

Putnam County Board of Tax Assessors – Minutes – August 18, 2015

Present: Eugene Smith, Donald Cottrell, John Chaklos, Dorothy Rayfield and Charles Anglin  
Absent: Shelby Storey

The Putnam County Board of Tax Assessors held their meeting on Tuesday August 18, 2015 in the Tax Assessors office. Chairman Smith called the meeting to order at 2:00 p.m. The board read the minutes of August 4, 2015. A motion to approve the minutes was made by Cottrell, seconded by Smith and passed unanimously by the board.

The Board reviewed appeals and **adjusted** the following parcels:

056C-150	102D-055	119A-144	E004-022
057D-002	103-023-004	120A-219	E006-216
064-037	103C-025	120B-001	E006-282
102A-108	119A-056	120B-003	

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

105-018-019	119A-063	120B-002	E002-144
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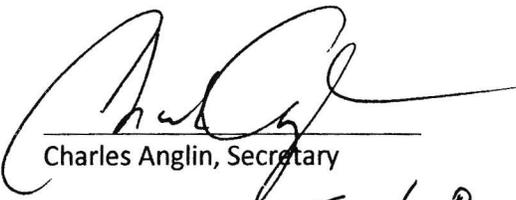
Eight **Conservation** Applications were **approved** by the Board:

007-005	018-003	066-023	095-030
095-031	106-058	106-059	119-005

The board received appeals on parcels 104Z-140 and 120C-030 which were postmarked past the 45 day deadline in which to appeal. The board was not able to hear invalid appeals.

The board scheduled their next meeting for Tuesday, September 8, 2015 at 2:00 p.m. With no further business before the board, Chairman Smith adjourned the meeting 3:00 p.m.

Submitted for approval:



Charles Anglin, Secretary

Date Approved: Sept 8- 2015

Approved:



Eugene Smith, Chairman

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

TENTATIVE AGENDA

August 18, 2015

- 1) Meeting call to order: 2:00 pm
- 2) Review and Approve Minutes of previous meeting
- 3) Old Business: (none)
- 4) New Business:
  - a. Real Property Appeals
  - b. Personal Property Appeals
  - c. Homestead Appeals
  - d. FLPA and/or CU Appeals
- 7) Plus any additional business to come before the board not known at time of preparing the agenda
- 8) Adjournment

\*\*\*MEETING NOTICE\*\*\*

THE PUTNAM COUNTY BOARD OF TAX  
ASSESSORS WILL HAVE A REGULAR BUSINESS  
MEETING ON: Tuesday THE 18<sup>th</sup> OF  
August, 2015 AT 2:00 p.m.

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

Posted to Court  
House Bulletin Board.  
P. F.

# LEGAL ADVERTISEMENTS

## LEGAL RATES

EFFECTIVE MAY 26, 1999 LEGAL RATES ARE:  
\$10.00 per 100 words multiplied by number of insertions up to 4. The following ads are flat rate:

## Legal Advertising for Putnam County, Georgia

**YOUR LEGAL ADVERTISING IS IMPORTANT TO US. YOU MAY SUBMIT YOUR LEGALS IN ANY OF THE FOLLOWING WAYS:**

**INCORPORATION**  
Notice is given that articles of incorporation that will incorporate **The Bread of Life of Georgia, Inc.** have been delivered to the Secretary of State for filing in accordance with the Georgia Business Nonprofit Corporation Code. The initial registered office of the corporation is located at 360 Anchor Pointe Dr., Eatonton, Georgia 31024 and its initial registered agent at such address is Angela Leigh Hayes.

08-06,13p

**NOTICE TO DEBTORS AND CREDITORS STATE OF GEORGIA PUTNAM COUNTY**  
All creditors of the Estate of **Robert H. Branch**, deceased, late of Eatonton, Putnam County, Georgia, 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 payments to the undersigned representatives of said Estate.

This 31st day of July, 2015.  
Ms. Lori-Ann Branch  
146 Gregory Lane, SE

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, and matters of record superior to the Security Deed first set out above. Nationstar Mortgage LLC d/b/a Champion Mortgage Company 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,

recorded in Plat Book 8, Page 84, Putnam County records; being the same property conveyed by deed from Owens-Illinois Development Corporation to Jesse A. Malpass and Jo Ann W. Malpass recorded in Deed Book 5F, Page 97, said records. Said property is commonly known as **227 Possum Point Dr. f/k/a Lot A-8 Possum Point Dr., Eatonton, GA 31024.** The indebtedness secured by said Deed to Secure Debt has been and is hereby declared due because of default under the terms of said Deed to Secure Debt 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 of the sale, including attorney's fees and all other payments provided for under the terms of the 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

**PLAT FOR CROSSROADS AT LAKE OCONEE, A CONDOMINIUM, PREPARED BY JOHN A. MCGILL, JR., RLSN 2858, DATED JANUARY 31, 2006, LAST REVISED FEBRUARY 28, 2006, AND RECORDED IN CONDOMINIUM PLAT CABINET F, BOOK 30, SLIDE 90, PAGES 141-150 AND SLIDE 91, PAGES 151-159, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF PUTNAM COUNTY, GEORGIA, TOGETHER WITH ALL RIGHTS, TITLE AND INTEREST OF THE GRANTOR IN SAID UNIT AND THE APPURTENANCES THERETO, UNDER THE DECLARATION OF CONDOMINIUM OF CROSSROADS AT LAKE OCONEE, A CONDOMINIUM, RECORDED AT DEED BOOK 561, PAGES 505-601, IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF PUTNAM COUNTY, GEORGIA WHICH CONDOMINIUM PLAT AND DECLARATION ARE BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF. WITHOUT**

**UNDER POWER, PUTNAM COUNTY, GEORGIA,**  
By virtue of a Power of Sale contained in that certain Security Deed from **Robert J. Kiser** to Branch Banking and Trust Company, dated March 6, 2006, recorded March 10, 2006, in Deed Book 540, Page 69, Putnam County, Georgia Records, and as modified, said Security Deed having been given to secure a Note of even date in the principal amount of NINETY-FIVE THOUSAND DOLLARS AND NO CENTS (\$95,000.00), with interest thereon as provided for 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 September 2015 by Branch Banking

**GEORGIA, PUTNAM COUNTY,**  
On February 2, 2012, **S H NAPIER** delivered to **MAGNOLIA STATE BANK, a Division of Bank of Eastman** a certain security deed containing power of sale in order to secure indebtedness therein recited in the principal amount of \$10,888.00, as shown by the record of same in Deed Book 742, Pages 150-157, modified on May 2, 2014, in the amount of \$158,573.87, of Public Records of Putnam County, Georgia conveying the following property, to wit: All that tract or parcel of land, situate, lying and being in Land Lot 124 of the 3rd Land District, 314th GMD of Putnam County, Georgia, the same containing 139.04 acres, more or less and being that land lying on the south side of Napier Road, with the exception of 2.01

disclosure of campaign contributions with Planning & Development Department within calendar days prior to public hearings if you contributed \$250.00 or more to an elected official in Putnam County within the last five years. \*The Putnam County Board of Commissioners will hear these agenda items on September 2015 at 6:30 P.M., in the Putnam County Administration Building, 117 Putnam Dr., Room 203. The full meeting package can be reviewed in Planning & Development office upon request. The Board of Commissioners reserves the right to continue the meeting to another time and place. The number of people in attendance at the meeting, including the Board of Commissioners, staff, and members of the public, shall not exceed the legal limits. The Board of Commissioners' hearing will be conducted pursuant to O.C.G.A. 50-14-1 Section 66-152 of the Putnam County Code. The Board meets the requirements of Zoning Procedures Laws established in O.C.G.A. 36-66. Persons with special needs relating to handicapped accessibility shall contact County Manager, Paul Van Haute, five business days in advance of the meeting at the Putnam County Administration Building, 117 Putnam Dr., Room 203, Eatonton, Georgia 31024, (706) 582-6582, between the hours of 8:00 am and 5:00 pm Monday through Friday.

**NOTICE**  
The Putnam County Board of Tax Assessors will have a regular business meeting on  
  
Tuesday, August 18, 2015  
  
at 2:00 p.m. in the Tax Assessors office  
Suite 109 - County Court House building.

08-13c

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\$200,000	\$954.00	\$1,013.00	\$1,074.00	\$1,136.00	\$1,200.00	\$1,264.00	\$1,332.00
\$1,265.00	\$1,201.00	\$1,140.00	\$1,079.00	\$1,019.00	\$959.00	\$900.00	\$841.00