

Towns County Herald

Tax Delinquents Notice for August 7, 2024

DELINQUENT PROPERTY TAX SALE

Under and by virtue of certain tax Fi. Fa.'s issued by the Tax Commissioner of Towns County, Georgia, in favor of the State of Georgia and County of Towns, against the following named persons and the property as described next to their respective name(s). They will be sold for cash or certified funds at public outcry, before the Courthouse door in Hiawassee, Towns County, Georgia, between the legal hours of sale, on the first Tuesday in September, 2024, the same being September 3rd, 2024, and continuing on September 4th, 2024, if necessary between the legal hours of sale, 10: 00 AM and 4: 00 PM. The below listed and described properties, or as much thereof as will satisfy the State and County tax execution on the respective individual and property. The property (ies) hereinafter described have been levied on as the property of the persons whose names immediately precede the property description. Each of the respective parcels of property are located in Towns County, State of Georgia. The years for which said Fi. Fa.'s are issued and levied are stated opposite the name of the owner in each case. Each defendant and tenant in possession, if applicable, has been notified of levy time and place of sale. Purchaser shall pay for title, all transfer costs, all taxes, advertising costs and recording fees.

Map & Parcel: 0010A010
Defendant in Fi-Fa: Currie, Richard B.
Current Record Holder: Currie, Richard B.
Amount Due: \$943.12
Tax Years Due: 2023, 2022, 2021, 2020, 2019
Deed Book: 486/844

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lots 113 & 114, 17th District, 1st Section, being 1.00 acre, more or less. Being Tract 12, of Gum Log Heights Subdivision. As shown in Plat Book 2, Page 270. Or as further described in Deed Book 486, Page 844. Being known as Tax Map & Parcel 0010A010, Towns County, Georgia.

Map & Parcel: 00310055
Defendant in Fi-Fa: Rogers, Nesba Hendrix Est
Current Record Holder: Heirs Known & Unknown of Rogers, Hendrix a/k/a Nesba Hendrix Rogers, Deceased

Amount Due: \$1,530.31
Tax Years Due: 2023, 2022, 2021, 2020, 2019
Deed Book: N/408
Legal Description: All that tract of land being in the: State of Georgia, County of Towns, 18th District, 1st Section, being 3.00 acres, more or less. Or as further described in Deed Book N, Page 408. Being known as Tax Map & Parcel 00310055, Towns County, Georgia.

Map & Parcel: 00310066
Defendant in Fi-Fa: Rogers, Nesba
Current Record Holder: Heirs Known & Unknown of Rogers, Nesba a/k/a Nesba Hendrix Rogers, Deceased

Amount Due: \$1,567.68
Tax Years Due: 2023, 2022, 2021, 2020, 2019
Deed Book: G1/1
Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 116, being 3.00 acres, more or less. Or as further described in Deed Book G1, Page 1. Being known as Tax Map & Parcel 00310066, Towns County, Georgia.

Map & Parcel: 0034B037A
Defendant in Fi-Fa: Conner, John H. & Velma Wright
Current Record Holder: Heirs Known & Unknown of Conner, Velma Wright, Deceased
Amount Due: \$761.85
Tax Years Due: 2023, 2022, 2021, 2020, 2019, 2018

Deed Book: 187/603
Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 258, 18th District, 1st Section, being 1.05 acres, more or less. As shown in Plat Book 25, Page 93. Or as further described in Deed Book 187, Page 603. Being known as Tax Map & Parcel 0034B037A, Towns County, Georgia.

Map & Parcel: 0034B038
Defendant in Fi-Fa: Bald Mountain Park Ltd,
Current Record Holder: Bald Mountain Park Ltd, By Imperial Group Ltd., General Partner
Amount Due: \$947.65
Tax Years Due: 2023, 2022, 2021, 2020, 2019
Deed Book: 508/456

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lots 258 & 263, 18th District, 1st Section, being 0.60 acres, more or less. Being a portion of those tracts shown in Plat Book 11, Page 27 & Plat Book 10, Page 110. Or as further described in Deed Book 508, Page 456. Less & Except: Tax Map & Parcel 0034B039. Being known as Tax Map & Parcel 0034B038, Towns County, Georgia.

Map & Parcel: 0034B039
Defendant in Fi-Fa: Bald Mountain Park Ltd,
Current Record Holder: Bald Mountain Park Ltd, By Imperial Group Ltd., General Partner
Amount Due: \$1,418.96
Tax Years Due: 2023, 2022, 2021, 2020, 2019
Deed Book: 508/456

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lots 258 & 263, 18th District, 1st Section, being 0.76 acres, more or less. Being a portion of those tracts shown in Plat Book 11, Page 27 & Plat Book 10, Page 110. Or as further described in Deed Book 508, Page 456. Less & Except: Tax Map & Parcel 0034B038. Being known as Tax Map & Parcel 0034B039, Towns County, Georgia.

Map & Parcel: 0034B052
Defendant in Fi-Fa: Conner, Velma
Current Record Holder: Heirs Known & Unknown of Conner, Velma, Deceased
Amount Due: \$849.20
Tax Years Due: 2023, 2022, 2021, 2020, 2019
Deed Book: 373/568

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 259, 17th District, 1st Section. Being Lot 62, Block A, of The Bald Mountain Park Subdivision, Section 1. As shown in Plat Book 1, Page 265. Or as further described in Deed Book 373, Page 568. Being known as Tax Map & Parcel 0034B052, Towns County, Georgia.

Map & Parcel: 0034B053
Defendant in Fi-Fa: Conner, Velma
Current Record Holder: Heirs Known & Unknown of Conner, Velma, Deceased
Amount Due: \$761.85
Tax Years Due: 2023, 2022, 2021, 2020, 2019, 2018
Deed Book: 373/568

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 259, 17th District, 1st Section. Being Lot 61, Block A, of The Bald Mountain Park Subdivision, Section 1. As shown in Plat Book 1, Page 265. Or as further described in Deed Book 373, Page 568. Being known as Tax Map & Parcel 0034B053, Towns County, Georgia.

Map & Parcel: 0034B091
Defendant in Fi-Fa: Nichols, Jennifer & May F.
Current Record Holder: Nichols, Jennifer & Nichols, May F.
Amount Due: \$689.81
Tax Years Due: 2023, 2022, 2021, 2020, 2019
Deed Book: 624/541

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 259, 18th District, 1st Section, being 0.14 acres, more or less. Being Lot 83, Block A, of Bald Mountain Park Subdivision. As shown in Plat Book 1, Page 265. Or as further described in Deed Book 624, Page 541. Being known as Tax Map & Parcel 0034B091, Towns County, Georgia.

Map & Parcel: 0042A030
Defendant in Fi-Fa: Lezinski, John Leo Jr.
Current Record Holder: Lezinski, John Leo Jr., Holder of a Life Estate; Lezinski, Jessica, Remainderman
Amount Due: \$12,882.34
Tax Years Due: 2023, 2022, 2021, 2020, 2019, 2018, 2017
Deed Book: 328/440

Legal Description: John Leo Lezinski, Jr., Holder of a Life Estate; Jessica Lezinski, Remainderman, and the property located at 238 Sims Road, and being more fully described as follows: All that tract of land being in the: State of Georgia, County of Towns, Land Lots 40 & 41, 18th District, 1st Section, being 9.559 acres, more or less. Being Tract 1. As shown in Plat Book 34, Page 107. Or as further described in Deed Book 328, Page 440. Being known as Tax Map & Parcel 0042A030, Towns County, Georgia.

Map & Parcel: 0043A034
Defendant in Fi-Fa: Sims, Walter J.
Current Record Holder: Sims, Walter & Sims, Maude
Amount Due: \$955.19
Tax Years Due: 2023, 2022, 2021, 2020, 2019
Deed Book: K1/96

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lots 80 & 81, 18th District, 1st Section, being 0.94 acres, more or less. Being Lot 54, of Kanuga Village Subdivision. As shown in Plat Book 1, Page 91. Or as further described in Deed Book K1, Page 96. Being known as Tax Map & Parcel 0043A034, Towns County, Georgia.

Map & Parcel: 0043A047
Defendant in Fi-Fa: Sims, Walter J.
Current Record Holder: Sims, Walter & Sims, Maude
Amount Due: \$955.19
Tax Years Due: 2023, 2022, 2021, 2020, 2019
Deed Book: K1/96

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lots 80 & 81, 18th District, 1st Section, being 1.00 acre, more or less. Being Lot 67, of Kanuga Village Subdivision. As shown in Plat Book 1, Page 91. Or as further described in Deed Book K1, Page 96. Being known as Tax Map & Parcel 0043A047, Towns County, Georgia.

Map & Parcel: 0043A048
Defendant in Fi-Fa: Sims, Walter J.
Current Record Holder: Sims, Walter & Sims, Maude
Amount Due: \$955.19
Tax Years Due: 2023, 2022, 2021, 2020, 2019
Deed Book: K1/96

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lots 80 & 81, 18th District, 1st Section, being 0.87 acres, more or less. Being Lot 68, of Kanuga Village Subdivision. As shown in Plat Book 1, Page 91. Or as further described in Deed Book K1, Page 96. Being known as Tax Map & Parcel 0043A048, Towns County, Georgia.

Map & Parcel: 0043A049
Defendant in Fi-Fa: Sims, Walter J.
Current Record Holder: Sims, Walter & Sims, Maude
Amount Due: \$955.19
Tax Years Due: 2023, 2022, 2021, 2020, 2019
Deed Book: K1/96

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lots 80 & 81, 18th District, 1st Section, being 0.91 acres, more or less. Being Lot 69, of Kanuga Village Subdivision. As shown in Plat Book 1, Page 91. Or as further described in Deed Book K1, Page 96. Being known as Tax Map & Parcel 0043A049, Towns County, Georgia.

Map & Parcel: 0044D095
Defendant in Fi-Fa: Woody, Mark A. & Mirinda K.
Current Record Holder: Woody, Mark Anthony
Amount Due: \$2,380.24
Tax Years Due: 2023, 2022, 2021, 2020, 2019, 2018
Deed Book: 712/270

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 147, 18th District, 1st Section, being 0.445 acres, more or less. Being Lots 81 & 82, of Konahetah Way Subdivision. As shown in Plat Book 20, Page 227. Or as further described in Deed Book 712, Page 270. Being known as Tax Map & Parcel 0044D095, Towns County, Georgia.

Map & Parcel: 0070109A
Defendant in Fi-Fa: Owenby, Christy Lea & Amb
Current Record Holder: Owenby, Christy Lea & Owenby, Amber Dawn
Amount Due: \$845.02
Tax Years Due: 2023, 2022, 2021, 2020, 2019, 2018, 2017
Deed Book: 145/769

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 127, 18th District, 1st Section, being 0.75 acres, more or less. Or as further described in Deed Book 145, Page 769. Being known as Tax Map & Parcel 0070109A, Towns County, Georgia.

Map & Parcel: 0085059
Defendant in Fi-Fa: Olson, Carl
Current Record Holder: Olson, Carl
Amount Due: \$4,071.89
Tax Years Due: 2023, 2022, 2021, 2020, 2019, 2018
Deed Book: 592/296

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 168, 18th District, 1st Section, being 0.858 acres, more or less. Being Lot 18, of Hiawassee Mountain Village Subdivision. As shown in Plat Book 21, Page 198. Or as further described in Deed Book 592, Page 296. Being known as Tax Map & Parcel 0085059, Towns County, Georgia.

Map & Parcel: H001011
Defendant in Fi-Fa: Baird, Kathleen
Current Record Holder: Heirs Known & Unknown of Baird, Kathleen (Kathy) L., Deceased & Wagoner,
Charles; Baird, Laura E. & Wagoner, Louise
Amount Due: \$7,495.73
Tax Years Due: 2023, 2022, 2021, 2020, 2019, 2018, 2017
Deed Book: 497/2

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 78, 18th District, 1st Section, being 0.38 acres, more or less. Being Lot 4, of Hiawassee Estates Subdivision. As shown in Plat Book 1, Page 11. Or as further described in Deed Book 497, Page 2. Being known as Tax Map & Parcel H001011, Towns County, Georgia.

Map & Parcel: YH02078
Defendant in Fi-Fa: Arnold, Bonnie L.
Current Record Holder: Arnold, Bonnie L.
Amount Due: \$2,865.49
Tax Years Due: 2023, 2022, 2021, 2020, 2019, 2018
Deed Book: 425/68

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 155, 17th District, 1st Section, being 1.10 acres, more or less. Or as further described in Deed Book 425, Page 68. Being known as Tax Map & Parcel YH02078, Towns County, Georgia.

Michael Anderson
Towns County Tax Commissioner
* Deed Book: Refers to Deed Records located in the Towns County Courthouse, Clerk of Superior Court's Office where property is more fully described. 4C-2-26

T(Aug7,14,21,28)