Putnam County Board of Tax Assessors – Minutes – July 29, 2014

PRESENT: Eugene Smith, Donald Cottrell, Shelby Storey, John Chaklos and Charles Anglin
ABSENT: None

The Putnam County Board of Tax Assessors held their meeting on Tuesday July 29, 2014 in the Tax Assessors office. Chairman Smith called the meeting to order at 2:00 p.m. The minutes of May 22, 2014 were read by the board. A motion to approve the minutes was made by Storey, seconded by Cottrell and passed unanimously by the remaining board members.

The Board went over appeals and sent the following **to the Board of Equalization:**

034 035	053D034	062 062	102A003	119A028	E007166
053 014	055A006	083 001 008	102A047	120A013	103Y-001-111 & 112
053B007	056C098	083 001 009	102C087	120A165	103Y-001-114 thru 117
053B008	057B181	083 001 030	103B124	120C067	103Y-001-122 thru 125
053C208	062 061	087B191	104C125	E005276	103Y-001-127 & 128

103Y-001-131 thru 135	103Y-001-137 & 138	103Y-002-211
103Y-002-213 thru 215	103Y-002-221 thru 223	103Y-002-226 thru 228
103Y-002-231 thru 233	103Y-002-235	103Y-002-237
103Y-003-312	103Y-003-314 & 315	103Y-003-318
103Y-003-322	103Y-003-324 & 325	103Y-003-327
103Y-003-332	103Y-003-335	103Y-003-337
103Y-004-411	103Y-004-416	103Y-004-418
103Y-004-422 thru 425	103Y-004-427 thru 428	103Y-004-431
103Y-004-434	103Y-004-436 thru 438	103Y-005-511 & 512
103Y-005-514 thru 518	103Y-005-521 & 522	103Y-005-524 thru 527
103Y-005-531 & 532	103Y-005-534 &535	103Y-005-537 & 538
103Y-006-612 thru 616	103Y-006-623	103Y-006-625
103Y-006-628	103Y-006-632	103Y-006-635

The Board **adjusted** the following appeals:

042 009	050A037	052B013	052B025	053B081	053C040	053C077
053D081	053D082	056B144	056B169	056B210	056C050	056C068
056C085	056C087	056C114	056C130	056C155	056C156	057B031
057C016	057C112	057C203	057C278	058A089	061 035	061 037
062 027	062 039	062A044	062A082	065A029	065A030	065A033
065A035	065A036	075 048	076 013001	076 013001 IN	083A137	084A094

084A096	086C039	086C063	086C089	087B190	087C091	088B005
088B150	088B215001	095A031	096B001	096B037	099A035	102A037
102A055	102A060	102A063	102A069	102C071	103A062	103B058
103C033	103C110	103C138	103C141	103C142	103X001601	103Z071
103Z073	104B124	104B136	104C002	104C004	104C078	104C087
104C090	104C116	109B035	109B050	109B061	110C040	110C041
111A006	111D027	111D029	112A019	112A033	112A077	112A078
114A061	115A077	115A100	115B036	115B066	115C086	115C101
115D023	115D072	115D072002	119A062	120A019	120A073	120A085
120A112	120A123	120A140	120A158	120C047	120C065	120C071
120C121	126002010	126002011	126002012	126002013	126002014	126002015
126002016	126002017	126002018	126002019	126002021	126002022	126002023
126002024	126002025	126002028	E001092	E001193	E002136	E003175
E005263	E005328	E005387	E005424001	E006039	E006147	E006156
E006163001	E006168	E006171	E006177	E006283	E006553	E006555
E007046	E007138	E007139	E007159			

The Board determined the 48 appeals received from Palmetto Moon were invalid due to receiving them past the deadline of July 21, 2014.

Parcel 070A-033 was considered an invalid appeal by the board due to being submitted on the wrong form. The form was a tax return, not an appeal form or letter of appeal.

The board deemed the appeal for 120A-219 as an invalid appeal due to lack of an authorization letter being submitted with the appeal as required.

The Board will meet again Thursday, July 31, 2014 at 2:00 p.m. Meeting was adjourned 4:00 p.m.

Submitted for approval:

Charles Anglin, Secretary

Eugene Smith, Chairman

Date Approved: 7-31-14

PUTNAM COUNTY BOARD OF TAX ASSESSORS
PUTNAM COUNTY COURTHOUSE
100 S JEFFERSON AVE STE 109
EATONTON, GEORGIA 31024

TENTATIVE AGENDA

JULY 29, 2014

1) Meeting call to order at 2:00 pm

2) Review and Approve Minutes of May 22, 2014 meeting

3) Old Business: (none)

4) New Business:

   a. Homestead appeals
   b. Real Property Appeals
   c. Personal Property Appeals

5) Plus any additional business to come before the board not known at time of preparing the agenda

6) Adjournment

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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. Nationstar Mortgage LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: n3, 350 Highland Drive, Lewisville, TX 75067, 888-850-9398x3705.

To the best knowledge and belief of the undersigned, the party in possession of the property is **Clara Ruth Vann** or a tenant or tenants and said property is more commonly known as **441 Long Shoals Road, Eatonton, Georgia 31024.**

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.

Nationstar Mortgage LLC
as Attorney in Fact for
Clara Ruth Vann
McCalla Raymer, LLC
1544 Old Alabama Road
Roswell, Georgia 30076
www.foreclosurehotline.net
MR/ms8 8/5/14
Our file no. 5219314-FT2
07-10,17,24,31c

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gpn11

NOTICE OF SALE UNDER POWER

GEORGIA, PUTNAM COUNTY.

By virtue of power of sale contained in Deed to Secure Debt from **Thomas James Schlesser and Patricia Mason** to **The** to any outstanding ad valorem taxes and/or assessments, and matters of record, if any, having priority over the Security Deed.

To the best of the knowledge and belief of The Peoples Bank, the persons in possession of the above described property are **Thomas James Schlesser or Patricia Mason** or persons claiming under them.

Said property will be sold and deed executed by the undersigned to the purchaser and the proceeds of sale applied by the undersigned, all as provided in said power of sale and the Security Deed containing said power.

The following information is being provided in accordance with OCGA § 44-14-162.2. The Peoples Bank is the secured creditor under the Security Deed and loan being foreclosed. The following entity shall have full authority to negotiate, amend, and modify all terms of the above-described Security Deed and associated note on behalf of the secured creditor: The Peoples Bank, 209 S. Jefferson Ave., Eatonton, GA 31024; Telephone No.: (706) 485-8542. OCGA § 44-14-162.2 states in pertinent part that, "nothing in this subsection shall be construed to require a secured creditor to negotiate, amend, or modify the terms of a mortgage instrument."

The Peoples Bank,
as Attorney in Fact for
Thomas James Schlesser and Patricia Mason
THOMAS J. JEFFORDS
BLASINGAME, BURCH, GARRARD & ASHLEY, PC
1040 Founders Row, Suite B
Greensboro, GA 30642
Sale Date: August 5, 2014
07-10,17,24,31c

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NOTICE OF SALE UNDER POWER.

EASEMENTS, RIGHTS-OF-WAY, SURVEYS, PROTECTIVE COVENANTS, GOVERNMENTAL REGULATIONS, LIMITATIONS AND RESTRICTIONS AFFECTING SAID PROPERTY OF RECORD, SAID RECORDS.

THERE IS LOCATED ON THE PROPERTY HEREINABOVE DESCRIBED AND CONVEYED A MANUFACTURED HOME MORE PARTICULARLY DESCRIBED AS A 1996 HORTON HOMES 27X66 MODEL SUMMIT BEARING SERIAL NUMBER H114744GLR AND BY AGREEMENT OF THE PARTIES HERETO, IS AFFIXED TO THE ABOVE DESCRIBED LAND IN SUCH A MANNER AS TO CONSTITUTE A FIXTURE PURSUANT TO O.C.G.A. 44-1-6 (A), AS AMENDED, AND HAS AS OF THE DATE HEREOF BECOME A PART OF THE REAL PROPERTY HEREIN DESCRIBED. ACCORDINGLY, SAID HOME IS TO BE TREATED AND TAXED AS AN IMPROVEMENT TO REAL PROPERTY FOR AD VALOREM TAX PURPOSES AND THE OWNER THEREOF AGREES TO APPLY FOR HOMESTEAD EXEMPTION OR TAKE OTHER APPLICABLE STEPS TO ENSURE TAXATION OF SAID HOME AS REAL PROPERTY AT THE EARLIEST POSSIBLE DATE UNDER THE LAWS OF THE STATE OF GEORGIA. IT BEING THE UNCONDITIONAL AND ABSOLUTE INTENTION THAT THE MANUFACTURED HOUSING AS LAST DESCRIBED SHALL REMAIN PERMANENTLY ATTACHED IN ITS PLACE ON THE REALTY AS HEREINABOVE DESCRIBED.

NOTE: THE ABOVE REFERENCED

tenant/tenants.

Said property will be sold subject to (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) any matters which might be disclosed by an accurate survey and inspection of the property, and (c) all matters of record superior to the Deed to Secure Debt first set out above, including, but not limited to, assessments, liens, encumbrances, zoning ordinances, easements, restrictions, covenants, etc.

The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the security deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and nonjudicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided in the preceding paragraph.

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME FINANCE LLC
as Attorney in Fact for
JESSICA L ALLEN AND MICHAEL A ALLEN JR.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO

Said property is known as **103 Marghetta Drive a/k/a 103 Margharetta Drive, Eatonton, GA 31024,** together with all fixtures and personal property attached to and constituting a part of said property, if any.

Said property will be sold as the property of **Herbert Kenneth Smith and Mary Katherine Smith,** the property, to the best information, knowledge and belief of the undersigned, being presently in the possession of **Herbert Kenneth Smith and Mary Katherine Smith** or a tenant or tenants. Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet 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.

Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may

UNDER POWER
IN SECURITY DEED
GEORGIA, PUTNAM COUNTY.

There will be sold before the Courthouse door in Eatonton, Putnam County, Georgia, on the first Tuesday in August, 2014, the same being August 5, 2014, between the legal hours of sale, to the highest bidder for cash, the following described property, to-wit:

All that tract or parcel of land lying and being in the Land Lot 281, 2nd Land District, 313 GMD, Putnam County, Georgia, described as Lot 150 of Buckthorn Subdivision, Phase 7, containing 7.44 acres, more or less, more particularly described by that certain plat of survey entitled "Final Subdivision Survey For: Weyerhaeuser Real Estate Devel. Comp." prepared by Phillip H. Olivers, GRLS No. 2658, dated September 29, 2006, recorded in Plat Book 30, Pages 227-231, Putnam County Land Records. Said plat of survey and record thereof are by reference made a part hereof for a more accurate description of said property.

This is the same property conveyed by limited warranty deed from

with the provisions contained in said deed to secure debt and the laws of the State of Georgia, in such cases made and provided.

The property will be sold as the property of Kendra R. Baughcum subject to all prior reservations, restrictive covenants, easements, rights-of-way or encumbrances; matters which would be disclosed by an accurate survey of the property or by any inspection of the property; all outstanding taxes, assessments, unpaid bills, charges, and expenses that are a lien against the property whether due and

Legals Continued on Page 7D

SEX OFFENDER NOTICE OF CONVICTION AND RELEASE FROM CONFINEMENT

Christopher Allen Dwyer
221 Winding River Rd.
Eatonton, GA 31024

Arrested: April 15, 2009
Putnam County
Convicted: April 12, 2011
Putnam County
Superior Court
Child Molestation
Enticing a Child for Indecent Purposes
www.gbi.georgia.gov

NOTICE OF 2nd DUI CONVICTION:

Joann Dennise Moore
118 Blue Ranch Road
Eatonton, GA 31024
County of Residence:
Putnam
Arrest Time and Date:
11/27/2013 at 15:41 pm
Place of Arrest:
SR 44 MM 12
Date of Conviction:
07/09/2014
Disposition: Fine $971 which includes all state fees, sentence 12 months, 3 days to serve in county jail and remainder on probation; 240 hours of community service; submit to a clinical evaluation for substance abust; and attend and complet a Alcoho or Drug Use Risk Reduction Program within 120 days.
Jones County
Probate Court.
07-24p

NOTICE

The Putnam County Board of Tax Assessors will have regular business meetings on
July 29, 2014 & July 31, 2014
August 5, 2014 & August 7, 2014
at 2:00 p.m. in the Tax Assessors office
Suite 109 - County Court House building.
07-24,31;08-07c

Ran in Newspaper 7-24-14

MEETING NOTICE

THE PUTNAM COUNTY BOARD OF TAX ASSESSORS WILL HAVE A REGULAR BUSINESS MEETING ON: Tuesday THE 29th OF July, 2014 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 courthouse bulletin board