

BRYAN COUNTY OCTOBER 1, 2024 TAX SALE

**SHERIFF'S SALE
PAMELA GUNTER
EX-OFFICIO SHERIFF
STATE OF GEORGIA
COUNTY OF BRYAN**

Under and by virtue of certain tax Fi.Fa.'s issued by the **Tax Commissioner of Bryan County, Georgia, in favor of the State of Georgia and County of Bryan** 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, before the **Courthouse door in Pembroke, Bryan County, Georgia**, between the legal hours of sale, on the **first Tuesday in October, the same being October 1, 2024**.

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 will be sold **between the legal hours of sale, 10:00 AM and 4:00 PM**. 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 **Bryan 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 way. 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. Pursuant to Georgia Law, payment will be required within one (1) hour of the completion of the tax sale. In the event a bid is not properly paid, the property may be **re-offered at 2:00 PM on the day of the sale, or the following day, that being October 2, 2024**.

ID: 12

Map/Parcel Number: 054-083-CA1

Defendant in Fi.Fa.: HERITAGE BANK OF THE SOUTH, IN REM

Current Property Owner: SAME AS DEFENDANT IN FI.FA.

Property Description: All and only that parcel of land designated as Tax Parcel 054-083-CA1, Bryan County, Georgia, in the city of Richmond Hill, being 3.66 acres, shown in Plat Book 492, Page 4, described in Deed Book 1050, Page 620, located on Highway 144.

Reference Deed: 1050/620, 1065/59

Tax Years Due: 2022-2023

ID: 14

Map/Parcel Number: 030-015-03

Defendant in Fi.Fa.: HUTCHESON W DARREL, IN REM, ALL HEIRS KNOWN AND UNKNOWN

Current Property Owner: SAME AS DEFENDANT IN FI.FA.

Property Description: All and only that parcel of land designated as Tax Parcel 030-015-03, Bryan County, Georgia, being 0.12 acre, Parcel 3, shown in Plat Book 528, Page 2, described in Deed Book 335, Page 543, located off Rambling Creek County Road.

Reference Deed: 335/543, 383/159, 530/209

Tax Years Due: 2022-2023

ID: 29

Map/Parcel Number: 0303-030

Defendant in Fi.Fa.: SMOKE LEALLEN, IN REM, ALL HEIRS KNOWN AND UNKNOWN

Current Property Owner: SAME AS DEFENDANT IN FI.FA.

Property Description: All and only that parcel of land designated as Tax Parcel 0303-030, Bryan County, Georgia, being 0.2 acre, being a portion of Lot 7, shown in Deed Book 365, Page 489, described in Deed Book 7K, Page 463, located on Mitchell Road.

Reference Deed: 7K/463

Tax Years Due: 2022-2023