Security Deed has been and is hereby declared due because of nonpayment of the indebtedness when due and in the manner provided in the Note and Security Deed. The debt remaining in default, the sale will be made for the purpose of paying the same and all expenses of sale, as provided in the Security Deed and by law, including attorney's fees having been given.

Said property will be sold subject to any outstanding ad valorem taxes, 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 Williams L. Coggins or, a tenant or tenants, and said property was or is commonly known as **226 North Hendrick Street, Millen, Georgia 30442.**

The sale will be conducted subject (1) to a 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.

Citibank N.A. as Trustee
Chase Manhattan Mortgage 01-2
As Attorney in Fact for
William L. Coggins

Martin & Brunavs
Attorneys at Law

Legal Advertising

2800 North Druid Hills Rd., NE
Building B, Suite 100
Atlanta, GA 30329
(404) 982-0088

This law firm is acting as a debt collector, attempting to collect a debt. Any information obtained will be used for that purpose.

SE5,12,19,26c

-135A

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 October, 2007, to the highest bidder for cash the following:

REAL PROPERTY

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 a tract of land containing 119.60 acres, more or less, on a plat prepared by Troy Smith & Associates dated February 25, 2006, and recorded in the Office of the Clerk of the Superior Court of Jenkins County, Georgia, in Plat Book 17, at page 79; reference being made to said plat for a more complete and accurate description as to the metes, bounds and location of said property

This conveyance is subject to a 30' Ingress-Egress Easement from Old Perkins Road over and across lands conveyed herein to and from a 2.00 acre tract as show on the above referenced plat.

Said property is hereby conveyed subject to any and all easements and restrictions of record in the aforesaid clerk's office.

Tax map & parcel number: Portion of 15-77

Said property being commonly known as **967 Old Perkins Road, Millen, Georgia 30442.**

MOBILE HOMES
1995 Horton Mirage Mobile Home
VIN: H107908G
1989 Little Dude Mobile Home
VIN: GMMGA22892396

Said sale will be conducted and a deed executed to the purchaser pursuant to the powers contained in a deed to secure debt from Hilda Lowrance to Capital City Bank, dated December 15, 2005 and recorded in Deed Book 5-R, Page 202-208, Clerk's Office, Jenkins Superior Court. Said deed to secure debt secures two promissory notes between the same parties dated December 15, 2005 in the total amount of \$480,000.00, together with a variable interest rate beginning from that date at an initial rate of 7.880% per annum, payable in consecutive monthly installments until its maturity date of December 15, 2020. Capital City Bank is the owner and holder of said note and said deed to secure debt which secures the same.

Said Hilda 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.

The said Hilda Lowrance has been notified in writing that the provisions in said note relative to the payment of attorney's fees will be enforced.

Said sale will be conducted subject to the State and County ad valorem taxes which are past due and payable on said property and mobile homes, a deed executed to the purchaser, and the proceeds applied in accordance with the provisions of said deed to secure debt.

Capital City Bank

By: /s/ Jenny Martin Stansfield
Jenny Martin Stansfield,
Attorney-in-Fact

MARTIN SNOW, LLP
P. O. Box 1606
Macon, GA 31202
(478) 749-1700

SE5,12,19,26c

-134A

STATE OF GEORGIA
COUNTY OF JENKINS

Default having been made under the terms of a Security Deed between ROSEMARY SUMMERS and LEVON BYRD, JR. to FRANKLIN PROPERTIES OF GEORGIA, INC., A GEORGIA CORPORATION, recorded in the Office of the Clerk of Superior Court of Jenkins County, Georgia, in Deed Book 5-L, at Pages 730-733, the said FRANKLIN PROPERTIES OF GEORGIA, INC. has declared the balance due and payable and, in exercise of the powers contained in said security deed, will sell at public outcry to the highest bidder for cash on the first Tuesday in September 2007, to-wit: September 4, 2007, between the legal hours of sale before the courthouse door of Jenkins County, Georgia, the following described property to-wit:

Legal Advertising

All that lot or parcel of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Jenkins, being known and designated as Lot 5, Spencer Way Estates, containing 2.53 acres, more or less, as shown on a plat recorded in the Office of the Clerk of Superior Court of Jenkins County, Georgia in Plat Book 12, page 185. Reference is hereby made to said plat for a more complete and accurate description as to the metes, bounds and location of said property.

Said property is conveyed subject to any and all easements and restrictions of record.

Said property is conveyed subject to Protective Covenants recorded in said Clerk's Office in Book 4 "G", Pages 519-522.

ALSO included in this conveyance is a 10 foot waterline and utility easements along the entire southwestern boundary of Lot 3, Spencer Way Estates. Said easement runs from Branren Road to aforesaid Lot 5, Spencer Way Estates. Grantor also allows Grantee use of the well located on Lot 3, subject to the rights of Lots 3 and 4.

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 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 the Security Deed and by law, including attorney's fees (notice of intent to collect attorney fees having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but are not yet due and payable), and matters which might be disclosed by an accurate survey and inspection of property and assessments, lien encumbrances, zoning ordinances, restrictive 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 ROSEMARY SUMMERS and LEVON BYRD, JR., and to the best knowledge and belief of the undersigned, the property address is not known.

Terms of the sale are to be cash, purchaser paying for papers, revenue stamps, as well as state and county taxes, and any assessments.

This 9th day of July, 2007.

ROSEMARY SUMMERS and
LEVON BYRD, JR.
by and through their
attorney in fact,
Franklin Properties of Georgia, Inc.
O. Franklin Askin, Jr., P.C.
Attorney at Law

2913 Professional Parkway
Augusta, Georgia 30907
(706) 860-9266

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

SE5,12,19,26c

-132A-

NOTICE TO DEBTORS AND CREDITORS

All creditors of the Estate of Edward L. Lewis, 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 13th day of August, 2007.

Jewel J. Lewis
Executor

3644 Ed Lewis Road
Millen, GA 30442

AU29,SE5,12,19p

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.

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

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 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.

WINTHROPE AVENUE 80x80 metal building with three lots. 40x40 has air, two offices, two baths and kitchen. Prime commercial property. Call Whitney Wasden 912-687-1034 Plantation Properties & Land Investments, LLC.

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 OGEECHEE 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.

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

45 ACRES LOCATED IN STATESBORO on Issac Akins Road. Great for development. Call Jason Williams at 912-764-LAND www.GaLandBrokers.com.

381 ACRES LOCATED ON OGEECHEE 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

35 ACRES JENKINS COUNTY 17 acres open, 18 acres wooded, older timber cut, \$60,000. Shivers Real Estate, 706-833-9114 or 9115, 706-551-2851, www.GeorgiaLand.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

16.34 ACRES HIGHWAY 24 SOUTH Some cleared, stream, perfect for home site. Call for details 706-360-8023.

110 Lots & Land

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, Hephzibah, GA. \$15,000. 334-558-5847.

27 ACRES BURKE COUNTY Midville, 10 acres open, 8 acres planted pines, 7 acres wooded, small pond, well, electric service, partially fenced. Owner financing possible with down payment. \$95,750. 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, \$736,770. 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 9115, 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.

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.

118 ACRES WEST BURKE COUNTY Story Mill Road, 75 acres irrigated farmland, 12 acres irrigated grass, irrigation water source not included, remainder wooded, fenced, 4" well, very nice tract, \$437,900. Shivers Real Estate, 706-833-9114 or 9115, 706-551-2851, www.GeorgiaLand.com

111 ACRES IN CANDLER COUNTY Four miles from I-16 on Highway 57 South. Paved and dirt road frontage. Property features hardwoods, open fields and a pond. Call Jason Williams at 912-764-LAND www.GaLandBrokers.com.

110 ACRES BURKE COUNTY Five miles south of Waynesboro, 72 acres cultivated, 38 acres wooded, stream with possible pond site, \$274,450. Shivers Real Estate, 706-833-9114 or 9115, 706-551-2851, www.GeorgiaLand.com.

102 ACRES JENKINS COUNTY Angell Road, 7.5 miles east of Millen, 27 acres planted pines, 68 acres wooded, food plots, two streams, \$245,800. Shivers Real Estate, 706-833-9114 or 9115, 706-551-2851, www.GeorgiaLand.com.