

...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 Patricia M. Hutto and Terry W. Hutto. The 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.  
Attorney in Fact for Patricia M. Hutto and Terry W. Hutto  
Anthony DeMarlo, Attorney/kcarr

McCurdy & Candler, L.L.C.  
(404) 373-1612  
www.mccurdycandler.com  
File No. 08-28063 FNMA

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.

**STATE OF GEORGIA  
COUNTY OF GRADY**

**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 Marilyn Baker to Associates Financial Services of America, Inc. in the original principal amount of \$44,400.00 dated 05/15/2000, and recorded in Deed Book 503, page 386, Grady County records, said Security Deed being last transferred and assigned to CitiMortgage, Inc. in Deed Book 700, Page 734, 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 April, 2010 by CitiMortgage, Inc., as Attorney-in-Fact for Marilyn Baker the following described property:

Lot 1 of New Way Subdivision, a subdivision lying and being in the City of Cairo, Grady County, Georgia, according to a plat of said subdivision recorded in Plat Book 11, Page 103, Clerk's Office, Grady Superior Court. Reference to said plat is made for the purpose of making same a part of this description.

Property known as: 1376 Clay Ave Sw, Cairo, GA 31728

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

Book 40, Page 46, Grady County, Georgia records. 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 said sale, all as provided in said Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Chase Home Finance LLC can be contacted at 800-446-8939 or by writing to 3415 Vision Drive, Columbus, OH 43219, to discuss possible alternatives to foreclosure. 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 John E. McDaniel, Jr. or a tenant or tenants and said property is more commonly known as 1680 Providence Rd, Whigham, Georgia 39987. 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.

Chase Home Finance LLC  
as Attorney in Fact for John E. McDaniel, Jr.

Johnson & Freedman, LLC  
1587 Northeast Expressway  
Atlanta, Georgia 30329  
(770) 234-9181  
www.jflegal.com MSP/eja 4/6/10  
Our file no. 163310-FT3

**NOTICE OF SALE UNDER POWER**

**GEORGIA, GRADY 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 BRYAN C. WARREN AND SHEILA A. WARREN to CITIZENS BANK dated June 5, 2002, recorded in Deed Book 544 Page 320, Grady County, Georgia Records, conveying the after-described property to secure a Note in the amount of Seventy Two Thousand Dollars and 00/100's (\$72,000.00) with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door in Grady County, Georgia, within the legal hours of sale on the first Tuesday in April, 2010 the following described property:

(Known as Tax Assessor's Map/Parcel No. 49/70.3)

All that certain tract or parcel of land together with all improvements located thereon containing 4 acres, more or less, lying and being in Land Lot 221 of Land District 17, Grady

County and audit of the status of the loan with the holder of the security deed.

This 26th day of February, 2010.  
CITIZENS BANK AS ATTORNEY IN FACT FOR BRYAN C. WARREN AND SHEILA A. WARREN

DAVID M. WOLFSON, P. C.  
Attorney at Law  
1010 Williams Street  
Valdosta, GA 31601  
(229) 257-0080  
State Bar No. 773395

**STATE OF GEORGIA  
GRADY COUNTY**

**NOTICE TO DEBTORS AND CREDITORS**

**RE: EVIE LEE GODWIN, DECEASED**

All debtors and creditors of the Estate of EVIE LEE GODWIN, deceased, late of Grady County, Georgia, are hereby notified to render their demands and payments to the Co-Executors of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Co-Executors.

This 9th day of March, 2010.  
Winton Godwin  
Pasty Turnbull  
Betty Godwin  
369 Pine Park Road  
Cairo, GA 39828

**NOTICE TO ALL DEBTORS AND CREDITORS**

**PROBATE COURT OF  
GRADY COUNTY  
STATE OF GEORGIA**

**RE: Estate of Jose Rodriguez, deceased**

All creditors of the estate of Jose Rodriguez, deceased, late of Grady County, Georgia, 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 me.

This 10th day of March, 2010.  
Anna Lokey Bagley, Attorney for Estate of Jose Rodriguez  
134 S. Hutchinson Avenue  
P.O. Box 959  
Adel, GA 31620  
Telephone # 229-896-1710

**GEORGIA, GRADY COUNTY:**

**IN RE: ESTATE OF HUGH I. GANDY**

All creditors of the estate of HUGH I. GANDY, deceased, late of Grady County, Georgia, 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 me.

This 15th day of March, 2010.  
s/ Betty Ruth B. Gandy  
Executrix of the Last Will and Testament of HUGH I. GANDY, deceased  
605 1st Street, SE  
Cairo, Georgia 39828

THOMAS L. LEHMAN  
ATTORNEY AT LAW  
P.O. BOX 156  
CAIRO, GEORGIA 39828-0156

of the estate of WILLIE LEE ROBINSON, 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 and any such objections, and must be filed with court on or before April 26, 2010. 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.

Sadie W. Voyles, Probate Judge  
By: Lizzie S. Garrette, Chief Clerk  
250 North Broad Street, Box 1  
Cairo, GA 39828  
229-377-4621

**ADVERTISEMENT FOR BIDS**

State Project No. S012808-LAU, S012810-LAU, and Others Decatur, Grady Miller, Seminole Counties

Sealed Proposals for furnishing all labor, material, equipment and other things necessary for the following work will be received by the undersigned at the Department of Transportation, one Georgia Center, 600 West Peachtree St., NW, Atlanta, GA 30308, until 11:00 a.m., April 16, 2010, and publicly opened.

1.460 miles of plant mix resurfacing on various streets in Atapulgus, Bainbridge, Brinson, Cairo, Climax, Colquitt, Donalsonville, Iron City and Whigham

Contract Time: 12/31/10: Proposal Guaranty: 5%  
District Office: Tifton: Price of Plans: Included in Proposal  
Plans and specifications may be inspected at the District office as indicated. Copies of the standard specifications (\$20.00), and the proposal from (\$10.00), may be obtained from the State Transportation Office Engineer at One Georgia Center, 600 West Peachtree St., NW, in Atlanta, telephone number (404) 631-1215. Plans are available as indicated. Payment of the correct amount must be made within 30 days of billing; such payments are not refundable.

Payment will be made to the contractor each calendar month based on the estimated work complete in place as prescribed by the standard specifications.

The State Reserves the right to reject any or all bids.  
Vance C. Smith Jr., Commissioner  
Department of Transportation

**ADVERTISEMENT FOR BIDS**

Sealed Proposals for furnishing all labor, material, equipment and other things necessary for the following work will be received by the undersigned at the Department of Transportation, one Georgia Center, 600 West Peachtree St., NW, Atlanta, GA 30308, until 11:00 a.m., April 16, 2010, and publicly opened.

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Payment will be made to the contractor each calendar month based on the estimated work complete in place as prescribed by the standard specifications.

The State Reserves the right to reject any or all bids.  
Vance C. Smith Jr., Commissioner  
Department of Transportation

grand jury returned (27) True Bills of indictment, (1) No Bill of Indictment, and (0) cases were continued for the term.

Pursuant to O.C.G.A. Section 48-5-311, this Grand Jury appoints Alternate Member Russell Fowler to the Grady County Board of Equalization to replace Alternate Member W. Frank Jones.

We request that these presentations be published in The Cairo Messenger for one issue at County expense.

Respectfully submitted,  
Randolph H. Wind, Foreman  
Clair Marie McCaskill, Clerk

**Georgia, Grady County**

The above and foregoing presentations having been read in Open Court, IT IS ORDERED that the same be filed and entered on the minutes of the Superior Court of Said County, IT IS FURTHER ORDERED that said Presentments be published in The Cairo Messenger for one issue at County expense, and all recommendations are approved insofar as this Court has the authority.

ORDERED this 22nd day of March, 2010.  
J. Kevin Chason, Judge  
Superior Courts  
South Georgia Judicial Circuit

**NOTICE TO CREDITORS & DEBTORS**

**GEORGIA, GRADY COUNTY**

**IN RE: ESTATE OF RANDALL L. PEARCE**

All creditors of the estate of RANDALL L. PEARCE, deceased, late of Grady County, 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.

This 18th day of March, 2010.  
Pansy L. Pearce  
167 Clyde Lane  
Cairo, GA 39827  
Executor of the Estate of Randall L. Pearce, Deceased

CHASON LAW FIRM LLP  
Post Office Box 743  
Cairo, Georgia 39828  
229.378.1060

**NOTICE TO CREDITORS & DEBTORS**

**GEORGIA, GRADY COUNTY**

**IN RE: ESTATE OF MAUDELLA DIXON LOWE**

All creditors of the estate of MAUDELLA DIXON LOWE, deceased, late of Grady County, are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to

**NOTICE OF LOCATION AND DESIGN APPROVAL**

CSSTP-0006-00(435), GRADY COUNTY PI No. 0006435  
Notice is hereby given in compliance with Georgia Code 22-2-109 that the Georgia Department of Transportation has approved the Location and Design of the above project.

The date of location approval is March 26, 2010.

Description of the project:  
This project will construct a left turn lane in the south bound direction and a right turn lane in the north bound direction of SR 93 to increase safety at the intersection of Joynor Rd. Project is located in Grady County, 1.2 miles south of Cairo, Ga., in the 18th Land District, Land Lot 62, 63, 98, and 9, and GA Militia District 753. The proposed project will be approximately 0.232 miles in length.

Drawings or maps or plats of the proposed project, as approved, are on file and are available for public inspection at the Georgia Department of Transportation:

Randy Herrin, Area Engineer  
Randy.herrin@dot.state.ga.us  
734 W. Crawford St.  
Donalsonville, GA 39845

Any interested party may obtain a copy of the drawings or maps or plats or portions thereof by paying a nominal fee and requesting in writing to:

Ralph S. Griffin,  
District Design Engineer  
sandy.griffin@dot.state.ga.us  
Georgia Department of Transportation  
PO Box 7510  
Tifton, GA 31793  
(229) 386-3300

Any written request or communication in reference to this project or notice SHOULD include the Project and P.I. Numbers as noted at the top of this notice.

**NOTICE TO CREDITORS & DEBTORS**

**GEORGIA, GRADY COUNTY**

**IN RE: ESTATE OF ANNE W. EDWARDS**

All creditors of the estate of ANNE W. EDWARDS, deceased, late of Grady County, 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.

This 29th day of March, 2010.  
Elizabeth E. Williams  
3510 Georgia Highway 111 South  
Cairo, GA 39828  
Executor of the Estate of Anne W. Edwards, Deceased

CHASON LAW FIRM LLP  
Post Office Box 743  
Cairo, Georgia 39828  
229.378.1060

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NOTICE DEBTORS AND CREDITORS

Wednesday, April 14, 2010  
THE COURT OF  
GRADY COUNTY  
STATE OF GEORGIA

RE: Estate of Jose Rodriguez, deceased

All creditors of the estate of Jose Rodriguez, deceased, late of Grady County, Georgia, 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 me.

This 10th day of March, 2010.

Anna Lokey Bagley, Attorney for Estate of Jose Rodriguez  
134 S. Hutchinson Avenue  
P.O. Box 959  
Adel, GA 31620  
Telephone # 229-896-1710

GEORGIA, GRADY COUNTY:

IN RE: ESTATE OF HUGH I. GANDY

All creditors of the estate of HUGH I. GANDY, deceased, late of Grady County, Georgia, 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 me.

This 15th day of March, 2010.

s/ Betty Ruth B. Gandy  
Executrix of the Last Will and Testament of  
HUGH I. GANDY, deceased  
605 1st Street, SE  
Cairo, Georgia 39828

THOMAS L. LEHMAN  
ATTORNEY AT LAW  
P.O. BOX 156  
CAIRO, GEORGIA 39828-0156

NOTICE

GEORGIA, COUNTY PROBATE COURT

To: Tracy Burnette and Gwendolyn Robinson and any heir whose current address is unknown, Linda Joe has petitioned to be appointed Administrator of the estate of WILLIE LEE ROBINSON, 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 and any such objections, and must be filed with court on or before April 26, 2010. 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

This is to notify you to file objections, if there is any, to the above referenced petition, in this Court on or before May 3, 2010.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All pleading 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.

Hon. Sadie Voyles, Probate Judge  
By: Leila Gomez, Clerk of the Probate Court  
250 North Broad Street  
Cairo, GA 39828  
(229) 377-4621

NOTICE OF LOCATION AND DESIGN APPROVAL  
CSSTP-0006-00(435), GRADY COUNTY PI No. 0006435

Notice is hereby given in compliance with Georgia Code 22-2-109 that the Georgia Department of Transportation has approved the Location and Design of the above project.

The date of location approval is March 26, 2010.

Description of the project:

This project will construct a left turn lane in the south bound direction and a right turn lane in the north bound direction on SR 93 to increase safety at the intersection of Joyner Rd. Project is located in Grady County, 1.2 miles south of Cairo, Ga., in the 18th Land District, Land Lot 62, 63, 98, and 9, and GA Militia District 753. The proposed project will be approximately 0.232 miles in length.

Drawings or maps or plats of the proposed project, as approved, are on file and are available for public inspection at the Georgia Department of transportation:

Randy Herrin, Area Engineer  
Randy.herrin@dot.state.ga.us  
734 W. Crawford St.  
Donalsonville, GA 39845

Any interested party may obtain a copy of the drawings or maps or plats or portions thereof by paying a nominal fee and requesting in writing to:

Ralph S. Griffin,  
District Design Engineer  
sandy.griffin@dot.state.ga.us  
Georgia Department of Transportation  
PO Box 7510  
Tifton, GA 31793  
(229) 386-3300

Any written request or communication in reference to this project or notice SHOULD include the Project and P.I. Numbers as noted at the top of this notice.

and hereby deemed to render their demands and payments to the Executor of the estate, according to law, and all persons indebted to said estate are required to make immediate payment to the Executor.

This 31st day of March, 2010.

Henley I. Ward  
1141 5th Street NW  
Cairo, GA 39828

NOTICE OF SALE UNDER POWER

GEORGIA, GRADY 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 Christine L Herrell and Glen A Herrell to Bank of America, N.A., dated February 23, 2007, recorded in Deed Book 651, Page 091, Grady County, Georgia Records, as last transferred to BAC Home Loans Servicing, L.P. fka Countrywide Home Loans Servicing, L.P. by assignment to be recorded in the Office of the Clerk of Superior Court of Grady County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of ONE HUNDRED EIGHTY-FIVE THOUSAND SEVEN HUNDRED SIXTY-SIX AND 0/100 DOLLARS (\$185,766.00), 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 Grady County, Georgia within the legal hours of sale on the first Tuesday in May, 2010, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF 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). 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.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: Bank of America, 177 Countrywide Way, Mail Stop: CAO-911-01-05, Lancaster, CA 93536, (661) 951-5722.

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 James Preiss and Renee Preiss, the property, to the best information, knowledge and belief of the undersigned, being presently in the possession of James Preiss and Renee Preiss, 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.

Florida Commerce Credit Union as Attorney-in-Fact for James Preiss and Renee Preiss

File no. 10-000764  
SHAPIRO & SWERTFEGER, LLP\*  
Attorneys and Counselors at Law  
2872 Woodcock Blvd., Suite 100  
Atlanta, GA 30341-3941  
(770)220-2535/BMB

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

NOTICE OF SALE UNDER POWER

By virtue of the power of sale contained in a Deed to Secure Debt by Rosemary J. Keeton to CitiCorp Trust Bank, FSB, dated February 27, 2004 and filed for record March 3, 2004 in Deed Book 583, Page 959, Grady County, Georgia records, and securing a Note in the original principal amount of \$49,984.78, there will be sold at a public outcry for cash to the highest bidder before the Courthouse door of Grady County, Georgia, between the legal hours of sale on the first Tuesday in May 2010, by CitiCorp Trust Bank, FSB as Attorney-in-Fact for Rosemary J. Keeton the following property to-wit:

ALL THAT TRACT or parcel of land situate, lying and being in the County of Grady, as follows:

A TRACT OF land in the City of Cairo, in Grady County, Georgia, consisting of twenty-six one-hundredths (.26) acres of land described as follows: Beginning on the east margin of Sixth Street, SW, at the southwest corner of the former schoolhouse property as now owned by the City of Cairo and now Holder Park; thence south along the right of way line of said Sixth Street, a distance of 90 feet; thence east 192 feet; thence north 90

therein, the cry to the fore the County, Georgia, of sale on 2010, the erty: SEE HERETO HEREOF Security Deed declared other possible to pay when due in the Note The de sale will be paying the this sale, as and by law (notice of i fees having erty will be standing at taxes which and payat might be c survey and any asse: brances, zitions, cov record sup first set out The ent negotiate, terms of the is: Cenlar F Phillips Bo (609) 883- that the se quired by le modify the strument. T belief of the possession Gainous or said propo known as ; Georgia 39 ducted subj the sale is U.S. Bankru confirmation the loan wit deed. Crescer

McCalla Ra 1544 Old A Roswell, Ge www.forecl

All that together with thereon, lyin Cairo, Cour gia, Being Jones Subc Plat of said Plat Book 3 records, sa at the north 8th Avenue file no. 5152

NOTICE OF

Wednesday, April 21, 2010

... a probate court... 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.

Hon. Sadie Voyles, Probate Judge  
By: Leila Gomez, Clerk of the Probate Court  
250 North Broad Street  
Cairo, GA 39828  
(229) 377-4621

**NOTICE OF LOCATION AND DESIGN APPROVAL  
CSSTP-0006-00(435), GRADY COUNTY PI No. 0006435**

Notice is hereby given in compliance with Georgia Code 22-2-109 that the Georgia Department of Transportation has approved the Location and Design of the above project.

The date of location approval is March 26, 2010.

Description of the project:

This project will construct a left turn lane in the south bound direction and a right turn lane in the north bound direction on SR 93 to increase safety at the intersection of Joyner Rd. Project is located in Grady County, 1.2 miles south of Cairo, Ga., in the 18th Land District, Land Lot 62, 63, 98, and 9, and GA Militia District 753. The proposed project will be approximately 0.232 miles in length.

Drawings or maps or plats of the proposed project, as approved, are on file and are available for public inspection at the Georgia Department of transportation:

Randy Herrin, Area Engineer  
Randy.herrin@dot.state.ga.us  
734 W. Crawford St.  
Donalsonville, GA 39845

Any interested party may obtain a copy of the drawings or maps or plats or portions thereof by paying a nominal fee and requesting in writing to:

Ralph S. Griffin,  
District Design Engineer  
sandy.griffin@dot.state.ga.us  
Georgia Department of Transportation  
PO Box 7510  
Tifton, GA 31793  
(229) 386-3300

Any written request or communication in reference to this project or notice SHOULD include the Project and P.I. Numbers as noted at the top of this notice.

**NOTICE TO CREDITORS & DEBTORS**

**GEORGIA, GRADY COUNTY  
IN RE: ESTATE OF  
ANNE W. EDWARDS**

All creditors of the estate of ANNE W. EDWARDS, deceased, late of Grady County, 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.

**STATE OF GEORGIA  
COUNTY OF GRADY**

**NOTICE OF SALE UNDER POWER**

Because of a default in the payment of the indebtedness secured by a Security Deed executed by James Preiss and Renee Preiss to Florida Commerce Credit Union dated May 15, 2007, and recorded in Deed Book 653, Page 198, Grady County Records, securing a Note in the original principal amount of \$137,180.00, 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, May 4, 2010, 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 TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 24 OF THE 18TH LAND DISTRICT OF GRADY COUNTY GEORGIA AND BEING LOT 2 OF HIDDEN SPRINGS SUBDIVISION ACCORDING TO THAT PLAT OF SURVEY PREPARED BY JOHN T. CLARK, III, GEORGIA REGISTERED SURVEYOR NO. 2241, DATED MARCH, 2006 AND RECORDED IN PLAT BOOK 40, PAGE 112, LAND RECORDS OF GRADY COUNTY GEORGIA. SAID CONVEYANCE BEING SUBJECT TO THE SET BACK LINES, UTILITY EASEMENTS AND COVENANTS AND RESTRICTIONS OF RECORD, A.P.N.: MAP 68 PARCEL 10.

Said property is known as 250 21st Street NE, Cairo, GA 39828, 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 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.

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 James Preiss and Renee Preiss, the property, to the best information, knowledge and belief of the undersigned, being presently in the possession of James Preiss and Renee Preiss, and the proceeds of said sale will be applied to the payment of said indebtedness and all the expenses of said sale, including attor-

to negotiate, amend or modify all terms of the above described mortgage is as follows:

CitiCorp Trust Bank, FSB  
Attn: Loss Mitigation Dept.  
3950 Regent Boulevard  
MS S2A 286  
Irving, TX 75063

Telephone number: 1-888-800-5165

The foregoing notwithstanding, nothing in O.C.G.A. § 44-14-162.2 shall be construed to require CitiCorp Trust Bank, FSB to negotiate, amend or modify the terms of the Deed to Secure Debt described herein.

CitiCorp Trust Bank, FSB  
as Attorney-in-Fact for  
Rosemary J. Keeton

SHUPING, MORSE & ROSS, LLP

By: S. Andrew Shuping, Jr.  
S. Andrew Shuping, Jr.  
6259 Riverdale Road, Suite 100  
Riverdale, Georgia 30274-1698  
(770) 991-0000

**THIS LAW FIRM IS ATTEMPTING TO COLLECT A DEBT.**

**ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

**NOTICE OF SALE UNDER POWER**

**GEORGIA, GRADY 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 Leslie A. Gainous to Mortgage Electronic Registration Systems, Inc., dated April 27, 2005, recorded in Deed Book 606, Page 91, Grady County, Georgia Records, as last transferred to Crescent Mortgage by assignment recorded in Deed Book 683, Page 24, Grady County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FIFTY THOUSAND TWO HUNDRED FIFTY AND 0/100 DOLLARS (\$50,250.00), 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 Grady County, Georgia within the legal hours of sale on the first Tuesday in May, 2010, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. 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). 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