

RABUN COUNTY NOVEMBER 2024 TAX SALE

**SHERIFF'S SALE
LAUREN BENFIELD
EX-OFFICIO SHERIFF
STATE OF GEORGIA
COUNTY OF RABUN**

Under and by virtue of certain tax Fi.Fa.'s issued by the **Tax Commissioner of Rabun County, Georgia, in favor of the State of Georgia and County of Rabun** against the following named persons and the property as described immediately below their respective name(s).

There will be sold for cash or certified funds at public outcry, **on the Courthouse steps, in Clayton, Rabun County, Georgia**, between the legal hours of sale, on the **first Tuesday in November 2024, the same being November 5, 2024.**

The following property will be sold **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 properties 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 **Rabun County, State of Georgia.** The years for which said Fi.Fa.'s are issued and levied are stated below the name of the owner in each case.

This is a buyer beware sale and all property will be sold as is. The Tax Commissioner makes no warranty, neither expressed nor implied, as to title, and all properties are subject to all recorded covenants, easements, and right of ways. Properties are sold under the power of a tax sale deed with specific rights of redemption.

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 cost, all taxes, advertising cost and recording fees. At the discretion of the Tax Commissioner's office, payment will be required within two (2) hours after the completion of the tax sale. In the event a bid is not properly paid, the property shall be **re-offered at 2:00 PM on the day of the sale, or the following day that being November 6, 2024.**

File #: 2

Map/Parcel Number: C002099

Defendant(s) in FiFa: Bymaster, Derald W & Jacquelyn; C002099, Lot 40 Blk 6

Current Property Owner: Same as Defendant(s) in FiFa

Reference Deed: I7/184

Property Description: All and only that parcel of land designated as Tax Parcel C002099, lying and being in the City of Clayton, Rabun County, Georgia, being Lot 40, Block 6, Clayton Terrace Subdivision, shown in Plat Book 5, Page 172, described in Deed Book I7, Page 184, the description contained therein being incorporated herein by this reference.

Years Due: 2022-2023

File #: 3

Map/Parcel Number: C002100

Defendant(s) in FiFa: Bymaster, Derald W & Jacquelyn; C002100, Lot 41 Blk 6

Current Property Owner: Same as Defendant(s) in FiFa

Reference Deed: I7/185

Property Description: All and only that parcel of land designated as Tax Parcel C002100, lying and being in the City of Clayton, Rabun County, Georgia, being Lot 41, Block 6, Clayton Terrace Subdivision, shown in Plat Book 5, Page 172, described in Deed Book I7, Page 185, the description contained therein being incorporated herein by this reference.

Years Due: 2022-2023

File #: 4

Map/Parcel Number: 017008

Defendant(s) in FiFa: Cathey, Mrs Zora B (aka Cathey, Zora); 017008, LL 86 LD 5

Current Property Owner: Same as Defendant(s) in FiFa

Reference Deed: S2/92

Property Description: All and only that parcel of land designated as Tax Parcel 017008, lying and being in Land Lot 86 of the 5th Land District, City of Tiger, Rabun County, Georgia, being a portion of the property described in Deed Book S2, Page 92, the description contained therein being incorporated herein by this reference, known as 7899 Bridge Creek.

Years Due: 2021-2023

File #: 5

Map/Parcel Number: 082017D

Defendant(s) in FiFa: Chapman, Arlisa Ethel Owens; 082017D, Lot 5

Current Property Owner: Same as Defendant(s) in FiFa

Reference Deed: P48/391

Property Description: All and only that parcel of land designated as Tax Parcel 082017D, lying and being in Land Lot 171 of the 13th Land District, City of Clayton, Rabun County, Georgia, being Lot 5, shown in Plat Book 2021, Page 126, described in Deed Book P48, Page 391, the description contained therein being incorporated herein by this reference.

Years Due: 2022-2023

File #: 6

Map/Parcel Number: 052B422

Defendant(s) in FiFa: Conrick Properties LLC; 052B422, Lot 22 LL24 LD4

Current Property Owner: Same as Defendant(s) in FiFa

Reference Deed: T29/7

Property Description: All and only that parcel of land designated as Tax Parcel 052B422, lying and being in Land Lot 22 of the 4th Land District, City of Clayton, Rabun County, Georgia, containing 0.29 acre, more or less, being Lot 22, The Timbers at Kingwood Subdivision, shown in Plat Book 56, Page 171, described in Deed Book T29, Page 7, the description contained therein being incorporated herein by this reference.

Years Due: 2022-2023

File #: 8

Map/Parcel Number: 052B173

Defendant(s) in FiFa: Dr Deed LLC; 052B173, Lot20EE

Current Property Owner: Same as Defendant(s) in FiFa

Reference Deed: A41/652

Property Description: All and only that parcel of land designated as Tax Parcel 052B173, lying and being in Land Lot 27 of the 4th Land District, City of Clayton, Rabun County, Georgia, containing 0.32 acre more or less, being Lot 20, Block EE, Unit 4, Kingwood Estates Subdivision, shown in Plat Book 54, Page 55, described in Deed Book A41, Page 652, the description contained therein being incorporated herein by this reference.

Years Due: 2022-2023

File #: 9

Map/Parcel Number: 052B232

Defendant(s) in FiFa: Dr Deed LLC; 052B232, Lot 107 Blk FF

Current Property Owner: Same as Defendant(s) in FiFa

Reference Deed: J40/549;Y41/226

Property Description: All and only that parcel of land designated as Tax Parcel 052B232, lying and being in Land Lots 24 & 25 of the 4th Land District, City of Clayton, Rabun County, Georgia, being Lot 107, Block FF, Kingwood Subdivision, shown in Plat Book 45, Page 21, described in Deed Book J40, Page 549, the description contained therein being incorporated herein by this reference.

Years Due: 2022-2023

File #: 10

Map/Parcel Number: LB13052

Defendant(s) in FiFa: Dr Deed LLC; LB13052, Lot 14

Current Property Owner: Same as Defendant(s) in FiFa

Reference Deed: A42/17

Property Description: All and only that parcel of land designated as Tax Parcel LB13052, lying and being in Land Lot 88 of the 5th Land District, City of Tiger, Rabun County, Georgia, containing 2.57 acres, more or less, being Lot 14, Unit 1, Charmont Subdivision, shown in Plat Book 24, Page 221, described in Deed Book A42, Page 17, the description contained therein being incorporated herein by this reference.

Years Due: 2022-2023

File #: 11

Map/Parcel Number: 032C029B

Defendant(s) in FiFa: Emlet, Pamela Lynn; 032C029B, Tr 3

Current Property Owner: Same as Defendant(s) in FiFa

Reference Deed: X45/207

Property Description: All and only that parcel of land designated as Tax Parcel 032C029B, lying and being in Land Lot 14 of the 2nd Land District, City of Clayton, Rabun County, Georgia, containing 0.78 acre, more or less, being Tract 3, shown in Plat Book 44, Page 284, described in Deed Book X45, Page 207, the description contained therein being incorporated herein by this reference, known as 83 Quartz.

Years Due: 2022-2023

File #: 12

Map/Parcel Number: 064B029A

Defendant(s) in FiFa: Escojido, Esperanza E; 064B029A, 1 Acre

Current Property Owner: Holcomb, Joshua D

Reference Deed: N40/513

Property Description: All and only that parcel of land designated as Tax Parcel 064B029A, lying and being in Land Lot 52 of the 4th Land District, City of Clayton, Rabun County, Georgia, described in Deed Book N40, Page 513, the description contained therein being incorporated herein by this reference, known as 1150 Pool Creek.

Years Due: 2022-2023

File #: 15

Map/Parcel Number: 017010

Defendant(s) in FiFa: Justus, Judy Nunnally; 017010 / 1.02 Ac LL 86 LD 5

Current Property Owner: Same as Defendant(s) in FiFa

Reference Deed: E9/294

Property Description: All and only that parcel of land designated as Tax Parcel 017010, lying and being in Land Lot 86 of the 5th Land District, Rabun County, Georgia, containing 1.02 acres, more or less, shown in Plat Book 21, Page 10, described in Deed Book E9, Page 294, the description contained therein being incorporated herein by this reference, known as 7993 Bridge Creek Road.

Years Due: 2022-2023

File #: 18

Map/Parcel Number: 081018A

Defendant(s) in FiFa: Nix, Paula M; 081018A, LL 100 LD 3

Current Property Owner: Same as Defendant(s) in FiFa

Reference Deed: B45/545

Property Description: All and only that parcel of land designated as Tax Parcel 081018A, lying and being in Land Lot 100 of the 3rd Land District, City of Clayton, Rabun County, Georgia, containing 2.75 acres, more or less, shown in Plat Book 65, Page 166, described in Deed Book B45, Page 545, the description contained therein being incorporated herein by this reference, known as 64 Friendship Lane.

Years Due: 2022-2023

File #: 20

Map/Parcel Number: 043D043

Defendant(s) in FiFa: Roebuck, Charles T; 043D043 / Lt 4 Parkview Hgts 99TY Split

Current Property Owner: Same as Defendant(s) in FiFa

Reference Deed: H37/364

Property Description: All and only that parcel of land designated as Tax Parcel 043D043, lying and being in Land Lot 20 of the 5th Land District, Rabun County, Georgia, containing 1.05 acres, more or less, being Lot 4, Block 2, Parkview Heights Subdivision, shown in Plat Book 34, Page 54, described in Deed Book H37, Page 364, the description contained therein being incorporated herein by this reference, known as 268 Jim Wallace Lane.

Years Due: 2022-2023

File #: 21

Map/Parcel Number: 056C010

Defendant(s) in FiFa: Thomas, William H (aka Thomas, William Harold); 056C010, Tr 1&4 LL 10 LD 4

Current Property Owner: Same as Defendant(s) in FiFa

Reference Deed: Z8/431;D13/524

Property Description: All and only that parcel of land designated as Tax Parcel 056C010, lying and being in Land Lot 10 of the 4th Land District, City of Tallulah Falls, Rabun County, Georgia, being a portion of the property shown in Plat Book 13, Page 268 & Plat Book 14, Page 241, being a portion of the property described in Deed Book D13, Page 524 & Deed Book Z8, Page 431, the description contained therein being incorporated herein by this reference, known as 307 Vista Dell.

Years Due: 2022-2023