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Call Our Classified AD-visor At 982-5460



# CLASSIFIED ADVERTISING Swap & Shop

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<p><b>-168A-</b> STATE OF GEORGIA COUNTY OF JENKINS NOTICE OF SALE UNDER POWER By virtue of the power of sale contained in that certain Deed to Secure Debt from JAMES C. CLARKE and CAROLYN CLARKE to Ogeechee Valley Bank, n/k/a Queensborough National Bank and Trust Company, dated May 13, 1996 filed for record May 17, 1996, and recorded in Deed Book 35, Pages 578, as amended by that certain Additional Loan Agreement dated July 29, 2005, and recorded in Deed Book 50, Page 253, Jenkins County, Georgia Records, said Deed to Secure Debt/Additional Loan Agreement having been given to secure a Note dated July 29, 2005, in the original principal sum of Twelve Thousand Eight Hundred Seventy Three and 88/100, with interest from date at the rate stated in said Note on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door at Jenkins County, Georgia, within the legal hours of sale on the first Tuesday in December, 2007, the property described on as follows: All that certain tract or parcel of land situate, lying and being in the 1635th G. M. District of Jenkins County, Georgia, containing 2.1 acres, more or less, and being more particularly described on the survey prepared by Robert L. Bell, Georgia Registered Land Surveyor No. 274, which survey is dated July 20, 1967, is recorded in the Office of the Clerk of Superior Court of Jenkins County, Georgia in Plat Book 3, Folio 102, and is adopted herein and made a part of this description by reference. This tract is identified on Jenkins County Tax Assessor Map 015 as Parcel 094. Said property is conveyed subject to any and all covenants, easements and restrictions as may be recorded in said Clerk's Office. The debt evidenced by said Note and secured by said Deed to Secure Debt has been and is hereby declared due because of default, failure to pay the indebtedness as and when due and in the manner provided in 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 Debt, including attorney's fees, and the remainder, if any, shall be applied as provided by law. 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 Deed to Secure Debt set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is JAMES C. CLARKE and CAROLYN CLARKE. Terms of the sale are to be cash, purchaser paying for papers, revenue stamps, as well as state and county taxes, and any assessments. Dated this _____ day of _____, 2007. Ogeechee Valley Bank, n/k/a Queensborough National Bank and Trust Company, as Attorney in Fact for James C. Clarke and Carolyn Clarke Contact: Troy A. Gay Attorney at Law PO Box 1200 Millen, GA 30442 478-982-8242 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NO7,14,21,28c</p>	<p>amount of EIGHTY-EIGHT THOUSAND SIX HUNDRED NINE AND 0/100 DOLLARS (\$88,609.00), 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 December, 2007, the following described property: All that lot or parcel of land with improvements thereon, situate, lying and being in the State of Georgia, being in the 1640th G.M. District of Jenkins County, Georgia, containing 2.00 acres, and being known as Lot 13, Phase IV of Spencer Way Estates Subdivision, on a plat recorded in the Office of the Clerk of Superior Court of Jenkins County, Georgia, in Book 12, page 213, to which plat reference is hereby made for a more complete and accurate description as to metes, bounds, and locations. Said property is known as <b>4688 Brannen Road, Millen, GA 30442</b>. Tax ID# Portion of 11 158 legades.JenkinsBaldwin07-532 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 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 Willie Baldwin, Jr. or a tenant or tenants and said property is more commonly known as <b>4688 Brannen Road, Millen, Georgia 30442</b>. 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. Nationwide Advantage Mortgage Company as Attorney in Fact for Willie Baldwin, Jr. McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/eda 12/4/07 Our file no. 52028807-FT2 NO7,14,21,28c</p>	<p>This _____ day of _____, 2007. Brenda Mathern, Ex-Officio Sheriff Jenkins County, Georgia NO7,14,21,28c</p> <p><b>-165A-</b> <b>SHERIFF'S SALE</b> STATE OF GEORGIA COUNTY OF JENKINS There will be sold at public outcry to the highest and best bidder for cash, between the legal hours of sale before the courthouse door in Jenkins County, Georgia, on the first Tuesday in December, 2007, the following described property, to-wit: All that certain lot, tract or parcel of land situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia, being known and designated as Lot 4 of said plat and containing two (2) acres, more or less, which was prepared by L.R. Frye, Surveyor, Ga. Reg. #1107, which said plat is recorded in the Office of the Clerk of Superior Court of Jenkins County, Georgia in Plat Book 8, Folio 216, hereby adopted and made a part of this description, and being bounded as follows: On the North by Lot No. 3 of said plat; on the East by Lot No. 3 of said plat; on the South by Mary Gresham; and on the West by a county road. Said property containing improvements hereon known as 406 North Jones Plantation Road, Millen, Georgia 30442. This property is also identified on the Tax Appraiser's Map M004 as Parcel 035. Said property found in the possession of VERNON PHILLIPS and MAE FRANCES PHILLIPS levied on to satisfy a fi fa in favor of the Tax Commissioner of Jenkins County against VERNON PHILLIPS and MAE FRANCES PHILLIPS issued by the Tax Commissioner of Jenkins County, Georgia, for State and County Ad Valorem taxes for the year 2006 levied on as the property of Defendant in fi fa, notice of levy and sale having been given the Defendant in fi fa (and/or Defendant in possession.) This _____ day of _____, 2007. Brenda Mathern, Ex-Officio Sheriff Jenkins County, Georgia NO7,14,21,28c</p>	<p><b>-161A-</b> <b>NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED</b> STATE OF GEORGIA, COUNTY OF JENKINS Pursuant to a power of sale contained in a certain security deed executed by Willie L. Baker and Earlene Baker, hereinafter referred to as Grantor, to Group Financial Southeast recorded in Deed Book 4 C, beginning at page 20, of the deed records of the Clerk of the Superior Court of the aforesaid state and county, and by virtue of a default in the payment of the debt secured by said security deed, the undersigned attorney-in-fact for the aforesaid Grantor (which attorney-in-fact is the present holder of said security deed and note secured thereby) will sell before the door of the courthouse in said county within the legal hours of sale, for cash, to the highest bidder on the first Tuesday in December, 2007, the property which, as of the time of the execution of said security deed, was described as set forth in the attached Exhibit "A", EXHIBIT "A" All that tract or parcel of land lying and being in the 1639th G.M. District of Jenkins County, Georgia. Containing 0.260 acre, more or less, as more particularly described by reference to a plat of same prepared by Walter K. Maupin, Georgia Registered Surveyor No. 1036, dated September 9, 1987, and recorded in the Office of the Clerk of the Superior Court of Jenkins County, Georgia, in Plat Book 10, Page 299, which plat is incorporated herein and made a part of this description by reference Said sale will be made subject to the following items which may affect the title to said property: All restrictive covenants, easements and rights-of-way appearing of record, if any; all zoning ordinances; matters which would be disclosed by an accurate survey or by an inspection of the property; all outstanding and/or unpaid taxes which may be liens upon the property; all outstanding or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property. To the best of the undersigned's knowledge and belief, the party in possession of the property is believed to be Willie L. Baker and Earlene Baker or tenant(s). Georgia Housing and Finance Authority, As Transferee and Assignee, As attorney-in-fact for the aforesaid Grantor J. Michael Campbell Attorney at Law 990 Hammond Drive Suite 800 One Lakeside Commons Atlanta, Georgia 30328 (770) 392-0041 THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NO7,14,21,28c</p>	<p>as last transferred to Mortgage Electronic Registration Systems, Inc. as Beneficiary and Deed of Trust and Nominee for Aurora Loan Services, LLC by assignment; the undersigned, Mortgage Electronic Registration Systems, Inc. as Beneficiary and Deed of Trust and Nominee for Aurora Loan Services, LLC 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 December, 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 Lot or Parcel of Land with improvements thereon, situate, lying and being in the 635th G.M. District of Jenkins County, Georgia, containing 160.42 acres, more or less, and being more particularly described by reference to a Plat of Survey prepared by J.D. McLeod, Ga. Reg. Land Surveyor #433, which Plat in dated August 30, 1972 and is recorded in the Office of the Clerk of the Superior Court of Jenkins County, Georgia, in Plat Book 5 Folio 141, reference being made to said Plat for a more complete and accurate description at to the metes, bounds and location of said property. Less and except: All that Tract or Parcel of Land situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia, containing 25.35 acres, more or less, as is more particularly described by reference to a Plat of name prepared by H. J. Henderson, Land Surveyor, under the direction Daniel R. Riggs, Ga. Reg. Land Surveyor #1533, dated November 19, 1979, recorded in the aforesaid Clerks Office in Plat Book Folio 104, and adopted herein and made a part of this description by reference. Less and except: All that Tract or Parcel of Land situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia, containing 2.36 acres, more or less, as in more particularly described by reference to a Plat of same prepared by Steve Barger on Ga. Land Surveyor #1871, December 30, 2001, and recorded in the aforesaid Clerks Office in Plat Book 15 Page 142, and adopted herein and made a part of this description by reference. Less and except: All that Tract or Parcel of Land situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia, containing 1.08 acres, more or less, as is more particularly described at Tract 2 on a Plat of same prepared by Steve Barger, Ga. Land Surveyor #1871, dated December 19, 2000, revised January 30, 2001, and recorded in the aforesaid Clerks Office and adopted herein and made apart of this description by reference. The Tract, is presently constituted, (as 134.07 acres) is bounded now or formerly as follows: North and East by Lands of Phyllis Williams and the Old Perkins Road, South by Lands of Rosalie B. Rickard and Phyllis Williams, and West by the right-of-way of the Norfolk Southern Railroad. Said property in hereby conveyed subject to any and all Easements and Restrictions of record in the aforesaid Clerks Office. Tax map &amp; parcel number, 15-77 Said property being commonly known as <b>967 Old Perkins Road, Millen, Georgia</b>, which has the property address of 967 Old Perkins 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 Jason Lowrance and John Lowrance 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. Mortgage Electronic Registration Systems, Inc. as Beneficiary and Deed of Trust and Nominee for Aurora Loan Services, LLC Attorney in Fact for Jason Lowrance and John Lowrance Anthony DeMarlo, Attorney/laylawy McCurdy &amp; Candler, L.L.C. (404) 373-1612 www.mccurdyandcandler.com File No. 07-12673/CONV THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS AT-</p>	<p>TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NO7,14,21,28c</p> <p><b>-157A-</b> <b>NOTICE TO DEBTORS AND CREDITORS</b> All creditors of the Estate of Willene W. Holton, 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 22nd day of October, 2007. CHADWICK HOLTON Executor of the Estate of Willene W. Holton Troy A. Gay TROY A. GAY, P.C. 359 E. Winthrop Avenue P.O. Box 1200 Millen, GA 30442 OC31,NO7,14,21p</p>	<p><b>-155A</b> <b>IN THE PROBATE COURT OF JENKINS COUNTY STATE OF GEORGIA NOTICE</b> TO: WHOM IT MAY CONCERN: LINDA ELLIOTT has petitioned to be appointed Administrator of the estate of NINA SCOTT BRYANT, 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 NOVEMBER 26, 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 GAIL BOYD PROBATE CLERK P.O. BOX 904 611 EAST WINTHROPE AVENUE MILLEN, GEORGIA 30442 478-982-5581 OC24,31,NO7,14c</p>
<p><b>-167A-</b> 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. NO7,14,21,28c</p> <p>Under and by virtue of the Power of Sale contained in a Security Deed given by Willie Baldwin, Jr. to Mortgage Electronic Registration Systems, Inc., dated March 5, 2007, recorded in Deed Book 6-A, Page 237, Jenkins County, Georgia Records, as last transferred to Nationwide Advantage Mortgage Company by assignment to be recorded in the Office of the Clerk of Superior Court of Jenkins County, Georgia Records, conveying the after-described property to secure a Note in the original principal</p>	<p><b>-166A-</b> <b>SHERIFF'S SALE</b> STATE OF GEORGIA COUNTY OF JENKINS There will be sold at public outcry to the highest and best bidder for cash, between the legal hours of sale before the courthouse door in Jenkins County, Georgia, on the first Tuesday in December, 2007, the following described property, 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 in the City of Millen fronting on the east side of the Millen-Waynesboro paved highway (U.S. Highway No. 25) for a distance of 111 feet, more or less, and extending back from said highway in an easterly direction between parallel lines for a distance of 169 feet and being bounded now or formerly, as follows: North by lands of Pearl Powell; East by lands of Patsy Hughes; South by lands of Clara Oliver Jordan; and West by U.S. Highway No. 25, leading from Millen to Waynesboro. This property is the same conveyed to Lee Shivers by Patsy Hughes under Warranty Deed dated July 26, 1947, and recorded in the Office of the Clerk of Superior Court of Jenkins County, Georgia in Deed Book ff, Page 215, and set aside to Madie Shivers and Lee Shivers, Jr. as year's support out of the Estate of Lee Shivers pursuant to Order of the Probate Court of Jenkins County, Georgia, dated February 24, 1965 This property is also identified on the Tax Appraiser's Map M13 as Parcel 133. Said property found in the possession of LEE SHIVERS, JR. levied on to satisfy a fi fa in favor of the Tax Commissioner of Jenkins County against LEE SHIVERS, JR. issued by the Tax Commissioner of Jenkins County, Georgia, for State and County Ad Valorem taxes for the year 2006 levied on as the property of Defendant in fi fa, notice of levy and sale having been given the Defendant in fi fa (and/or Defendant in possession.) 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 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 Willie Baldwin, Jr. or a tenant or tenants and said property is more commonly known as <b>4688 Brannen Road, Millen, Georgia 30442</b>. 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. Nationwide Advantage Mortgage Company as Attorney in Fact for Willie Baldwin, Jr. McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/eda 12/4/07 Our file no. 52028807-FT2 NO7,14,21,28c</p>	<p><b>-163A-</b> <b>NOTICE OF SALE UNDER POWER</b> 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 Donna Kirkland and Samuel Kirkland to First Union Home Equity Bank, N.A., dated June 23, 2000, recorded in Deed Book 4L, Page 235, Jenkins County, Georgia Records, as last transferred to Citibank N.A. As Trustee under the Pooling and Servicing Agreement dated as of November 30, 2001 Series 2001-1 by assignment to be recorded in the Office of the Clerk of Superior Court of Jenkins County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THIRTY-THREE THOUSAND SEVEN HUNDRED AND 0/100 DOLLARS (\$33,700.00), 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 December, 2007, the following described property: All that tract or parcel of land lying and being in the City of Millen, 1635th G.M. District, Jenkins County, Georgia, and being known as Lot #44 of the "Thomson Company Subdivision", and having a frontage of fifty (50) feet on W. Park Avenue. Said lot is bounded as follows: On the North by Lot #40 of said Subdivision; On the East by Lots #37, #38 and #39; On the South by W. Park Avenue; and on the West by Lot #35, all of said Subdivision. For a more definite and particular description, see survey and plat made by R.J. Kennedy, Surveyor, dated April, 1945, and which is of record in the Clerk's Office of the Jenkins County Superior Court in Plat Book 3A, folio 114, which survey and plat are hereby adopted and made a part of this description. Said property is the same as that conveyed to Howard Harden and Tena Mae R. Harden by Survivorship Deed dated June 10, 1907 and recorded in Deed Book 1L, Page 467 of the Official Records of the Clerk of Superior Court of Jenkins County, Georgia. Being identified by the Jenkins County Tax Assessor as parcel number M21-063 with an address of <b>317 Acorn Avenue, Millen, Georgia 30442</b>. 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 attorneys 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 Deed to Secure Debt set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Willie Baldwin, Jr. or a tenant or tenants and said property is more commonly known as <b>4688 Brannen Road, Millen, Georgia 30442</b>. 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. Nationwide Advantage Mortgage Company as Attorney in Fact for Willie Baldwin, Jr. McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/eda 12/4/07 Our file no. 52028807-FT2 NO7,14,21,28c</p>	<p><b>-158A-</b> <b>NOTICE OF SALE UNDER POWER</b> GEORGIA, JENKINS COUNTY Because of default in the payment of the indebtedness, secured by a Security Deed executed by Jason Lowrance and John Lowrance to Mortgage Electronic Registration Systems, Inc. dated May 26, 2005 in the amount of \$382,500.00, and recorded in Deed Book 50, Page 244, Jenkins County, Georgia Records;</p>	<p>as last transferred to Mortgage Electronic Registration Systems, Inc. as Beneficiary and Deed of Trust and Nominee for Aurora Loan Services, LLC by assignment; the undersigned, Mortgage Electronic Registration Systems, Inc. as Beneficiary and Deed of Trust and Nominee for Aurora Loan Services, LLC 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 December, 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 Lot or Parcel of Land with improvements thereon, situate, lying and being in the 635th G.M. District of Jenkins County, Georgia, containing 160.42 acres, more or less, and being more particularly described by reference to a Plat of Survey prepared by J.D. McLeod, Ga. Reg. Land Surveyor #433, which Plat in dated August 30, 1972 and is recorded in the Office of the Clerk of the Superior Court of Jenkins County, Georgia, in Plat Book 5 Folio 141, reference being made to said Plat for a more complete and accurate description at to the metes, bounds and location of said property. Less and except: All that Tract or Parcel of Land situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia, containing 25.35 acres, more or less, as is more particularly described by reference to a Plat of name prepared by H. J. Henderson, Land Surveyor, under the direction Daniel R. Riggs, Ga. Reg. Land Surveyor #1533, dated November 19, 1979, recorded in the aforesaid Clerks Office in Plat Book Folio 104, and adopted herein and made a part of this description by reference. Less and except: All that Tract or Parcel of Land situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia, containing 2.36 acres, more or less, as in more particularly described by reference to a Plat of same prepared by Steve Barger on Ga. Land Surveyor #1871, December 30, 2001, and recorded in the aforesaid Clerks Office in Plat Book 15 Page 142, and adopted herein and made a part of this description by reference. Less and except: All that Tract or Parcel of Land situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia, containing 1.08 acres, more or less, as is more particularly described at Tract 2 on a Plat of same prepared by Steve Barger, Ga. Land Surveyor #1871, dated December 19, 2000, revised January 30, 2001, and recorded in the aforesaid Clerks Office and adopted herein and made apart of this description by reference. The Tract, is presently constituted, (as 134.07 acres) is bounded now or formerly as follows: North and East by Lands of Phyllis Williams and the Old Perkins Road, South by Lands of Rosalie B. Rickard and Phyllis Williams, and West by the right-of-way of the Norfolk Southern Railroad. Said property in hereby conveyed subject to any and all Easements and Restrictions of record in the aforesaid Clerks Office. Tax map &amp; parcel number, 15-77 Said property being commonly known as <b>967 Old Perkins Road, Millen, Georgia</b>, which has the property address of 967 Old Perkins 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 Jason Lowrance and John Lowrance 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. Mortgage Electronic Registration Systems, Inc. as Beneficiary and Deed of Trust and Nominee for Aurora Loan Services, LLC Attorney in Fact for Jason Lowrance and John Lowrance Anthony DeMarlo, Attorney/laylawy McCurdy &amp; Candler, L.L.C. (404) 373-1612 www.mccurdyandcandler.com File No. 07-12673/CONV THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS AT-</p>	<p>TEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. NO7,14,21,28c</p> <p><b>-157A-</b> <b>NOTICE TO DEBTORS AND CREDITORS</b> All creditors of the Estate of Willene W. Holton, 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 22nd day of October, 2007. CHADWICK HOLTON Executor of the Estate of Willene W. Holton Troy A. Gay TROY A. GAY, P.C. 359 E. Winthrop Avenue P.O. Box 1200 Millen, GA 30442 OC31,NO7,14,21p</p>	<p><b>-155A</b> <b>IN THE PROBATE COURT OF JENKINS COUNTY STATE OF GEORGIA NOTICE</b> TO: WHOM IT MAY CONCERN: LINDA ELLIOTT has petitioned to be appointed Administrator of the estate of NINA SCOTT BRYANT, 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 NOVEMBER 26, 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 GAIL BOYD PROBATE CLERK P.O. BOX 904 611 EAST WINTHROPE AVENUE MILLEN, GEORGIA 30442 478-982-5581 OC24,31,NO7,14c</p>
<p><b>-167A-</b> 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. NO7,14,21,28c</p> <p>Under and by virtue of the Power of Sale contained in a Security Deed given by Willie Baldwin, Jr. to Mortgage Electronic Registration Systems, Inc., dated March 5, 2007, recorded in Deed Book 6-A, Page 237, Jenkins County, Georgia Records, as last transferred to Nationwide Advantage Mortgage Company by assignment to be recorded in the Office of the Clerk of Superior Court of Jenkins County, Georgia Records, conveying the after-described property to secure a Note in the original principal</p>	<p><b>-166A-</b> <b>SHERIFF'S SALE</b> STATE OF GEORGIA COUNTY OF JENKINS There will be sold at public outcry to the highest and best bidder for cash, between the legal hours of sale before the courthouse door in Jenkins County, Georgia, on the first Tuesday in December, 2007, the following described property, 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 in the City of Millen fronting on the east side of the Millen-Waynesboro paved highway (U.S. Highway No. 25) for a distance of 111 feet, more or less, and extending back from said highway in an easterly direction between parallel lines for a distance of 169 feet and being bounded now or formerly, as follows: North by lands of Pearl Powell; East by lands of Patsy Hughes; South by lands of Clara Oliver Jordan; and West by U.S. Highway No. 25, leading from Millen to Waynesboro. This property is the same conveyed to Lee Shivers by Patsy Hughes under Warranty Deed dated July 26, 1947, and recorded in the Office of the Clerk of Superior Court of Jenkins County, Georgia in Deed Book ff, Page 215, and set aside to Madie Shivers and Lee Shivers, Jr. as year's support out of the Estate of Lee Shivers pursuant to Order of the Probate Court of Jenkins County, Georgia, dated February 24, 1965 This property is also identified on the Tax Appraiser's Map M13 as Parcel 133. Said property found in the possession of LEE SHIVERS, JR. levied on to satisfy a fi fa in favor of the Tax Commissioner of Jenkins County against LEE SHIVERS, JR. issued by the Tax Commissioner of Jenkins County, Georgia, for State and County Ad Valorem taxes for the year 2006 levied on as the property of Defendant in fi fa, notice of levy and sale having been given the Defendant in fi fa (and/or Defendant in possession.) 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 attorneys 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 Deed to Secure Debt set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Willie Baldwin, Jr. or a tenant or tenants and said property is more commonly known as <b>4688 Brannen Road, Millen, Georgia 30442</b>. 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. Nationwide Advantage Mortgage Company as Attorney in Fact for Willie Baldwin, Jr. McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/eda 12/4/07 Our file no. 52028807-FT2 NO7,14,21,28c</p>	<p><b>-163A-</b> <b>NOTICE OF SALE UNDER POWER</b> 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 Donna Kirkland and Samuel Kirkland to First Union Home Equity Bank, N.A., dated June 23, 2000, recorded in Deed Book 4L, Page 235, Jenkins County, Georgia Records, as last transferred to Citibank N.A. As Trustee under the Pooling and Servicing Agreement dated as of November 30, 2001 Series 2001-1 by assignment to be recorded in the Office of the Clerk of Superior Court of Jenkins County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of THIRTY-THREE THOUSAND SEVEN HUNDRED AND 0/100 DOLLARS (\$33,700.00), 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 December, 2007, the following described property: All that tract or parcel of land lying and being in the City of Millen, 1635th G.M. District, Jenkins County, Georgia, and being known as Lot #44 of the "Thomson Company Subdivision", and having a frontage of fifty (50) feet on W. Park Avenue. Said lot is bounded as follows: On the North by Lot #40 of said Subdivision; On the East by Lots #37, #38 and #39; On the South by W. Park Avenue; and on the West by Lot #35, all of said Subdivision. For a more definite and particular description, see survey and plat made by R.J. Kennedy, Surveyor, dated April, 1945, and which is of record in the Clerk's Office of the Jenkins County Superior Court in Plat Book 3A, folio 114, which survey and plat are hereby adopted and made a part of this description. Said property is the same as that conveyed to Howard Harden and Tena Mae R. Harden by Survivorship Deed dated June 10, 1907 and recorded in Deed Book 1L, Page 467 of the Official Records of the Clerk of Superior Court of Jenkins County, Georgia. Being identified by the Jenkins County Tax Assessor as parcel number M21-063 with an address of <b>317 Acorn Avenue, Millen, Georgia 30442</b>. 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 attorneys 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 Deed to Secure Debt set out above. To the best knowledge and belief of the undersigned, the party in possession of the property is Willie Baldwin, Jr. or a tenant or tenants and said property is more commonly known as <b>4688 Brannen Road, Millen, Georgia 30442</b>. 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. Nationwide Advantage Mortgage Company as Attorney in Fact for Willie Baldwin, Jr. McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/eda 12/4/07 Our file no. 52028807-FT2 NO7,14,21,28c</p>	<p><b>-158A-</b> <b>NOTICE OF SALE UNDER POWER</b> GEORGIA, JENKINS COUNTY Because of default in the payment of the indebtedness, secured by a Security Deed executed by Jason Lowrance and John Lowrance to Mortgage Electronic Registration Systems, Inc. dated May 26, 2005 in the amount of \$382,500.00, and recorded in Deed Book 50, Page 244, Jenkins County, Georgia Records;</p>	<p>as last transferred to Mortgage Electronic Registration Systems, Inc. as Beneficiary and Deed of Trust and Nominee for Aurora Loan Services, LLC by assignment; the undersigned, Mortgage Electronic Registration Systems, Inc. as Beneficiary and Deed of Trust and Nominee for Aurora Loan Services, LLC 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 December, 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 Lot or Parcel of Land with improvements thereon, situate, lying and being in the 635th G.M. District of Jenkins County, Georgia, containing 160.42 acres, more or less, and being more particularly described by reference to a Plat of Survey prepared by J.D. McLeod, Ga. Reg. Land Surveyor #433, which Plat in dated August 30, 1972 and is recorded in the Office of the Clerk of the Superior Court of Jenkins County, Georgia, in Plat Book 5 Folio 141, reference being made to said Plat for a more complete and accurate description at to the metes, bounds and location of said property. Less and except: All that Tract or Parcel of Land situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia, containing 25.35 acres, more or less, as is more particularly described by reference to a Plat of name prepared by H. J. Henderson, Land Surveyor, under the direction Daniel R. Riggs, Ga. Reg. Land Surveyor #1533, dated November 19, 1979, recorded in the aforesaid Clerks Office in Plat Book Folio 104, and adopted herein and made a part of this description by reference. Less and except: All that Tract or Parcel of Land situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia, containing 2.36 acres, more or less, as in more particularly described by reference to a Plat of same prepared by Steve Barger on Ga. Land Surveyor #1871, December 30, 2001, and recorded in the aforesaid Clerks Office in Plat Book 15 Page 142, and adopted herein and made a part of this description by reference. Less and except: All that Tract or Parcel of Land situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia, containing 1.08 acres, more or less, as is more particularly described at Tract 2 on a Plat of same prepared by Steve Barger, Ga. Land Surveyor #1871, dated December 19, 2000, revised January 30, 2001, and recorded in the aforesaid Clerks Office and adopted herein and made apart of this description by reference. The Tract, is presently constituted, (as 134.07 acres) is bounded now or formerly as follows: North and East by Lands of Phyllis Williams and the Old Perkins Road, South by Lands of Rosalie B. Rickard and Phyllis Williams, and West by the right-of-way of the Norfolk Southern Railroad. Said property in hereby conveyed subject to any and all Easements and Restrictions of record</p>		