Putnam County Board of Tax Assessors – Minutes – July 31, 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 Thursday July 31, 2014 in the Tax Assessors office. Chairman Smith called the meeting to order at 2:00 p.m. The minutes of July 29, 2014 were read by the board. A motion to approve the minutes was made by Cottrell, seconded by Chaklos and passed unanimously by the remaining board members.

The Board **approved homestead** exemption on parcels: 123A-008 and 102A-004.

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

088B097 (H.S.)	054 011	052A046	057B142	057C308
062 035	062 035	093 020	093 060	097 019
097 020	101B012	103A204	103A207	103C109
103C135	103D105	104Z110	107 002	109B144
110B114	111D028	112A017	112A079	119 006
120C007	120C040	123C018	E005220	072 002 (C.U.)

Appeals **Adjusted** by the Board:

034 025001	049A077	052B002	052B010	052B014
052B021	053B025	054 013 & 015	056 003001	056B084 & 085
056C028	056C057	057A040	057A091	057C070
058A032	062 034	062A054	068 013003	083A170
084A138	084B031	084D023	086A071	086C035
086C095	087B072	087C010001	088 013	088A063
094 017001	098A132	099A089	099A091	101A037
101B074	101B095	102A105	102B073	102D049
103 003	103 008 & 009	103 011;012;013	103 013001	103A050 & 051
103A053	103A061	103D122	103D154	103D170
104A036	104B101	104B104 & 105	104B125	104B138
104C021	104C031	104C083	105 040	109B037
109B097	119A102	120A007	120B021	120C097
122A062	123A105 & 106	126A071	126C015	E005114
E005117	E005124	E006215	E006563	

PCBTA Minutes – July 31, 2014

The following appeals were invalid due to being received and/or postmarked past the deadline, therefore the board was unable to hear them:

Personal Property (acct . # 62125)
E006508
052B007
103C017

The Board will meet again Tuesday August 5, 2014 at 2:00 p.m. to go over appeals.

Chairman Smith adjourned the meeting 3:15 p.m.

Submitted for approval:

Charles Anglin
Secretary

Eugene Smith
Chairman

Date Approved: Aug 5 14

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

TENTATIVE AGENDA

JULY 31, 2014

1) Meeting call to order at 2:00 pm

2) Review and Approve Minutes of July 29, 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

MEETING NOTICE

THE PUTNAM COUNTY BOARD OF TAX ASSESSORS WILL HAVE A REGULAR BUSINESS MEETING ON: thursday THE 31st 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

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 Peoples Bank**, dated July 14, 2006, recorded in Deed Book 556, page 283, in the Office of the Clerk of Superior Court of Putnam County, Georgia (hereinafter referred [illegible] 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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gpn11

NOTICE OF SALE UNDER POWER.
STATE OF GEORGIA, COUNTY OF PUTNAM.

Under and by virtue of the Power of Sale contained in a Deed to Secure Debt given by **JESSICA L ALLEN AND MICHAEL A ALLEN JR** to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE FOR PALLADIUM MORTGAGE CORPORATION , dated 05/16/2008, and Recorded on 05/22/2008 as Book No. 639 and Page No. 684-694, PUTNAM County, Georgia records, as last assigned to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO CHASE HOME [illegible] 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 MANUFACTURED HOME WILL BE CONVERTED TO AND TAXED AS REAL PROPERTY BY FILING FORM T-234 WITH THE ABOVE REFERENCED COUNTY'S CLERK OF SUPERIOR COURT WITH THE ORIGINAL CERTIFICATE OF TITLE OR MANUFACTURED STATEMENT OF ORIGIN, AS THE CASE MAY BE, FORWARDED TO THE GEORGIA DEPARTMENT OF MOTOR VEHICLES FOR RETIREMENT.

The debt secured by said Deed to Secure Debt 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 Deed to Secure Debt. Because the debt remains in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Deed to Secure Debt and by law, including attorney's fees (notice of intent to collect attorney's fees having been given).

MICHAEL A ALLEN JR.
THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
00000004480752
BARRETT DAFFIN FRAPPIER LEVINE & BLOCK, LLP
15000 Surveyor Boulevard
Addison, Texas 75001
Telephone: (972) 341-5398
07-10,17,24,31c

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gpn11

STATE OF GEORGIA
COUNTY OF PUTNAM
NOTICE OF SALE UNDER POWER

Under and by virtue of the Power of Sale contained in a Security Deed given by **Herbert Kenneth Smith and Mary Katherine Smith** to Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp., dated June 25, 2007, recorded on July 2, 2007 in Deed Book 605, Page 73, Putnam County, Georgia Records, said Security Deed having been last sold, assigned, transferred and conveyed to Federal National Mortgage Association, a corporation organized and existing under the laws of the United States of America, the secured creditor, by Assignment conveying the after-described property to secure a Note in the original principal amount of Three Hundred Nineteen Thousand Three Hundred and 00/100 DOLLARS ($319,300.00), with interest thereon as set forth therein, 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 **August 5, 2014** 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 368th GMD, Putnam County, [illegible] the Note secured by said Deed. The balance, if any, will be distributed as provided by law.

Pursuant to O.C.G.A. 44-14-162.2, the name, address and telephone number of the individual or entity who shall have the full authority to negotiate, amend, or modify all terms of the above-described mortgage on behalf of the secured creditor, Federal National Mortgage Association, a corporation organized and existing under the laws of the United States of America, is as follows: Seterus, P. O. Box 4121, Beaverton, OR 97076, 966-570-5277. The foregoing notwithstanding, nothing in O.C.G.A. 44-14-162.2 shall require the secured creditor to negotiate, amend or modify the terms of the mortgage instrument.

Federal National Mortgage Association, a corporation organized and existing under the laws of the United States of America
as Attorney in Fact for
Herbert Kenneth Smith and Mary Katherine Smith
Morris|Hardwick|Schneider, LLC
1303 Hightower Trail, Suite 315
Sandy Springs, Georgia 30350
http://foreclosure.closingsourcen et

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
07-10,17,24,31c

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gpn11

NOTICE OF SALE

Dollars.

Default having occurred in the payment of the indebtedness described in said promissory note(s) and deed to secure debt, as well as other defaults thereunder, Wilkinson County Bank has declared the entire balance of said indebtedness due and payable at once, and will, under and by virtue of, and in the exercise of the powers contained in the above-described deed to secure debt, sell the above-described real estate at that time and place set out above and on the terms stated herein above. An appropriate Deed of Conveyance will be executed by the undersigned as Attorney-in-Fact for the said Kendra R. Baughcum to Purchaser at said sale, and the proceeds from said sale will be disbursed in accordance 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 payable or not yet due and payable.

Also included are all improvements located on the above described property.

To the best of the undersigned's knowledge and belief the party in [illegible] on August 05, 2014 (being the first Tuesday of said month unless said date falls on a Federal Holiday), the following described property:

All that tract or parcel of land lying and being in 2nd Land District, 307 GMD, Putnam County, Georgia containing 1.0 acre, more or less, and being further described as Lot 223 as shown on that certain property survey prepared for Owens-Illinois Development Corporation by Walker McKnight Surveyors, Inc. dated January 1978, recorded in Putnam County, Georgia in Plat Book 8, Page 188, Putnam County Clerk of Superior Court.

This tract is subject to Protective Covenants [illegible] record superior to the Security Deed first set out above.

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 non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final

Legals Continued on Page 7D

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

PUTNAM COUNTY
BOARD OF COMMISSIONERS
117 Putnam Drive, Suite A
Eatonton, Georgia 31024
706-485-5826 (Phone) 706-923-2345 (fax
www.putnamcountyga.us

PUTNAM COUNTY SOLICITATION # 14-36001-001 Two Ambulance Remounts

The Putnam County Board of Commissioners requests sealed proposals, good for 60 business days, for **Two Ambulance Remounts.**

Prospective bidders must obtain a bid package from the office of the Putnam County Board of Commissioners.

Proposals must be submitted on the proposal form issued by Putnam County and contained in the bid package.

Proposals must be received by **Wednesday, August 13, 2014 at 9:00 a.m.** The proposals will be read at that time.

LOCAL AND MINORITY OWNED/OPERATED AND/OR WOMEN OWNED/OPERATED BUSINESSES ARE ENCOURAGED TO SUBMIT PROPOSALS.

PUTNAM COUNTY RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS, TO WAIVE ANY AND ALL TECHNICALITIES AND TO AWARD THE BID BASED ON THE LOWEST AND/OR BEST INTEREST OF PUTNAM COUNTY.

07/31/2014 & 08/07/2014

Ran in Newspaper 7-31-14
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