Putnam County Board of Tax Assessors – Minutes – August 5, 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 August 5, 2014 in the Tax Assessors office. Chairman Smith called the meeting to order at 2:00 p.m. The minutes of July 31, 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 went over appeals and **adjusted** the following parcels:

056C153	058A051	071-020	071-023	071-024	071-025	071-026
086C043	097-021 & 022	102D028	103C069	103D204	104B015001	104B087
105007001	110B198	115C056	120-001	120A086	123C043	

The Board sent the following appeals to the **Board of Equalization**:

088A070	104B015	104B036	104C027	104C027001	104C028
104C072	104C073	104C074	105-004	105-005	105-007
120-001004	120-001006				

The Board cancelled their meeting for August 7th and rescheduled to meet again on Tuesday August 19, 2014 at 2:00 p.m.

Chairman Smith adjourned the meeting 3:00 p.m.

Submitted for approval:

Charles Anglin
Secretary

Eugene Smith
Chairman

Date Approved: Aug 19, 2014

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

TENTATIVE AGENDA

AUGUST 5, 2014

1) Meeting call to order at 2:00 pm

2) Review and Approve Minutes of July 31, 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: Tuesday THE 5th OF August, 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 Court House bulletin board.

Legals.....

From Page 5D

undersigned
sentatives of said Estate
and Tonya Andrews
na Christian. by
Deed of even date
d for record in said
ffice simultaneously
and the same
onveyed unto Alvina
by Warranty Deed of
olumns Land and
o., Inc. dated July
, recorded in Deed
1, pages 540-541,
nts. Said property is
subject to and with
he following matters.
trictive Covenants
in Deed Book 335,
(b) Royal interset in
l resources
in Deed Book 260,
; (c) Water service
t recorded in Deed
1, page 771, (d)
easements, building
nes, and all other
hown on the plat of
d (e) General utility
s and road right of
ts and easements.
'2/14 Our file no.
FT11
ebt secured by said
Deed has been and
y declared due
of, among other
events of default,
to pay the
ess as and when
in the manner
in the Note and
Deed The debt
in default, this sale
de for the purpose
the same and all
of this sale, as
Security Deed and
cluding attorney's
e of intent to collect
fees having been

roperty will be sold
any outstanding ad
xes (including taxes
a lien, but not yet
payable), any
which might be
by an accurate

survey and inspection of the property, any assessments, [illegible] will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given as provided by law).

The property will be sold for cash or certified funds and subject to any and all matters of record superior to said Security Deed, outstanding ad valorem taxes, any matters which might be disclosed by an accurate survey and inspection of the property, zoning ordinances, restrictions, covenants, and easements against the property, if any, and unpaid water and sewage bills that constitute liens against the property, whether due and payable or not yet due and payable. The sale will be conducted as set forth herein subject to (1) confirmation prior to the sale that the sale is not prohibited under the U.S. Bankruptcy Code and (2) final confirmation and audit prior to the sale of the status of the loan with the holder of the Security Deed.

Grantee reserves the right to sell the property in one parcel or as an entirety, or in such parcels as Grantee may elect, as permitted in the Security Deed.

The following information is being provided in accordance with O.C.G.A. § [illegible] Deed to Secure Debt and Note.

Said property will be sold subject to the following items which may affect the title of said property; zoning ordinances, matters which would be disclosed by an accurate survey or by an inspection of the property; any outstanding taxes, including but not limited to ad valorem taxes, which constitute liens upon said property; special assessments; all outstanding bills for public utilities which constitute liens upon said property; all restrictive covenants, easements, rights-of-way and any other matters of record superior to said Deed to Secure Debt.

To the best of the knowledge and belief of the undersigned, the party in possession of the property is **Jennifer Dorsey** or tenant(s).

U.S. Bank N.A., as Trustee on behalf of Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate 2001-2 as Attorney-in-Fact for Jennifer Dorsey
Contact:
Topping & Associates, LLC
1930 N. Druid Hills Rd., Suite B
Atlanta, Georgia 30319
(404) 728-0220
Ad Run Dates: 8/7/14; 8/14/14; 8/21/14; and 8/28/14

THIS LAW FIRM IS ACTING AS A DEBT COLLECTOR ATTEMPTING [illegible] RECORDED IN DEED BOOK 4-S, PAGE 5-8 AND AS AMENDED MAY 9, 1978 IN DEED BOOK 4-U, PAGE 743-744; B)TERMS, CONDITIONS AND RESERVATIONS CONTAINED IN AGREEMENT BETWEEN GEORGIA POWER COMPANY RECORDED IN DEED BOOK 3-B, PAGES 258-261 AND DEED BOOK 3-I, PAGES 53-61. SAID INSTRUMENT, AMONG OTHER THINGS, RESERVE TO GEORGIA POWER COMPANY THE RIGHT TO FLOOD AND BACKWATER [illegible] recorded in Deed Book 773, Page 490, Putnam County Records, securing a Note in the original principal amount of $60,778.18, 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, September 2, 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 [illegible] MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR MORTGAGE INVESTORS CORPORATION dated OCTOBER 14, 2010, and recorded on NOVEMBER 16, 2010, in DEED BOOK 710, PAGE 246, of the PUTNAM County, Georgia Records; [illegible] Drive, Eatonton, Georgia 30124, and the parties in possession of the property are **Frederick Allen, Jr. and Diane C. Allen** or a tenant or tenants of said property.

PLANET HOME LENDING, LLC,
F/K/A
GREEN PLANET

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

[illegible] incidentals necessary for a complete installation. The work will be awarded in one (1) contract.

Time is of the essence for this project. The water main must be installed, tested, and placed into service prior to October 27, 2014. The anticipated Notice to Proceed date will be in mid-September 2014. Contractor will be expected to provide multiple crews to accomplish the work required within the time allowed. Liquidated damages will be accessed for delays to the project schedule.

3. Plans, Specifications and Contract Documents: Plans, Specifications and Contract Documents are on file at Carter & Sloope Inc.'s Macon office and the Putnam County Administration Building. Copies may be obtained from Carter & Sloope, Inc., 6310 Peake Road, Macon, Georgia 31210, Phone: 478-477-3923, Fax: 478-477-4691, upon payment of $300.00 per set. Payment for Plans, Specifications and Contract Documents is non-refundable.

4. Contractor License: Any Contractor submitting a bid must be licensed by the State of Georgia. See Instructions to Bidders for additional bidding requirements.

5. Bonds: Bids shall be accompanied by a bid bond or certified cashier's check in an amount not less than 5% of the base bid. All bonds shall be by a surety company licensed in Georgia with an "A" minimum rating of performance and a financial strength of at least five (5) times the contract price as listed in the most current publication of "Best's Key Rating Guide Property Liability". Performance and Payment Bonds, each in an amount equal to 100% of the contract price shall be required of the successful bidder if contract is awarded. Each Bond shall be accompanied by a "Power of Attorney" authorizing the attorney-in-fact to bind the surety and certified to include the date of the bond.

6. Funding: This project will be funded in whole or in part through the Georgia Environmental Finance Authority's Georgia Fund.

7. Reservation of Rights: Owner reserves the right to reject any or all Bids, including without limitation, the rights to reject any or all nonconforming, nonresponsive, unbalanced or conditional Bids and to reject the Bid of any Bidder if Owner believes that it would not be in the best interest of the Project to make an award to that Bidder, whether because the Bid is not responsive or the Bidder is unqualified or of doubtful financial ability or fails to meet any other pertinent standard or criteria established by the Owner.

Putnam County Board of Commissioners
Represented By: Paul Van Haute
County Manager

08-07,14c