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<p>-8A- STATE OF GEORGIA COUNTY OF JENKINS</p> <p>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 March 2008, to-wit: March 4, 2008, between the legal hours of sale before the courthouse door of Jenkins County, Georgia, the following described property to-wit:</p> <p>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.</p> <p>Said property is conveyed subject to any and all easements and restrictions of record.</p> <p>Said property is conveyed subject to Protective Covenants recorded in said Clerk's Office in Book 4 "G", Pages 519-522.</p> <p>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 Brannen 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.</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>Terms of the sale are to be cash, purchaser paying for papers, revenue stamps, as well as state and county taxes, and any assessments.</p> <p>This 7th day of January, 2008.</p> <p>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</p> <p>THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.</p> <p>FE6,13,20,27</p>	<p>the following described property to-wit:</p> <p>All that lot or parcel of land, with improvements thereon, situate, lying and being in the 1635th G.M.D., State of Georgia, County of Jenkins, being known and designated as Lot 22, Askin Acres, containing 0.32 acre, more or less, and being shown on a plat thereof recorded in the Office of the Clerk of Superior Court of Jenkins County, Georgia in Plat Book 12, Page 23. Reference is hereby 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 conveyed subject to any and all easements and restrictions of record.</p> <p>Tax Map and Parcel No. M20-079</p> <p>Said property is specifically conveyed subject to the following restrictions: Mobile Homes must be underpinned with brick, block, or approved mobile home underskirting on set-up; Architectural Control Committee, I.E., O. Franklin Askin, Jr., President of O.F.A. Investments, Inc., has final approval of house plans and/or mobile homes prior to home being placed on property; no travel trailers allowed as residences; all lots must be equipped with an approved septic system per county regulation prior to occupying property; no junk cars or unsightly debris and/or trash will be allowed on property; 15 ft. easement is reserved along all property lines for utilities; Buyer is responsible for upkeep of driveway; each lot may not be subdivided into more than one lot, and no more than one house or mobile home may be placed on each lot.</p> <p>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).</p> <p>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.</p> <p>To the best knowledge and belief of the undersigned, the party in possession of the property is CRISSY LAKE and CATRINA MILTON, and to the best knowledge and belief of the undersigned, the property address is not known.</p> <p>Terms of the sale are to be cash, purchaser paying for papers, revenue stamps, as well as state and county taxes, and any assessments.</p> <p>This 7th day of January, 2008.</p> <p>CRISSY LAKE and CATRINA MILTON by and through their attorney in fact, O.F.A. INVESTMENTS, INC. O. Franklin Askin, Jr., P.C. Attorney at Law 2913 Professional Parkway Augusta, Georgia 30907 (706) 860-9266</p> <p>THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.</p> <p>FE6,13,20,27c</p>	<p>undersigned according to law, and all persons indebted to said estate are required to make immediate payment to the undersigned.</p> <p>This 11th day of February, 2008.</p> <p>LLOYD REYNOLDS, as Executor of the Estate of Willie Mae Reynolds, deceased 705 Hiltonia Road Millen, GA 30442 (478) 982-4031</p> <p>FE13,20,27,MA6c</p>	<p>-22A- 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.</p> <p>Under and by virtue of the Power of Sale contained in a Security Deed given by Eunice W. Sapp to Capstone Funding, LLC, dated July 8, 2005, recorded in Deed Book 5-O, Page 325, Jenkins County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of EIGHTY-FIVE THOUSAND AND 0/100 DOLLARS (\$85,000.00), 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, within the legal hours of sale on the first Tuesday in March, 2008, the following described property:</p> <p>TRACT ONE: All that tract of parcel of land situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia, containing 0.54 of an acre, more or less, and being more particularly described by a plat of survey prepared by Troy S. Smith, Ga. Registered Land Surveyor #2459, dated July 7, 2005, and recorded in Plat book 17, Page, 16, in the Office of the Clerk of Superior Country of Jenkins County, Georgia, which plat and description are incorporated herein and made a part of this description by reference.</p> <p>The above described property is a portion of that property identified on Jenkins County Tax Assessor Map M13 as Parcel 128 and M13 as Parcel 129.</p> <p>TRACT TWO: All tract or parcel of land situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia, containing 0.89 of an acre, more or less, and being more particularly described by a plat of survey prepared by Troy S. Smith, Ga. Registered Land Surveyor #2459, dated July 6, 2005, and recorded in Plat Book 17, Page 17, 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 by reference.</p> <p>The above described property is a portion of that property identified on Jenkins County Tax Assessor Map M13 as Parcel 108A.</p> <p>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 attorney's fees having been given).</p> <p>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.</p> <p>To the best knowledge and belief of the undersigned, the party in possession of the property is Eunice W. Sapp or a tenant or tenants and said property is more commonly known as Tract 1 & 2, Millen, Georgia 30442.</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.</p> <p>Mortgage Electronic Registration Systems, Inc. as Beneficiary and Donee of Trust and Nominee for Aurora Loan Services, LLC</p> <p>Attorney in Fact for Jason Lowrance and John Lowrance Anthony DeMarlo, Attorney/awily McCurdy & Candler, L.L.C. (404) 373-1612 www.mccurdycandler.com File No. 07-12673/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.</p> <p>FE6,13,20,27c</p>	<p>GEORGIA, JENKINS COUNTY</p> <p>All creditors of the Estate of CHARLES W. LANIER, 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 1st day of February, 2008.</p> <p>Joyce S. Lanier Executor of the Estate of Charles W. Lanier, Deceased 5055 Forest Lane Garfield, Georgia 30425</p> <p>R. H. Reeves, III Attorney at Law P. O. Box 690 Millen, Georgia 30442 Telephone: 478-982-5812</p> <p>FE6,13,20,27c</p>	<p>-20A- NOTICE OF SALE UNDER POWER GEORGIA, JENKINS COUNTY</p> <p>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; as last transferred to 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 March, 2008, 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:</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 Tract 1, containing 7.71 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 17, at Page 13; 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 and restrictions of record in the aforesaid clerks office.</p> <p>Tax map & parcel number: portion of 15-77 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.</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.</p> <p>Notice has been given of intention to collect attorneys' fees in accordance with the terms of the note secured by said deed.</p> <p>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.</p> <p>Mortgage Electronic Registration Systems, Inc. as Beneficiary and Donee of Trust and Nominee for Aurora Loan Services, LLC</p> <p>Attorney in Fact for Jason Lowrance and John Lowrance Anthony DeMarlo, Attorney/awily McCurdy & Candler, L.L.C. (404) 373-1612 www.mccurdycandler.com File No. 07-12673/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.</p> <p>FE6,13,20,27c</p>	<p>GEORGIA, JENKINS COUNTY</p> <p>THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.</p> <p>Under and by virtue of the Power of Sale contained in a Security Deed given by Travis Shingleton to Mortgage Electronic Registration Systems, Inc., dated March 13, 2003, recorded in Deed Book 5A, Page 257, Jenkins County, Georgia Records, as last transferred to EverHome 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 amount of SIXTY-FOUR THOUSAND AND 0/100 DOLLARS (\$64,000.00), 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, within the legal hours of sale on the first Tuesday in March, 2008, the following described property:</p> <p>All that lot or parcel of land, together with all buildings and improvements thereon, situate, lying and being in the State of Georgia, County of Jenkins, being known and designated as containing .28 acres, more or less, as shown on a plat by Troy Smith & Associates, R.L.S. which is being recorded in the Office of the Clerk of Superior Court of Jenkins County, Georgia, contemporaneously. Reference is hereby made to said plat for a more complete and accurate description as to metes, bounds, and location of said property.</p> <p>This conveyance is made subject to any and all restrictions and/or easements of record.</p> <p>Also included herein is one 1999 Fleetwood mobile home, SS #GAFLX3912942F3211 A&B</p> <p>All that lot tract or parcel of land situate, lying and being in the State of Georgia, County of Jenkins and being 15 feet in width 331.44 feet in length as measured the northern property line of that lot designated as 3-A containing .68 acres and being the property of the grantor herein. Said easement is restricted to the northern most fifteen feet and is for the singular purpose of vehicular and pedestrian ingress and egress to the property of Travis Singleton, his heirs, successors and assigns. This easement allows other properties of Travis Singleton to have access from his lot designated as Lot 3-C to the public road known as Old Perkins Road all as shown on surveys or plats referenced herein as being a survey of the .68 acres originally prepared by Troy Smith and Associates on February 7, 2003 for John Lawrence and a surveyor plat prepared by Troy Smith and Associates on February 7, 2003 and revised March 13, 2003 describing .28 acres for John Lawrence.</p> <p>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 attorney's fees having been given).</p> <p>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.</p> <p>To the best knowledge and belief of the undersigned, the party in possession of the property is Travis Shingleton or a tenant or tenants and said property is more commonly known as 969 Williams Estate Rd, Millen, Georgia 30442.</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.</p> <p>EverHome Mortgage Company</p> <p>as Attorney in Fact for Travis Shingleton McCalla Rayer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/cm8 3/4/08 Our file no. 52834907-FT1</p> <p>FE6,13,20,27c</p>	<p>tained in that certain Deed to Secure Debt from ROGER WILCOX and LISA WILCOX to STEVIE W. ANGLIN, dated July 3, 2002 filed for record July 11, 2002, and recorded in Deed Book 4V, Pages 608-612, having been given to secure a Note dated July 3, 2002, in the original principal sum of Ten Thousand Five Hundred Sixty Three and 82/100 Dollars (10,563.82), 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 March, 2008, the property described on as follows:</p> <p>All that certain tract or parcel of land situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia, containing 0.79 acre, more or less and further identified as Lot No. 11, as shown on a plat of survey prepared by Marlin Nevil, Georgia RLS #2524, recorded in the Office of the Clerk of Superior Court of Jenkins County, Georgia in Plat Book 12, Page 142. Said property is bordered on the North by lands now or formerly owned by Lois B. Robertson, Janice R. Burroughs and Lamar D. Robertson, on the East by Lot 12, on the South by Stevie Lane Road; and on the West by Lot 10.</p> <p>This property is subject to a portion of a 60' Access and Utility Easement on the South side of said lot.</p> <p>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.</p> <p>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.</p> <p>To the best knowledge and belief of the undersigned, the party in possession of the property is ROGER WILCOX and LISA WILCOX.</p> <p>Terms of the sale are to be cash, purchaser paying for papers, revenue stamps, as well as state and county taxes, and any assessments.</p> <p>Dated this ____ day of _____, 2008.</p> <p>Stevie W. Anglin, as Attorney in Fact for Roger Wilcox and Lisa Wilcox 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.</p> <p>FE6,13,20,27c</p>
<p>-7A- STATE OF GEORGIA COUNTY OF JENKINS</p> <p>Default having been made under the terms of a Security Deed between CRISSY LAKE and CATRINA MILTON to O.F.A. INVESTMENTS, INC., A GEORGIA CORPORATION, recorded in the Office of the Clerk of Superior Court of Jenkins County, Georgia, in Deed Book 6-C, at Pages 631-634, the said O.F.A. INVESTMENTS, 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 March 2008, to-wit: March 4, 2008, between the legal hours of sale before the courthouse door of Jenkins County, Georgia,</p>	<p>-24A- NOTICE OF PETITION TO CHANGE NAME STATE OF GEORGIA COUNTY OF JENKINS</p> <p>Notice is hereby given that VICKI SUE OWENS, the undersigned, filed her petition to the Superior Court of Jenkins County, Georgia, on the 23rd day of September, 2004, praying for a change in the name of Petitioner from VICKI SUE OWENS to VICTORIA SUE OWENS. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file objections to such name change. Objections must be filed with said Court within 30 days hereof.</p> <p>This 7th day of February, 2008.</p> <p>VICKI SUE OWENS, Petitioner FE13,20,27,MA6p</p>	<p>-23A- NOTICE TO DEBTORS AND CREDITORS</p> <p>All creditors of the Estate of Willie Mae Reynolds, deceased, late of Jenkins County, Georgia, are hereby notified to render in their demands to the</p>	<p>-19A- NOTICE OF SALE UNDER POWER</p>	<p>-17A- IN THE PROBATE COURT OF JENKINS COUNTY STATE OF GEORGIA NOTICE</p> <p>TO: WHOM IT MAY CONCERN BARBARA BOATWRIGHT has petitioned to be appointed Administrator of the estate of JOHNNY JAMES BOATWRIGHT, 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 MARCH 10, 2008. 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</p>	<p>-17A- IN THE PROBATE COURT OF JENKINS COUNTY STATE OF GEORGIA NOTICE</p> <p>TO: WHOM IT MAY CONCERN BARBARA BOATWRIGHT has petitioned to be appointed Administrator of the estate of JOHNNY JAMES BOATWRIGHT, 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 MARCH 10, 2008. 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</p>		