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# CLASSIFIED ADVERTISING Swap & Shop

#### Legal Advertising

**-112A-**  
STATE OF GEORGIA  
COUNTY OF JENKINS  
NOTICE OF SALE UNDER POWER  
IN DEED TO SECURE DEBT

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt from Arnold L. Stephens and Blondie Stephens to Associates Home Equity Services, Inc. in the original principal amount of \$57,872.86 dated 05/31/2000, and recorded in Deed Book 4L, page 533, Jenkins County records, the undersigned will sell at public outcry to the highest bidder for cash before the Courthouse door in said County, during the legal hours of sale, on the first Tuesday of August, 2008 by CitiMortgage, Inc., successor by merger with CitiFinancial Mortgage Company, Inc. f/k/a Associates Home Equity Services, Inc., as Attorney-in-Fact for Arnold L. Stephens and Blondie Stephens the following described property:

All that tract or parcel of land lying, situate and being in the 1640th GM District of Jenkins County, Georgia, containing 0.30 acres as shown on plat of survey made by Donald W. Marsh, Surveyor, dated April 21, 1994, recorded in the Office of Clerk, Jenkins Superior Court, in Plat Book 13, Page 86, to which reference is made as a part of this description. Said 0.30 acres is bounded on the North by County Dirt Road No.42; East by lands of B.L.Cowart; South by lands of Arnold Joe Stephens; and West by County Paved Road No. 198, a/k/a Pleasant Hill Road.

**Property known as: 5941 Joe Stephens Road, Garfield, GA 30425**

The indebtedness secured by said Deed to Secure Debt having been declared due and payable because of default in the payment of the indebtedness secured thereby, this sale will be made for the purposes of paying the same and all expenses of sale, including attorney's fees, (notice having been given as provided by law).

The property will be sold as the property of The Aforesaid Grantors subject to the following:

(1) all prior restrictive covenants, easements, rights-of-way or encumbrances; (2) all valid zoning ordinances; (3) matters which would be disclosed by an accurate survey of the property; (4) the outstanding ad valorem taxes and assessments, if any; (5) unpaid water and sewage bills, that constitute liens against the property, whether due and payable or not yet due and payable; and (6) matters of record superior to the security deed first set out above.

Pursuant to O.C.G.A. Section 44-14-162.2 the name of the person or entity who has the full authority to negotiate, amend, or modify the terms of the aforementioned indebtedness is:

CitiMortgage, Inc.  
4050 Regents Blvd.  
Irving, TX 75063  
PHONE: 800-422-1498

Nothing contained in this Notice of Sale shall obligate Lender to negotiate, amend or modify said indebtedness.

To the best of the undersigned's knowledge and belief, the party in possession is Arnold L. Stephens and Blondie Stephens.

CitiMortgage, Inc., successor by merger with CitiFinancial Mortgage Company, Inc. f/k/a Associates Home Equity Services, Inc.,

as Attorney-in-fact for

Arnold L. Stephens and

Blondie Stephens.

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

Pendergast & Jones, P.C.  
South Terraces, Suite 1000  
115 Perimeter Center Place  
Atlanta, GA 30346  
770-392-0303

JY9,16,23,30c

**-110A-SHERIFF'S SALE**  
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 August, 2008, the following described property, to-wit:

All that tract or parcel of land lying and being in the City of Millen, 1635th G. M. District, Jenkins County, Georgia, containing one house and lot. Said lot fronting on Johnson Lane for a distance of Fifty (50) feet, more or less, and extending in depth One Hundred Twenty-Five (125) feet, more or less, and bounded as follows: On the North by lands of Mrs. E.F. Daniel, East by lands

#### Legal Advertising

of Johnson Lane Alley, South by Jewerina Williams and West by D.L. Fewes. **This property is also identified on the Tax Appraiser's Map M23 as Parcel 020.**

Said property found in the possession of the **Estate of Rosa Lee Chester** levied on to satisfy a fi fa in favor of the Tax Commissioner of Jenkins County against Estate of Rosa Lee Chester issued by the Tax Commissioner of Jenkins County, Georgia, for State and County Ad Valorem taxes for the years 1998 through 2007 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 1st day of July, 2008.

Brenda Mathern, Ex-Officio Sheriff

Jenkins County, Georgia  
JY9,16,23,30c

**-106A**  
**NOTICE OF SALE UNDER POWER**  
GEORGIA, JENKINS COUNTY

Because of default in the payment of the indebtedness, secured by a Security Deed executed by Julie J. Gainey and William Bart Gainey to Argent Mortgage Company, LLC dated May 28, 2004 in the amount of \$51,350.00, and recorded in Deed Book 5H, Page 583, Jenkins County, Georgia Records; as last transferred to Wells Fargo Bank, N.A. as Trustee under Pooling and Servicing Agreement Dated as of October 1, 2004 Asset-Backed Pass-Through Certificates Series 2004-MHQ1 by assignment; the undersigned, Wells Fargo Bank, N.A. as Trustee under Pooling and Servicing Agreement Dated as of October 1, 2004 Asset-Backed Pass-Through Certificates Series 2004-MHQ1 pursuant to said deed and the note thereby secured, has declared the entire amount of said indebtedness due and payable and pursuant to the power of sale contained in said deed, will on the first Tuesday in August, 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:

All that tract or parcel of land situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia, containing 2.00 acres, more or less, and being more particularly described as Tract 1 on that plat of survey prepared by Steve Bargerone, Georgia Registered Land Surveyor #1877, dated September 11, 2002, revised October 9, 2002, and recorded in Plat Book 16, Page 149, in the Office of the Clerk of the Superior Court of Jenkins County, Georgia, which plat and description are incorporated herein and made a part of this description by reference.

The above described property is a portion of that property identified on Jenkins County Tax Assessor Map 015 as Parcel 029.

Also included is that 1999 Redman Mobile Home having Serial Number 14902648A and 14902648B which mobile home is located on the above described property and has been permanently affixed so as to become a part of the real property.

which has the property address of /b784 Hermans Road, Millen, Georgia., together with all fixtures and other personal property conveyed by said deed.

The sale will be held subject to any unpaid taxes, assessments, rights-of-way, easements, protective covenants or restrictions, liens, and other superior matters of record which may affect said property.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

Notice has been given of intention to collect attorneys' fees in accordance with the terms of the note secured by said deed.

Said property will be sold as the property of Julie J. Gainey and William Bart Gainey and the proceeds of said sale will be applied to the payment of said indebtedness, the expense of said sale, all as provided in said deed, and the undersigned will execute a deed to the purchaser as provided in the aforementioned Security Deed.

Wells Fargo Bank, N.A. as

Trustee under Pooling and

Servicing Agreement Dated as of

October 1, 2004 Asset-Backed

Pass-Through Certificates

Series 2004-MHQ1

Attorney in Fact for

Julie J. Gainey and

#### Legal Advertising

William Bart Gainey  
Anthony DeMarlo,  
Attorney/apatterson  
McCurdy & Candler, L.L.C.  
(404) 373-1612  
www.mccurdycandler.com  
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.

JY9,16,23,30c

**-105A-NOTICE**

GEORGIA, JENKINS COUNTY PROBATE COURT  
TO: WHOM IT MAY CONCERN  
BILLIE JO NEELEY and CANDI ANN GARRETT have petitioned to be appointed Administrators of the estate of PATRICK OWEN NEELEY, 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 JULY 28, 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 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

By: GAIL BOYD

PROBATE CLERK/DEPUTY CLERK

611 East Winthrop Avenue

Millen, Georgia 30442

478-982-5581  
JU25,JY2,9,16c

**-104A-**  
**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 Gary R Sammons to Mortgage Electronic Registration Systems, Inc., dated June 23, 2005, recorded in Deed Book 5-O, Page 222, Jenkins County, Georgia Records, as last transferred to Countrywide Home Loans, Inc. 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 EIGHTY-TWO THOUSAND FIVE HUNDRED AND 0/100 DOLLARS (\$82,500.00), 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 August, 2008, the following described property:

All that certain tract or parcel of land situate, lying and being in the 1638th G.M. District of Jenkins County, Georgia containing 4.61 acres, more or less, designated as Tract 1 on that plat of survey prepared by Steve Bargerone & Associates, Land Surveyors, dated August 10, 1988, revised August 30, 1993, recorded in the Office of the Clerk of the Superior Court of Jenkins County, Georgia, in Plat Book 13, Page 5, which plat and description are incorporated herein as reference and made a part of this description.

This tract is identified on Jenkins County Tax Assessor Map 029 as Parcel 025.

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 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 may be disclosed by an accurate survey and inspection of the property, any assessments, liens, encum-

brances, 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 Gary R Sammons or a tenant or tenants and said property is more commonly known as **3021 Stormy Drive, Millen, Georgia 30442.**

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.

Countrywide Home Loans, Inc.

as Attorney in Fact for

Gary R Sammons  
McCalla Raymer, LLC  
1544 Old Alabama Road  
Roswell, Georgia 30076  
www.foreclosurehotline.net  
MR/scc 8/5/08  
Our file no. 5243206-FT4

JY9,16,23,30c

**-103A-**  
STATE OF GEORGIA  
COUNTY OF JENKINS

**NOTICE OF SALE UNDER POWER**  
Because of a default in the payment of the indebtedness secured by a Security Deed executed by R. O'Dell Daniels, Jr. and J. Elizabeth Daniels to Primary Capital Advisors LC, A Limited Liability Company dated January 25, 2001, and recorded in Deed Book 4N, Page 356, Jenkins County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Washington Mutual Bank, by Assignment securing a Note in the original principal amount of \$96,000.00, the holder thereof pursuant to said Deed and 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, August 5, 2008, during the legal hours of sale, before the Courthouse door in said County, sell at public outcry to the highest bidder for cash, the property described in said Deed, to-wit:

All that certain lot, tract or parcel of land lying and being in the 1635th G.M. District of Jenkins County, City of Millen, Georgia, containing 0.55 acre, more or less, and designated as Tract 1, on that certain plat of survey dated October 15, 1997, prepared by Steve Bargerone & Associates, Registered Land Surveyor, for Raymond O'Dell Daniels, Jr. and Judy E. Daniels, recorded in Plat Book 14, Page 149, Jenkins County, Georgia Public Records. Reference is hereby made to said plat for a more complete and accurate description of said property. This property is conveyed subject to any restrictions or easements of record in said clerk's office.

Said property is known as **367 Cleveland Avenue, Millen, GA 30442**, together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable), the right of redemption of any taxing authority, any matters which may 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.

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 attorney's fees in accordance with the terms of the Note secured by said Deed.

Said property will be sold as the property of R. O'Dell Daniels, Jr. and J. Elizabeth Daniels, the property, to the best information, knowledge and belief of the undersigned, being presently in the possession of R. O'Dell Daniels, Jr. and J. Elizabeth Daniels, and the proceeds of said sale will be applied to the payment of said indebtedness and all the expenses of said sale, including attorney's fees, all as provided in said Deed, and the balance, if any, will be distributed as provided by law.

Washington Mutual Bank

as Attorney-in-Fact for

R. O'Dell Daniels, Jr. and  
J. Elizabeth Daniels  
File no. 08-003965  
L. J. SWERTFEGER, JR.  
SHAPIRO & SWERTFEGER, LLP\*  
Attorneys and Counselors at Law

2872 Woodcock Boulevard, Suite 100  
Atlanta, GA 30341  
(770) 220-2730/SM  
www.swertfeger.net

\*THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

JY9,16,23,30c

**-102A-NOTICE**

IN THE PROBATE COURT OF JENKINS COUNTY  
STATE OF GEORGIA  
TO: WHOM IT MAY CONCERN  
The petition of TRACY W. LANE, for a year's support from the estate of KACEY A. LANE, deceased, for decedent's surviving spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before JULY 21, 2008, 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 on or before the time stated in the preceding sentence. 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 held on scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

WANDA P. BURKE

PROBATE JUDGE

By: GAIL BOYD

PROBATE CLERK/DEPUTY

CLERK

611 East Winthrop Avenue

P.O. Box 904

Millen, Georgia 30442

478-982-5581  
JU25,JY2,9,16c

**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.

#### 100-199 REAL ESTATE FOR SALE

Real Estate Notice .....	100
Commercial Property .....	105
Lots & Land .....	110
Homes For Sale Burke County .....	115
Homes For Sale Richmond County ..	120
Homes For Sale Columbia County ..	125
Homes For Sale Jenkins County ....	130
Homes For Sale Jefferson County ..	132
Condos/Townhouses .....	135
Mobile Homes For Sale .....	140
Burke County .....	140
Mobile Homes For Sale .....	145
Richmond County .....	145
Mobile Homes For Sale .....	150
Columbia County .....	150
Mobile Homes For Sale .....	155
Jenkins County .....	155
Miscellaneous .....	160

#### 200-299 REAL ESTATE FOR RENT

Apartments For Rent .....	200
Commercial Rentals .....	210
Condos/Townhouses .....	220
Homes For Rent Burke County .....	225
Homes For Rent Richmond County ..	226
Homes For Rent Columbia County ..	227
Homes For Rent Jenkins County ....	228
Mobile Homes For Rent .....	230
Burke County .....	230
Mobile Homes For Rent .....	235
Richmond County .....	235
Mobile Homes For Rent .....	236
Columbia County .....	236
Mobile Homes For Rent .....	238
Jenkins County .....	238
Mobile Home Lots .....	240
Rooms .....	242
Vacation Rentals .....	245
Miscellaneous Rentals .....	250

#### 300-399 WANT ADS

Help Wanted .....	300
Work Wanted .....	305
Wanted to Buy .....	310
Wanted to Trade .....	315
Wanted to Rent .....	320
Miscellaneous Wanted .....	325

#### 400-499 SERVICES

Automotive Repairs .....	400
Baby Sitters/Child Care .....	401
Domestic Services .....	402
Financial Services .....	405
Home Improvement .....	410
Furniture Refinish .....	415
Land & Lot Clearing .....	420

Lessons & Learning .....	425
Personal Services .....	430
Lawn & Garden Care .....	435
Miscellaneous Services .....	440

#### 450-455 NOTICES

Business Opportunities .....	445
Lost & Found .....	450
Miscellaneous .....	455

#### 460-700 ITEMS FOR SALE

Agricultural Items .....	460
Antiques .....	465
Appliances .....	470
Auctions .....	490
Baby Items .....	500
Cameras .....	510
Computers .....	520
Farm Equipment .....	530
Furniture .....	540
Good Things To Eat .....	550
Golf Equipment .....	560
Musical Items .....	590
Other Electronics .....	600
Pets & Animals .....	610
Sporting Goods/Firearms .....	620
Stereos/Radios .....	630
TVs, VCRs, Videos .....	640
Yard & Garage Sales .....	690
Miscellaneous For Sale .....	700

#### 710-790 TRANSPORTATION

Auto Parts & Accessories .....	710
Classic Autos .....	720
Automobiles .....	730
Trucks, Vans, 4WDs .....	740
Motorcycles .....	750
Campers and RVs .....	760
Boats .....	770
Misc. Transportation .....	790

#### ATTENTION SWAP & SHOP READERS

Beware of sellers who ask up front for money orders, deposits, credit card information, checking account numbers or social security numbers to conduct business. Beware of ads that guarantee loans since it is illegal for those businesses to ask for money before delivering their services. Citizen Newspapers strives to accept only ads for legitimate products and services. If you think that a price or offer is too good to be true, it probably is. If in doubt, contact the Better Business Bureau at 706-210-7676.

#### WARNING

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 Commissions' 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

**DAYCARE CENTER WITH \$15,000/MONTH POTENTIAL INCOME** Licensed for 38 children. All equipment and movies stay. Everything to code. Call Marie Westerman with Blanchard and Calhoun at 706-558-0042 or 706-312-5800.

**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.

**WINTHROPE AVENUE** 80x80 metal building with three lots. 40x40 has air, two offices,