

Putnam County Board of Tax Assessors - Minutes - December 4, 2012

Present: Eugene Smith, Donald Cottrell, Shelby Storey, John Chaklos,
Marie Little and Charles Anglin

Absent: None

The Putnam County Board of Tax Assessors held their meeting on Tuesday December 4, 2012 in the Tax Assessors office. Chairman Smith called the meeting to order at 2:00 p.m. The minutes of August 14, 2012 were read by the board. A motion to approve the minutes was made by Storey, seconded by Cottrell and passed unanimously by the board.

The board approved the 2013 mobile home NADA schedules for the 2013 pre-bill mobile home values.

The board approved the 2013 ABOS valuation schedules on marine equipment for 2013.

The board received a letter of appeal from Addy Chan (057B-128) on 10/29/12. The board was unable to hear the appeal since it was postmarked past the deadline to be a valid appeal.

The board reviewed a letter dated 8/27/12 from Ted Yarbrough (E006-261) requesting a refund for taxes paid in prior years. The board denied his request.

The board reviewed Hazel Hayes letter of 8/22/12 (126B-071) requesting a refund for 2011, based on removal of homestead exemption. Request was denied by the board.

The board read Ralph Carson's letter of 10/19/12 requesting to re-instate his 60 acres in Conservation Use for 2012. Mr. Carson met with the board to explain his situation. The board denied it for 2012 but informed him he can re-apply for 2013 on map 092-012.

Lloyd Hotle presented a letter to the board from Sandra Carnet (107-029). She requested an opinion from the board regarding an approximately 10 acre swap between her and Mr. Felker (107-030). The board stated they could not approve due to the fact that land swapping is not addressed or defined in the conservation use code.

PCBTA Minutes - December 4, 2012

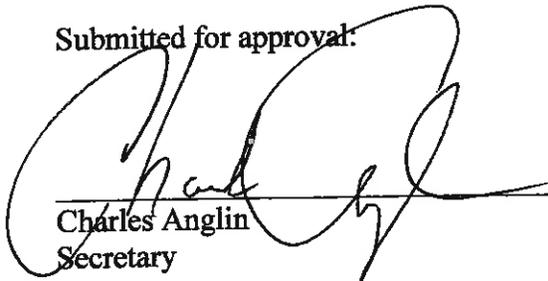
The board read a letter from Beverly Bean dated Oct. 22, 2012. Ms. Bean requested Homestead on E005-208. Homestead was denied by the board.

The board read a letter dated Oct. 29, 2012 from Jane F. Mizell (103X-001-902). She requested Homestead exemption for 2011 and 2012. Homestead was denied by the board.

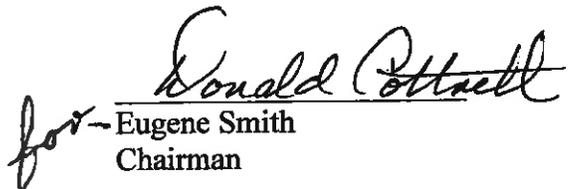
The board did not schedule another meeting at this time.

With no further business before the board, the meeting was adjourned at 3:10 p.m.

Submitted for approval:


Charles Anglin
Secretary

Approved:


for - Eugene Smith
Chairman

Date Approved: January 22, 2013



PUTNAM COUNTY TAX ASSESSORS
 100 SOUTH JEFFERSON AVE
 COURTHOUSE, SUITE 109
 EATONTON, GEORGIA. 31024

Phone: (706) 485-6376
 Fax: (706) 485-3151
www.qpublic.net/ga/putnam

It is time once again to download 2013 NADA Manufactured Housing valuation schedules and to run re-appraise on all Pre-Billed Manufactured Homes. This board approves the download of the 2013 NADA schedules and the re-appraisal of all Pre-Billed Manufactured Housing for the 2013 tax year.

Chief Appraiser: _____

Putnam County Board Members:

Date of Approval: 12-4-12

Signature: _____

Signature: _____

Signature: _____

Signature: _____

Signature: _____



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It is time once again to download the 2013 ABOS valuation schedules and run re-appraise on all marine equipment. This board approves the download of the 2013 ABOS schedules and the re-appraisal of all marine equipment for the 2013 tax year.

Chief Appraiser: *Charles*

Putnam County Board Members: Date of Approval: 12-4-12

Signature: *[Signature]*

Signature: *Maria Little*

Signature: *Mark Fore*

Signature: *[Signature]*

Signature: *Donald Cottrell*

PUTNAM COUNTY BOARD OF TAX ASSESSORS
PUTNAM COUNTY COURTHOUSE
100 S JEFFERSON AVE STE 109
EATONTON, GEORGIA 31024
TENTATIVE AGENDA
December 4, 2012

- 1) Meeting called to order @ 2:00 pm
- 2) Review/Approval of minutes from August 14, 2012 meeting.
- 3) Approval of 2013 ABOS valuation schedules & re-appraisal on marine equipment.
- 4) Approval of 2013 NADA manufactured housing valuation & re-appraisal on pre-billed manufactured homes.

Old Business:

- 1) Hazel Hayes 126B-071
- 2) Carole Thomas 118-006 - *cancelled*
- 3) Beverly Bean E005208
- 4) Jane Mizell 103X-001-902
- 5) Ted Yarbrough E006-261

New Business:

- 1) Ralph Carson 092-012
- 2) Sandra Carnet 107-029
- 3) Addy Chan 057B-128

- 10) Adjournment

*****MEETING NOTICE*****

THE PUTNAM COUNTY BOARD OF TAX
ASSESSORS WILL HAVE A REGULAR BUSINESS
MEETING ON: Tuesday THE 4th OF
December, 2012 AT 2:00 p.m.

THE MEETING WILL BE HELD IN THE TAX
ASSESSORS OFFICE - SUITE 109 OF THE
COUNTY COURT HOUSE BUILDING.

Posted on bulletin
board in courthouse

af

PUTNAM DEBTORS Ruby Evelyn
ors of the Evelyn Blair, of Putnam are hereby der in their undersigned aw, and all ed to said red to make ent. h day of
ille, Executor nefield Circle n, GA 31216 E. Leggett, Jr. eville Avenue n, GA 31204 78) 471-9900 08,15,22,29p

F SALE OWER V FIRM IS A DEBT TEMPTING DEBT. ANY OBTAINED FOR THAT
the power of that certain Debt and int from MCV THE BRAND PANY dated d recorded in at Page 524, f the Clerk of t, Putnam as modified 'odification of a Debt and Agreement, and Master greement to edness and ted January recorded in at Page 109, f the Clerk of t, Putnam as modified 'odification of a Debt and ment and ity Loan dd Property 2006 and Book 545 at Records of perior Court, Georgia, as hat certain Deed to, nd Security later Facility t to Extend ted July 27, led in Deed e 273, in the a Clerk of t, Putnam as modified 'odification of a Debt and nent dated 2007 and

INCORPORATED HEREIN AND MADE A PART HEREOF. WITHOUT LIMITING THE GENERALITY OF THE RIGHTS, TITLE AND INTEREST HEREINABOVE DESCRIBED, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, COMMON AREAS AND FACILITIES OF THE ARBORS CONDOMINIUMS AT CUSCOWILLA, A CONDOMINIUM AS THE SAME ARE DEFINED IN SAID DECLARATION.
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, special assessments; all outstanding bills for public utilities which constitute liens upon said property; any rights of redemption, if applicable, by the United States of America, pursuant to 26 U.S.C.

having been given to secure a Note of even date in the original principal amount of Two Hundred Twenty-Five Thousand Six Hundred and 00/100 dollars (\$225,600.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-22, secured creditor, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Putnam County, Georgia, within the legal hours of sale on the first Tuesday in December, 2012, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND LYING AD BEING IN LAND LOTS 6, 7, 14, & 15 OF THE 3RD LAND DISTRICT, 314TH G.M. DISTRICT OF PUTNAM COUNTY, GEORGIA, BEING MORE ACCURATELY DESCRIBED AS LOT(S) 13 & 13A CONSISTING OF 5.83 ACRES, MORE OR LESS, IN SHOALS LANDING SUBDIVISION ACCORDING TO A PLAT OF SURVEY DATED JUNE 25, 1997 AND RECORDED IN PLAT BOOK 24, PAGES 65-67, PUTNAM COUNTY RECORDS; SAID PLAT IS BEING INCORPORATED HEREIN BY REFERENCE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY. TAX ID #: 053D004

BY FEE SIMPLE DEED FROM THE PEOPLES' BANK AS SET FORTH IN DEED BOOK 317, PAGE 702 AND RECORDED ON 9/14/2000, PUTNAM COUNTY RECORDS.

Said legal description being controlling, however the property is more commonly known as 120 SHOALS PT., EATONTON, GA 31024.

The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed and Note, including but not limited to the nonpayment of the indebtedness as and when due. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses

TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-22
as Attorney in Fact for ABYAH YAHYISRAEL AND OBADYAH YAHYISRAEL THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney Contact: Rubin Lublin, LLC, 3740 Davinci Court, Suite 150, Peachtree Corners, GA 30092 Telephone Number: (877) 813-0992 Case No. BAC-09-34208-0005 www.rublinlublin.com/property-listings.php 11-08,15,22,29c

gpn11 STATE OF GEORGIA COUNTY OF PUTNAM NOTICE OF SALE UNDER POWER

Because of a default in the payment of the indebtedness secured by a Security Deed executed by James D. McCorkle, Jr. and Charlotte E. McCorkle to Mortgage Electronic Registration Systems, Inc., as nominee for Brand Mortgage Group, LLC., and its successor ans assigns, dated December 4, 2009, and recorded in Deed Book 687, Page 733, Putnam County Records, said Security Deed having been last sold, assigned, transferred and conveyed to Wells Fargo Bank, NA by Assignment, securing a Note in the original principal amount of \$204,771.00, 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, December 4, 2012, 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 the 311-312th GMD, Putnam County, Georgia, containing 0.83 acre, more or less, designated as Lot 31 on plat prepared for Owens-Illinois

James D. McCorkle, Jr. and Charlotte E. McCorkle File no. 12-036317 SHAPIRO & SWERTFEGER, LLP Attorneys and Counselors at Law 2872 Woodcock Blvd., Suite 100 Atlanta, GA 30341-3941 (770) 220-2535/KLM www.swertfeger.net *THE LAW FIRM IS ACTING AS A DEBT COLLECTOR. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. [FC-NOS] 11-08,18,22,29c

gpn11 NOTICE OF SALE UNDER POWER IN DEED TO SECURE DEBT STATE OF GEORGIA COUNTY OF PUTNAM

BY VIRTUE OF THE POWER OF SALE contained in the Deed to Secure Debt given by Janice R. Brown to McIntosh State Bank, dated December 28, 2009, and recorded December 30, 2009 in Deed Book 689, Page 138, Putnam County Georgia records, said Deed to Secure Debt being given to secure a loan note dated December 28, 2009, in the original principal amount of \$114,930.73, transferred and assigned to Hamilton State Bank, a Georgia banking corporation and assignee of the Federal Deposit Insurance Corporation (FDIC) as Receiver for McIntosh State Bank (former Bank) pursuant to that certain Purchase Assumption Agreement dated June 17, 2011, there will be sold at public outcry for cash to the highest bidder before the Courthouse door of Putnam County, Georgia, between the legal hours of sale on the first Tuesday in December, 2012, by Hamilton State Bank, as attorney-in-fact for Janice R. Brown, the following described property:

All that certain lot, piece or parcel of land situate, lying and being in the 308th G.M.D. of Putnam County, Georgia, being LOT 18 of PHOENIX CROSSING, PHASE I and being more particularly and accurately described on a plat of survey prepared by John Brewer & Associates dated August 13, 2007, and recorded in Plat Cabinet G,

INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Under and by virtue of the Power of Sale contained in a Security Deed given by Grady Jones to Mortgage Electronic Registration Systems, Inc., dated May 19, 2010, recorded in Deed Book 699, Page 466, Putnam County, Georgia Records, as last transferred to Sun West Mortgage Company, Inc. by assignment recorded in Deed Book 761, Page 358, Putnam County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of SIXTY THOUSAND EIGHT HUNDRED SEVENTY-SEVEN AND 0/100 DOLLARS (\$60,877.00), 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 Putnam County, Georgia within the legal hours of sale on the first Tuesday in December, 2012, the following described property: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A" All that tract or parcel of land lying and being in the 2nd Land District, 307th G.M.D., Putnam County, Georgia, being Lot 6, containing 1.06 acres, more or less, Block B, Section 1, Oconee Springs Landing, as per plat of survey prepared by Lawrence A. Corry, Registered Land Surveyor, dated May 28, 1998, and recorded in Plat Book 24, page 189, Putnam County, Georgia records, which plat is incorporated herein by reference and made a part hereof. This is the same property conveyed to Harold D. Tamburich and Lucille Tamburich by Joint Tenancy with Survivorship Warranty Deed of Briggs Financial Services, Inc. dated September 28, 2006, recorded in Deed Book 573, Page 380, Putnam County Superior Court Clerk's records. MR/ria 12/4/12 Our file no. 5683112 - FT17

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

SUBSCRIBE TODAY TO The Messenger

NOTICE The Putnam County Board of Tax Assessors will have a Regular Business Meeting on Tuesday December 4, 2012 at 2:00 p.m. in the Tax Assessors Office - Suite 109 - County Court House Building. 11-29c

11-29-2012 Van in Eat. Messenger

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