

Advertisements and Public Notices

prohibited under the U.S. Code; and (2) final confirmed audit of the status of the holder of the Security pursuant to O.C.G.A. Section 1, which allows for certain rescissions and non-judicial sales in Georgia, the Deed Under other foreclosure documents not be provided until final audit and audit of the status of as provided immediately

Mortgage, LLC as agent and in Fact for Daryl M Smith
Connors, LLP, 3575
North Road, N.E., Suite 500,
Georgia 30305, (404) 994-

**LAW FIRM MAY BE ACTING
DEBT COLLECTOR
INTENDING TO COLLECT A DEBT.
INFORMATION OBTAINED
BE USED FOR THAT
REASON. 1165-4639
12, 19, 26**

NOTICE OF SALE UNDER POWER

Georgia
County of Berrien
Under and by virtue of the power contained in that certain Deed to Secure Debt from Johnnie Razin Brand and Chester H. (the "Debtor") to and in favor of Citizens Bank (the "Lender") dated July 25, 2007, filed for record in Deed Book 107, page 78, Berrien County, Georgia Public Deed Records, said Deed to Secure Debt having been recorded to secure a Note dated December 10, 2010 in the original principal sum of TWENTY FOUR HUNDRED AND SIXTY ONE HUNDRED AND SIXTY ONE DOLLARS (\$24,175.62) with interest from date at the rate stated in said Note on the unpaid balance. Said, there will be sold by the undersigned at public outcry to the highest bidder for cash before the house door in Berrien County, Georgia, between the legal hours for sale on the first Wednesday in January, 2013, the following property:

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING 1 ACRE, MORE OR LESS, AND LOT NO. 79 IN THE 10TH DISTRICT OF BERRIEN COUNTY, GEORGIA, AND BEING DESCRIBED PARTICULARLY

gpn11 NOTICE OF SALE UNDER POWER

State of Georgia
County of Berrien
Under and by virtue of the power of sale contained in that certain Deed To Secure Debt from Mary's Florist, LLC (the "Debtor") to and in favor of The Citizens Bank (the "Lender") dated April 25, 2006, filed for record April 28, 2006, and recorded in Deed Book 557, page 38, Berrien County, Georgia Public Deed Records, said Deed to Secure Debt having been given to secure a Note dated March 28, 2012 in the original principal sum of TWO HUNDRED FIFTY NINE THOUSAND ONE HUNDRED SEVENTY FOUR AND 35/100 Dollars (\$259,174.35) with interest from date at the rate stated in said Note on the unpaid balance until paid, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door in Berrien County, Georgia, between the legal hours for sale on the first Wednesday in January, 2013 in Nashville, Georgia, the following property, to wit:

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING 0.80 ACRE, MORE OR LESS, IN LAND LOT NO. 226, 10TH LAND DISTRICT, CITY OF NASHVILLE, BERRIEN COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED BY THAT CERTAIN PLAT OF SURVEY PREPARED BY JOHN A. HOGAN, GEORGIA REGISTERED LAND SURVEYOR NO. 2810, OF HOGAN SURVEYING COMPANY, NASHVILLE, GEORGIA, ENTITLED "PLAT OF SURVEY FOR MELBA S. GASKINS", DATED NOVEMBER 15, 2002, AND RECORDED IN THE OFFICE OF THE CLERK OF BERRIEN COUNTY SUPERIOR COURT IN PLAT CABINET 2, SLIDE F-30, WHICH SAID PLAT BY REFERENCE HERETO IS INCORPORATED HEREIN AND MADE A PART OF THIS DESCRIPTION.

The debt secured by said Deed to Secure Debt has been and is hereby declared due because of, among other possible events of default, non-payment of the installments due on said loan. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, including attorney's fees.

The individual or entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: The Citizens Bank, 301 South Davis Street, Nashville, Georgia 31639, (229) 686-7444. Please understand that the secured creditor is not required to negotiate, amend, or modify the terms of the mortgage instrument.

Said property will be sold as the property of Debtor subject to the outstanding ad valorem taxes and/or assessments, if any, any matters which might be disclosed by an accurate survey and inspection of the property.

gpn05 NOTICE OF LOCATION AND DESIGN APPROVAL

P. I. NUMBER 0010117, Berrien County

Notice is hereby given in compliance with Georgia Code 22-2-109 and 32-3-5 that the Georgia Department of Transportation has approved the Location and Design of this project.

The date of location approval is: December 20, 2012.

This project is located within the City of Nashville. This project consists of traffic signalization upgrades including LED vehicular signals, countdown pedestrian signals, countdown pedestrian signals, ADA wheelchair ramps and crosswalk striping at three intersections in Berrien County. This project is located in GMD 1157.

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:

Keith Carver
District 4, Douglas Area Engineer
E-Mail: kcarver@dot.ga.gov
1835 S. Peterson Ave.
Douglas, GA 31535
Phone: (912) 389-4201

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:

Genetha Rice-Singleton
State Program Delivery Engineer
Office of Program Delivery
Email: grice-singleton@dot.ga.gov
600 West Peachtree St NW, 25th floor
Atlanta, Georgia 30308
(404) 831-1122

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.

Dec. 28, Jan. 2, 9, 16

gpn18
IN THE PROBATE COURT
COUNTY OF BERRIEN
STATE OF GEORGIA
IN RE: ESTATE OF
IAN STANLEY BURGIN,
DECEASED.

8-THE BERRIEN PRESS-NASHVILLE, GEORGIA-RECEIVED 08 2012

Legal Advertisements and Public Notices

NOTICE OF LOCATION AND DESIGN APPROVAL

F. I. NUMBER: 0010117; Berrien
County

Notice is hereby given in compli-
ance with Georgia Code 23-2-100
and 32-3-5 that the Georgia
Department of Transportation has
approved the Location and Design of
this project.

The date of location approval is:
December 20, 2012.

This project is located within the
City of Nashville. This project con-
sists of traffic signalization upgrades
including LED vehicular signals,
countdown pedestrian signals, ADA wheel-
chair ramps and crosswalk striping at
three intersections in Berrien County.
This project is located in GMD 1157.

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;

Keith Carver
District 4, Douglas Area Engineer
E-Mail: kcarver@dot.ga.gov
1838 S. Peterson Ave.
Douglas, GA 31835
Phone: (912) 388-4201

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:

Ganatha Rice-Singleton
State Program Delivery Engineer
Office of Program Delivery
Email: grice-singleton@dot.ga.gov
800 West Peachtree St. NW, 28th
Floor
Atlanta, Georgia 30308
(404) 681-1122

Any written request or communi-
cation in reference to this project or
notice SHOULD include the Project
and F. I. Numbers as noted at the top
of this notice.

Dec. 20, Jan. 2, 9, 16

IN THE PROBATE COURT OF BERRIEN COUNTY STATE OF GEORGIA

IN RE: ESTATE OF Linda
(PAPPALARDO) Black, DECEASED
PETITION BY
PERSONAL REPRESENTATIVE
FOR WAIVER OF BOND AND/OR
GRANT OF CERTAIN POWERS
NOTICE

Vanessa M. Black has petitioned
for waiver of bond and/or for the
grant of certain powers contained in
O.C.G.A. §53-12-201 in regard to the
above estate. 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 January 9, 2013. All plead-
ings/objections must be signed
before a notary public or before a
probate court clerk, and filing fees
must be tendered with your plead-
ings/objections, unless you qualify to
file as an indigent party. (Contact
probate court personnel at the
address/telephone number listed
below for the required amount of fil-
ing fees.) If any objections are filed,
the Petition may be denied or a hear-
ing will be scheduled for a later date.
If no objections are filed, the petition
may be granted without a hearing.

Probate Judge Susan Grice
Berrien County, Georgia
229-886-8213

Dec. 12, 19, 26, Jan. 2

NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA COUNTY OF BERRIEN IN RE: ESTATE OF DORIS S. STONE

All creditors of the estate of Doris
S. Stone, deceased, late of Berrien
County, You are hereby notified to
render in your demands to the under-

honors teachers



ACADEMY TEACHER
Berrien Academy teacher,
Berrien Academy Principal
Program Coordinator and
Georgia Power Company
English/Language Arts teacher
Superintendent Paula Raley,
Crystal Godfrey - Georgia

olds Banquet



due and payable.
The failure of any high bidder to pay the purchase price and close the sale shall, at the option of the United States of America, be cause for rejection of the bid, and if the bid is rejected, the United States of America shall have the option of making the sale to the next highest bidder who is ready, willing and able to comply with the terms thereof. The proceeds of said sale will first be applied to the payment of the indebtedness to the United States of America, other charges, and the expenses of sale as provided in the above-described Deed to Secure Debt.

This the 27th day of December 2012
UNITED STATES OF AMERICA
By: /s/
Rich Cohen, Acting Director for Tom L. Carter, Director Escrow and Front-End Management Branch and Acting Director of Direct Loss Mitigation/Bankruptcy Perfection Section, United States Department of Agriculture, Rural Development
Jan 9, 16, 23, 30

gpn18
STATE OF GEORGIA
COUNTY OF BERRIEN
IN RE: ESTATE OF GERTIE M. BARBER, DECEASED

All creditors of the estate of GERTIE M. BARBER, deceased, late of Berrien County, 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 27th day of December 2012
VIRGIL THOMAS BARBER,
Esquire
of the GERTIE M. BARBER Estate
The Thomas Law Firm, P.C.
Attorneys at Law
P.O. Box 540
102 N. Hutchinson Ave.
Ada, GA 31602
(228) 885-2270
Attorneys for the Estate
of GERTIE M. BARBER
Probate Judge Susan Griner
Berrien County, Georgia
228-885-5213
Jan 2, 9, 16, 23

fact for Mary E. Hurt and Phillip L. Hurt.
This law firm is acting as a debt collector attempting to collect a debt, any information obtained will be used for that purpose.
Pondercast & Associates, P.C.
116 Parkside Center Place
South Tomasco Oaks 1000
Atlanta, GA 30340
Phone - 770-383-0393
Toll Free - 888-999-7000
www.pondercast.com
Our File No: 12-03116
Jan. 9, 16, 23, 30

gpn05
NOTICE OF LOCATION AND DESIGN APPROVAL
P. I. NUMBER 0010117, Berrien County

Notice is hereby given in compliance with Georgia Code 22-2-109 and 32-3-5 that the Georgia Department of Transportation has approved the Location and Design of this project.

The date of location approval is December 20, 2012.

This project is located within the City of Nashville. This project consists of traffic signalization upgrades including LED vehicular signals, countdown pedestrian signals, countdown pedestrian signals, ADA wheelchair ramp and crosswalk striping at three intersections in Berrien County. This project is located in GME 1197.

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.

Keith Carver
District 4, Douglas Area Engineer
E-Mail: kcarver@dot.ga.gov
1836 S. Peterson Ave.
Douglas, GA 31635
Phone: (912) 388-4307

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:

Genetha Rice-Singleton
State Program Delivery Engineer
Office of Program Delivery
Email: grice-singleton@dot.ga.gov
800 West Peachtree St. NW, 28th floor
Atlanta, Georgia 30308
(404) 631-1122

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.
Dec. 26, Jan. 2, 9, 16

Property will be sold in one lot. This is a "buyer beware" sale and the property will be "sold as is." The Sheriff makes no warranty, neither expressed or implied, as to title. Purchasers cannot return any items purchased. Purchasers must successfully bidding for a lot cannot "change their mind" and fail to pay for and pickup their purchases.
This sale will be conducted subject to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code.
This 17th day December 2012.
Anthony Heath, Sheriff, Berrien County, Georgia
Jan 9, 16, 23, 30

gpn18
IN THE PROBATE COURT
COUNTY OF BERRIEN
STATE OF GEORGIA
IN RE: ESTATE OF
IAN STANLEY BURGIN,
DECEASED
PETITION FOR LETTERS OF
ADMINISTRATION
NOTICE

To Whom It May Concern:

Michael Keith Hamby and Ernest Murphy McDonald, Jr. have petitioned to be appointed Administrators of the estate of Ian Stanley Burgin, 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. §22-2-251). 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 January 23, 2013. 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.

Probate Judge Susan Griner
201 N. Davis St. #175
Nashville, GA 31603
Berrien County, Georgia
228-885-5213
Dec. 26, Jan. 2, 9, 16

JANUARY 9, 2013 - THE BERRIEN PRESS - NASHVILLE, GEORGIA - 7

1701 or the west by a small tract surrounded by a fence owned by Tom and Sarah Hancock (not reflected on the referenced plat), in part, and by lands of Robin Sutton, in part. There is a residence dwelling located there on known and designated as Route 3, Box 1999, Nashville, Georgia.

The above described property will be sold subject to any and all outstanding real estate taxes that are due and payable.

The failure of any high bidder to pay the purchase price and close the sale shall, at the option of the United States of America, be cause for rejection of the bid and, if the bid is rejected, the United States of America shall have the option of making the sale to the next highest bidder who is ready, willing and able to comply with the terms thereof. The proceeds of said sale will first be applied to the payment of the indebtedness to the United States of America, of all charges, and the expenses of sale, as provided in the above described Deed to Secure Debt.

This the 17th day of December 2012.

UNITED STATES OF AMERICA
By /s/ Rich Cohen, Acting Director for Tom L. Carter, Director, Escrow and Foreclosure Management Branch and Acting Director of Direct Loan Origination, Bankruptcy Foreclosure Section, United States Department of Agriculture, Rural Development
Jan. 9, 16, 23, 30

gpn18
STATE OF GEORGIA
COUNTY OF BERRIEN
IN RE: ESTATE OF GERTIE M. BARBER, DECEASED

All creditors of the estate of GERTIE M. BARBER, deceased, late of Berrien County, 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 27th day of December, 2012.

VIRGIL THOMAS BARBER,
Esquire
of the GERTIE M. BARBER Estate
The Thomas Law Firm, P.C.
Attorneys at Law
P.O. Box 640
102 N. Hutchinson Ave.
Adel, GA 31620
229/866-8276
Attorneys for the Estate
of GERTIE M. BARBER
Probate Judge Susan Grims
Berrien County, Georgia
128-888-8218
Jan. 9, 16, 23

O'Fallon, MO 63388.
PH: 866-272-4749

Pursuant to O.C.G.A. Section 44-14-162.2, nothing contained in this Notice of Sale shall obligate any entity to negotiate, amend, or modify said indebtedness.

To the best of the undersigned's knowledge and belief, the party in possession is: Mary E. Hunt and Phillip L. Hunt
GIM Mortgage, Inc., an Attorney-in-fact for Mary E. Hunt and Phillip L. Hunt

This law firm is acting as a debt collector attempting to collect a debt. Any information obtained will be used for that purpose.
Pendergrass & Associates, P.C.
118 Piedmont Center Plaza
South Tower, Suite 1000
Atlanta, GA 30348
Phone - 770-392-0398
Toll Free - 888-989-7088
www.pendergrass.com
Cur File No. 12-53210-4
Jan. 9, 16, 23, 30

gpn03
NOTICE OF LOCATION AND DESIGN APPROVAL

F. I. NUMBER 0010117, Berrien County

Notice is hereby given in compliance with Georgia Code 22-2-108 and 32-3-d that the Georgia Department of Transportation has approved the Location and Design of this project.

The date of location approval is December 20, 2012.

This project is located within the City of Nashville. This project consists of traffic signalization upgrades including LED vehicular signals, countdown pedestrian signals, countdown pedestrian signals, ADA wheelchair ramps and crosswalk striping at three intersections in Berrien County. This project is located in GMD 1157.

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:

Keith Carver
District 4, Douglas Area Engineer
E-Mail: kcarver@dot.ga.gov
1836 S. Peterson Ave.
Douglas, GA 31535
Phone: (912) 885-4201

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:

Genevieve Rice-Singleton
State Program Delivery Engineer
Office of Program Delivery
Email: gries-singleton@dot.ga.gov
800 West Peachtree St. NW, 25th floor
Atlanta, Georgia 30308
(404) 831-1122

Any written request or communication in reference to this project or notice SHOULD include the Project and F. I. Numbers as noted at the top of this notice.
Dec. 26, Jan. 2, 9, 16

Said property being found in possession of Stephanie Eaton and being levied on as the property of the defendant in Fl. Fa.; Stephanie Eaton, to satisfy the Fl. Fa. In favor of 1st Franklin Financial Corporation in the Superior Court of Berrien County, Georgia, number 12-2009 reported in book 15 page 855 in the Office of the Clerk of Superior Court of Berrien County, Georgia, notice of levy and sale having been given to the defendant in Fl. Fa.

Property will be sold by one lot. This is a "buyer beware" sale and the property will be "sold as is." The Sheriff makes no warranty, neither expressed or implied, as to the Purchaser's control remaining items purchased. Purchasers shall take carefully bidding for a lot, cannot change their mind and take it out for and piping their purchases.

This sale will be conducted subject to confirmation that the estate is not prohibited under the U.S. Bankruptcy Code.

This 17th day December 2012.
Anthony Heath, Sheriff, Berrien County, Georgia
Jan. 9, 16, 23, 30

gen18
IN THE PROBATE COURT
COUNTY OF BERRIEN
STATE OF GEORGIA
IN RE: ESTATE OF
IAN STANLEY BURGIN
DECEASED
PETITION FOR LETTERS OF
ADMINISTRATION
NOTICE

to Whom it May Concern:

Michael Keith Hamby and Ernest Murphy McDonald, Jr. have petitioned to be appointed Administrators of the estate of Ian Stanley Burgin, 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. 53-12-201.) 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 January 23, 2013.

All pleadings/objections must be filed 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. 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.

Probate Judge Susan Grims
201 N. Davis St. #176
Nashville, GA 31639
Berrien County, Georgia
229-896-8218
Dec. 26, Jan. 2, 9, 16

JANUARY 16, 2013 - THE BERRIEN PRESS - NASHVILLE, GEORGIA - 7