

**Legal Advertising**

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File No. 07-04641 /CONV  
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR AND IS ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

MA5,12,19,26c

**-32A- NOTICE TO DEBTORS AND CREDITORS**

All creditors of the Estate of Lula Mae P. Parker, 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 11th day of February, 2008.

Doris P. Godbee,

Executrix of the Estate of

Willie L. Parker  
Troy A. Gay  
TROY A. GAY, P.C.  
359 E. Winthrop Avenue  
P.O. Box 1200  
Millen, GA 30442

FE20,27,MA5,12p

**-29A- STATE OF GEORGIA COUNTY OF JENKINS**

Default having been made under the terms of a Security Deed between WILBERT GOLDEN 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 O, Pages 61-64, 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 April 2008, to-wit: April 1, 2008, between the legal hours of sale before the courthouse door of Jenkins County, Georgia, the following described property to-wit:

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 6, of Buckhead Subdivision, containing 2.00 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 16, Page 123. 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.

Map and Parcel No. 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 WILBERT GOLDEN, 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 4th day of February, 2008.

WILBERT GOLDEN

by and through his

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

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MA5,12,19,26c

**-28A- STATE OF GEORGIA COUNTY OF JENKINS**

Default having been made under the terms of a Security Deed between JOHNNY BECTON and SUSAN BECTON 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 4-E, at Pages 594-597, 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 April 2008, to-wit: April 1, 2008, between the legal hours of sale before the courthouse door of Jenkins

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County, Georgia, the following described property to-wit:

All that lot or parcel of land, with improvements thereon, situate, lying and being in the 1640th G.M.D., State of Georgia, County of Jenkins, being known and designated as Lot 1, Regan Franklin Estates Subdivision, Phase III, as shown on a plat recorded in the Office of the Clerk of Superior Court of Jenkins County, Georgia in Plat Book 12, Page 155. 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.

Map and Parcel No.

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 JOHNNY BECTON and SUSAN BECTON, 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 8th day of February, 2008.

JOHNNY BECTON and

SUSAN BECTON

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

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MA5,12,19,26c

**-27A- STATE OF GEORGIA COUNTY OF JENKINS**

Default having been made under the terms of a Security Deed between JOHNNY L. BECTON, JR. 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 4-J, at Pages 136-140, 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 April 2008, to-wit: April 1, 2008, between the legal hours of sale before the courthouse door of Jenkins County, Georgia, the following described property to-wit:

All that lot or parcel of land, with improvements thereon, situate, lying and being in the 1640th G.M.D., State of Georgia, County of Jenkins, being known and designated as Lot 2, Regan Franklin Estates Subdivision, Phase III, as shown on a plat thereof recorded in the Office of the Clerk of Superior Court of Jenkins County, Georgia in Plat Book 12, Page 155. 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 a Declaration of Protective Covenants recorded in said Clerk's Office in Deed Book 3-Z, Pages 439-441.

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

Map and Parcel No.

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 JOHNNY L. BECTON, JR., and to the best knowledge and belief of the undersigned, the prop-

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erty 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 8th day of February, 2008.

JOHNNY L. BECTON, JR.

by and through his

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

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MA5,12,19,26c

**-25A- STATE OF GEORGIA COUNTY OF JENKINS**

Default having been made under the terms of a Security Deed between HERBERT F. NOBLE 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-H, Pages 211-214, 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 April 2008, to-wit: April 1, 2008, between the legal hours of sale before the courthouse door of Jenkins County, Georgia, the following described property to-wit:

All those lots or parcels of land, with improvements thereon, situate, lying and being in the State of Georgia, County of Jenkins, being known and designated as Lot 14, containing 4.0 acres, more or less, and Lot 15, containing 4.0 acres, more or less, of Spencer Way Estates, Phase IV, as shown on a plat recorded in the Office of the Clerk of Superior Court of Jenkins County, Georgia, in Plat Book 12, Page 213. 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.

Map and Parcel No.

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 HERBERT F. NOBLE, 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 8th day of February, 2008.

HERBERT F. NOBLE

by and through his

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

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While The Millen News seeks to avoid any error, it shall not be liable for any error or omission in an advertisement except to refund the cost of the advertisement or to rerun the advertisement at the customer's election. The Millen News shall not be liable for any other damages which the customer may incur. By placing an advertisement with The Millen News, the customer accepts the terms of this disclaimer.

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**105 Commercial Property**

**PRICED REDUCED** 9 acres on Highway 25 North. Great commercial property located in Millen. Call for plat or details. Whitney Wasden 912-687-1034. Plantation Properties & Land Investments, LLC.

**THREE COMMERCIAL ACRES** Located at Interstate I-16 and Highway 67. Great investment. Call Jason Williams at 912-764-LAND www.GaLandBrokers.com.

**110 Lots & Land**

**9 ACRES OFF OAK HILL CHURCH ROAD** Great home site and has some woods. Call Whitney Wasden at 912-687-1034. Plantation Properties and Land Investment, LLC.

**90 ACRES ON BRIER CREEK** Burke County, Seven Oaks Road, 49 acres cultivated, pretty woods, high bluff, creek access, \$500,000. Shivers Real Estate, 706-833-9114 or 9115, 706-551-2851, www.GeorgiaLand.com

**7 ACRES WITH THREE BEDROOM, TWO BATH** Doublewide, bricked, new carpet, linoleum, all appliances, washer/dryer. Stream, storage building. Asking \$77,000. Will pay \$2,000 closing costs. Neil 706-495-8866.

**7 ACRES WITH THREE BEDROOM, TWO BATH** Doublewide, bricked, new carpet, linoleum, all appliances, washer/dryer. Stream, storage building. Asking \$77,000. Will pay \$2,000 closing costs. Neil 706-495-8866.

**7.94 ACRES WITH SEPTIC AND COMMUNITY WELL** Home Tract Road. Owner financing available with 10% down. 706-551-1299 or 871-5721. HawkinsWhitakerRealEstate.com

**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.

**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, 10 AND 25 ACRE TRACTS** in Burke County. Perfect home site. Riverland, Inc. 706-840-2136.

**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

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A number of advertisers have been contacted by fraudulent sources claiming to have an interest in their items for sale. In reported cases the person who placed the ad is called by a scammer requesting personal information. These scammers may request to conduct business only by email, or request personal information such as your name, address, driver's license number and more. Beware, of this type of fraudulent activity. If you place an ad in our publications and receive a questionable phone call, it is probably fraudulent. Report instances of consumer fraud to the Federal Trade Commission's web site: www.ftc.gov/ftc/consumer.

**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.

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