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# CLASSIFIED ADVERTISING Swap & Shop

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<p><b>-142A-</b> <b>NOTICE OF SALE UNDER POWER OF DEED TO SECURE DEBT</b></p> <p>STATE OF GEORGIA COUNTY OF JENKINS</p> <p>Under and by virtue of the Power of Sale contained in the Deed to Secure Debt from David Terrance Arthur to First Southern National Bank dated August 28, 2007, and being recorded in Deed Book 6-D, Pages 158-162, Jenkins County, Georgia Records, given to secure an indebtedness in the original amount of \$132,531.00, and any and all extensions and renewals thereof, and any and all amounts now or hereafter owed to First Southern National Bank by said Grantor, the undersigned will sell, at public outcry, to the highest bidder for cash before the door of the Courthouse of Jenkins County, Georgia, during the legal hours of sale on the first Tuesday in November, 2008, the following described property to-wit:</p> <p>All that certain tract or parcel of land situate, lying and being in the 1640th G.M. District of Jenkins County, Georgia containing 25.6 acres, more or less, being more particularly described as Tract 1 on that plat of survey dated December 1, 1993, prepared for "The Estate of Andrew Jackson, Jr." prepared by Steve Barger, Georgia Registered Land Surveyor No. 1871, and recorded in the Office of the Clerk of Superior Court of Jenkins County, Georgia in Plat Book 12, Folio 43, which plat and description are incorporated herein by reference and made a part of this description.</p> <p>This tract is further identified on Jenkins County Tax Evaluation Map 18 as Parcel 54.</p> <p>The indebtedness secured by said Deed to Secure Debt has been and is hereby declared due and payable in full by reason of default under the provisions of said Deed to Secure Debt and the terms of the Promissory Notes secured thereby, and sale will be made for the purpose of applying the proceeds thereof to the payment of the indebtedness and interest thereon, attorney's fees and expenses of sale, and the balance, if any, shall be applied as provided by law.</p> <p>To the best knowledge and belief of the Lender, said property will be sold as the property of David Terrance Arthur and is being sold subject to any and all liens superior to this lien, outstanding ad valorem taxes, and easements, restrictions against the property, if any.</p> <p>The undersigned will execute a deed to the purchaser as authorized by the aforementioned Deed to Secure Debt.</p> <p>This 7th day of October, 2008.</p> <p>FIRST SOUTHERN NATIONAL BANK</p> <p>As Attorney-in-Fact for</p> <p>David Terrance Arthur</p> <p>BY: W. KEITH MCGOWAN</p> <p>FRANKLIN, TAULBEE, RUSHING, SNIPES &amp; MARSH, LLC</p> <p>Attorney-at-Law for</p> <p>First Southern National Bank</p> <p>Georgia Bar No. 492935 12 Siebald Street Post Office Box 327 Statesboro, Georgia 30459 (912) 764-9055</p> <p>THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.</p> <p>OC8,15,22,29c</p>	<p>deed to-wit:</p> <p>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 Barger, 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.</p> <p>The above described property is a portion of that property identified on Jenkins County Tax Assessor Map 015 as Parcel 029.</p> <p>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.</p> <p>which has the property address of <b>784 Hermans Road, Millen, Georgia.</b>, together with all fixtures and other personal property conveyed by said deed.</p> <p>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 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.</p> <p>Wells Fargo Bank, N.A.</p> <p>as Trustee under Pooling and</p> <p>Servicing Agreement Dated</p> <p>as of October 1, 2004</p> <p>Asset-Backed Pass-Through</p> <p>Certificates Series 2004-MHQ1</p> <p>Attorney in Fact for</p> <p>Julie J. Gainey and</p> <p>William Bart Gainey Anthony DeMarlo, Attorney/apatterson McCurdy &amp; 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.</p> <p><b>-139A-</b> STATE OF GEORGIA COUNTY OF JENKINS NOTICE OF SALE UNDER POWER</p> <p>Because of a default in the payment of the indebtedness secured by a Security Deed executed by Douglas M. Wiggins and April Wiggins to Mortgage Electronic Registration Systems, Inc. dated March 3, 2006, and recorded in Deed Book 5S, Page 374, Jenkins County Records, said Security Deed having been last sold, assigned, transferred and conveyed to EverHome Mortgage Company, by Assignment securing a Note in the original principal amount of \$67,737.00, 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, November 4, 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:</p> <p>All that tract or parcel of land situate lying and being in the 1635th G.M. District of Jenkins County, Georgia, containing 1.00 acre, more or less, and being more particularly described by a plat of survey prepared by Warren E. Pothress, Ga. Registered Land Surveyor #1953, dated July 30, 1992, revised February 17, 2006, and recorded in Plat Book 17, Page 64, 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. This property being bounded, now or formerly, as follows: On the North by lands of Myrtle Bolton and Gladys Jen-</p>	<p>kings; on the East by William Wasden; on the South by William Wasden; on the West by country road #18, n/k/a Perkins County Road.</p> <p>The above described property is identified on Jenkins County Tax Assessor Map 022 as Parcel 059.</p> <p>The above described property is the same as conveyed by J.A. Kimbrell to Jerry E. Wallace and Betty G. Wallace under Warranty Deed dated August 6, 1993, recorded in Deed Book 3K, Page 349 in the Office of the Clerk of Superior Court of Jenkins County, Georgia.</p> <p>Jerry E. Wallace died intestate, a resident of Jenkins County, Georgia on April 15, 1997. There has been no administration of his estate. Weylon Robert Wallace, Jason Edward Wallace and Aaron Grant Wallace are all of the heirs of Jerry E. Wallace.</p> <p>Said property is known as <b>926 Perkins Road, Millen, GA 30442</b>, together with all fixtures and personal property attached to and constituting a part of said property, if any.</p> <p>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 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>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 attorney's fees in accordance with the terms of the Note secured by said Deed.</p> <p>Said property will be sold as the property of Douglas M. Wiggins and April Wiggins, the property, to the best information, knowledge and belief of the undersigned, being presently in the possession of Douglas M. Wiggins and April Wiggins, 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.</p> <p>EverHome Mortgage Company</p> <p>as Attorney-in-Fact for</p> <p>Douglas M. Wiggins and</p> <p>April Wiggins File no. 08-005871 L. J. SWERTFEGER, JR. SHAPIRO &amp; SWERTFEGER, LLP* Attorneys and Counselors at Law 2872 Woodcock Boulevard, Suite 100 Atlanta, GA 30341 (770) 220-2730/BB www.swertfeger.net *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.</p> <p>OC8,15,22,29c</p> <p><b>-138A-</b> <b>NOTICE OF SALE UNDER POWER CONTAINED IN SECURITY DEED</b> STATE OF GEORGIA, COUNTY OF Jenkins</p> <p>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 November, 2008, the property which, as of the time of the execution of said security deed, was described as set forth in the attached Exhibit "A".</p> <p>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 <b>4622 Highway 26 S. Millen, GA 30442</b></p> <p>Said sale will be made subject to the following items which may affect the title to said property: All restrictive cove-</p>	<p>nants, 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 or unpaid bills and assessments for street improvements, curbing, garbage, water, sewage and public utilities which may be liens upon said property. State Home Mortgage. as loan servicer is the entity with authority to negotiate, amend and modify the terms of the Note and Security Deed. State Home Mortgage's address is: P.O. Box 133049, Atlanta, Georgia 30333. State Home Mortgage may be contacted by telephone at (404) 679-0574. 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).</p> <p>Georgia Housing and</p> <p>Finance Authority,</p> <p>As Transferee and Assignee,</p> <p>As attorney-in-fact</p> <p>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.</p> <p>SHM/Willie L. Baker and Earlene Baker /07-52702F2</p> <p>OC8,15,22,29c</p> <p><b>-137A-</b> <b>NOTICE OF SALE UNDER POWER GEORGIA, JENKINS COUNTY</b> 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 Robert A. Reeves, Sr. and Wendy T. Reeves to Wells Fargo Home Mortgage, Inc., dated June 3, 2003, recorded in Deed Book 5B, Page 517, Jenkins County, Georgia Records, as last transferred to Wells Fargo Bank, NA 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-TWO THOUSAND FIVE HUNDRED SIXTY-FIVE AND 0/100 DOLLARS (\$32,565.00), 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 November, 2008, the following described property: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF</p> <p>All that tract or parcel of land situate, lying and being in the 1635th G.M. District of Jenkins County, Georgia, containing 0.30 acres, more or less, and as is more particularly described in that plat of survey prepared by Troy Smith and Associates dated October 5, 1993, which plat is recorded in the Office of the Clerk of Superior Court Jenkins County, Georgia, in Plat Book 13, Folio 20, and which is incorporated herein and made a part of this description.</p> <p>This parcel is bounded, now or formerly, by other lands as follows: North by John Paul Sharkey; East by a ten foot alley; South by Charlie H. Gay; and west by Harvey Street.</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 attorneys 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, 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 JENNIFER CHANCE and MILTON LAKE, 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 5th day of September, 2008.</p> <p>JENNIFER CHANCE</p> <p>by and through her</p> <p>attorney in fact,</p> <p>O.F.A. INVESTMENTS, INC.</p> <p>MILTON LAKE</p> <p>by and through his</p> <p>attorney in fact,</p> <p>O.F.A. INVESTMENTS, INC. O. Franklin Askin, Jr., P.C. Attorney at Law 2913 Professional Parkway Augusta, Georgia 30907 (706) 860-9266 THIS LAW FIRM IS ACTING AS A</p>	<p>the secured creditor is not required by law to negotiate, amend, or modify the terms of the mortgage instrument.</p> <p>To the best knowledge and belief of the undersigned, the party in possession of the property is Robert A. Reeves, Sr. and Wendy T. Reeves or a tenant or tenants and said property is more commonly known as <b>524 Harvey Street, Millen, Georgia 30442.</b></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>Wells Fargo Bank, NA</p> <p>as Attorney in Fact for</p> <p>Robert A. Reeves, Sr. and</p> <p>Wendy T. Reeves McCalla Raymer, LLC 1544 Old Alabama Road Roswell, Georgia 30076 www.foreclosurehotline.net MR/ms8 11/4/08 Our file no. 52129308-F77</p> <p>OC8,15,22,29c</p> <p><b>-135A-</b> STATE OF GEORGIA COUNTY OF JENKINS</p> <p>Default having been made under the terms of a Security Deed between JENNIFER CHANCE and MILTON LAKE to O.F.A. INVESTMENTS, INC., a Georgia Corporation, recorded in the Office of the Clerk of Superior Court for Jenkins County, Georgia, in Deed Book 6-I, Pages 456-459, 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 November 2008, to-wit: November 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 17, containing 8.43 acres, more or less, Regan Franklin Estates, 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.</p> <p>Said property is conveyed subject to any and all easements and restrictions of record.</p> <p>Map and Parcel No. 011-178</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 JENNIFER CHANCE and MILTON LAKE, 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 5th day of September, 2008.</p> <p>JENNIFER CHANCE</p> <p>by and through her</p> <p>attorney in fact,</p> <p>O.F.A. INVESTMENTS, INC.</p> <p>MILTON LAKE</p> <p>by and through his</p> <p>attorney in fact,</p> <p>O.F.A. INVESTMENTS, INC. O. Franklin Askin, Jr., P.C. Attorney at Law 2913 Professional Parkway Augusta, Georgia 30907 (706) 860-9266 THIS LAW FIRM IS ACTING AS A</p>	<p>DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.</p> <p>OC8,15,22,29c</p> <p><b>-134A-</b> <b>APPLICATION TO REGISTER A BUSINESS TO BE CONDUCTED UNDER A TRADE NAME</b></p> <p>STATE OF GEORGIA COUNTY OF JENKINS</p> <p>The undersigned hereby certifies that (they are) (it is) (he is) conducting a business at 931 East Winthrop Avenue, in the city of Millen, County of Jenkins, State of Georgia under the name: NCAS and that the type of business to be conducted is Third Party Administrator and that said business is composed of the following corporation Willse &amp; Associates, Inc., 1501 S. Clinton St., 7th Floor, Baltimore, MD 21224.</p> <p>This affidavit is made in accordance with the official code of Georgia annotated, Title 10, Chapter 1, Section 490.</p> <p>Michael A. Thompson Sworn to and subscribed before me this 18th day of August, 2008.</p> <p>Brenda L. Bethke Notary Public, State of Maryland, County of Baltimore.</p> <p>Jenkins County Superior Court Filed in office 27th day of August, 2008, 11:45 o'clock a.m. Recorded in Trade Name Book 2 Page 200 this 27th day of August, 2008.</p> <p>Linda Patterson</p> <p>Deputy Clerk</p> <p>Superior Court, Jenkins County OC1,8p</p> <p><b>-133A-</b> STATE OF GEORGIA COUNTY OF JENKINS IN RE: THE ESTATE OF OLLIE D. WIGGINS</p> <p>NOTICE TO DEBTORS AND CREDITORS</p> <p>All creditors of the Estate of OLLIE D. WIGGINS, deceased, are hereby notified to render their demands to the undersigned according to law, or lose priority as to your claim, and all persons indebted to said estate are required to make immediate payment to me.</p> <p>This 19th day of September, 2008.</p> <p>Shirley Herrmann</p> <p>3914 Hwy 17 S.</p> <p>Millen, Georgia 30442</p> <p>Executor of the</p> <p>Estate of</p> <p>Ollie D. Wiggins, deceased Walter P. Degenhardt Attorney at Law 205 East Sixth Street Waynesboro, GA 30830 (706) 554-7086</p> <p>SE24,OC1,8,15c</p> <p><b>-132A-</b> GEORGIA, JENKINS COUNTY</p> <p>All creditors of the Estate of Peggie Lane, 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>Evelyn Lane Sheppard</p> <p>Administrator of</p> <p>Peggie Lane Estate Jerry M. Daniel Attorney at Law 303 W. Sixth Street Waynesboro, Georgia 30830 Georgia Bar No. 204200 (706) 554-5522</p> <p>SE24,OC1,8,15p</p> <p><b>ATTENTION</b></p> <p>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.</p> <p><b>100-199 REAL ESTATE FOR SALE</b></p> <p>Real Estate Notice ..... 100 Commercial Property ..... 105 Lots &amp; 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 Burke County ..... 140</p>