

# **Property Information:**

**Bank Owned - 11.42 Acres Pine Timber  
GA Hwy 196, Liberty County, Georgia**

**March 30, 2017**

**Online Only Auction**



**Final Contract Includes a 10% Buyer's Premium**

# Bank Owned- 11.42 Acres Pine Timber GA Hwy 196, Liberty County, Georgia



**Property Address:** Ga Hwy 196 Liberty County, Georgia

**Property GPS:** 31°51'40.09"N 81°26'33.43"W

**Property Directions** In Hinesville at the Intersection of U.S. 84 and General Stewart Way travel U.S. 84 east 4.6 miles to left on Hwy 196 (Leroy Coffey Hwy.) east. Travel 196 east 5.6 miles to property on right.

**Tax Parcel:** 181 011

**2016 Taxes:** 684.8

## Important Selling Features:

- Beautiful Development Tract
- SR 196 Road Frontage
- Zoned –A1 / AR1
- Property Class—R4-Residential
- High Land
- Convenient to: Hinesville, Ft. Stewart, Dining, and Shopping

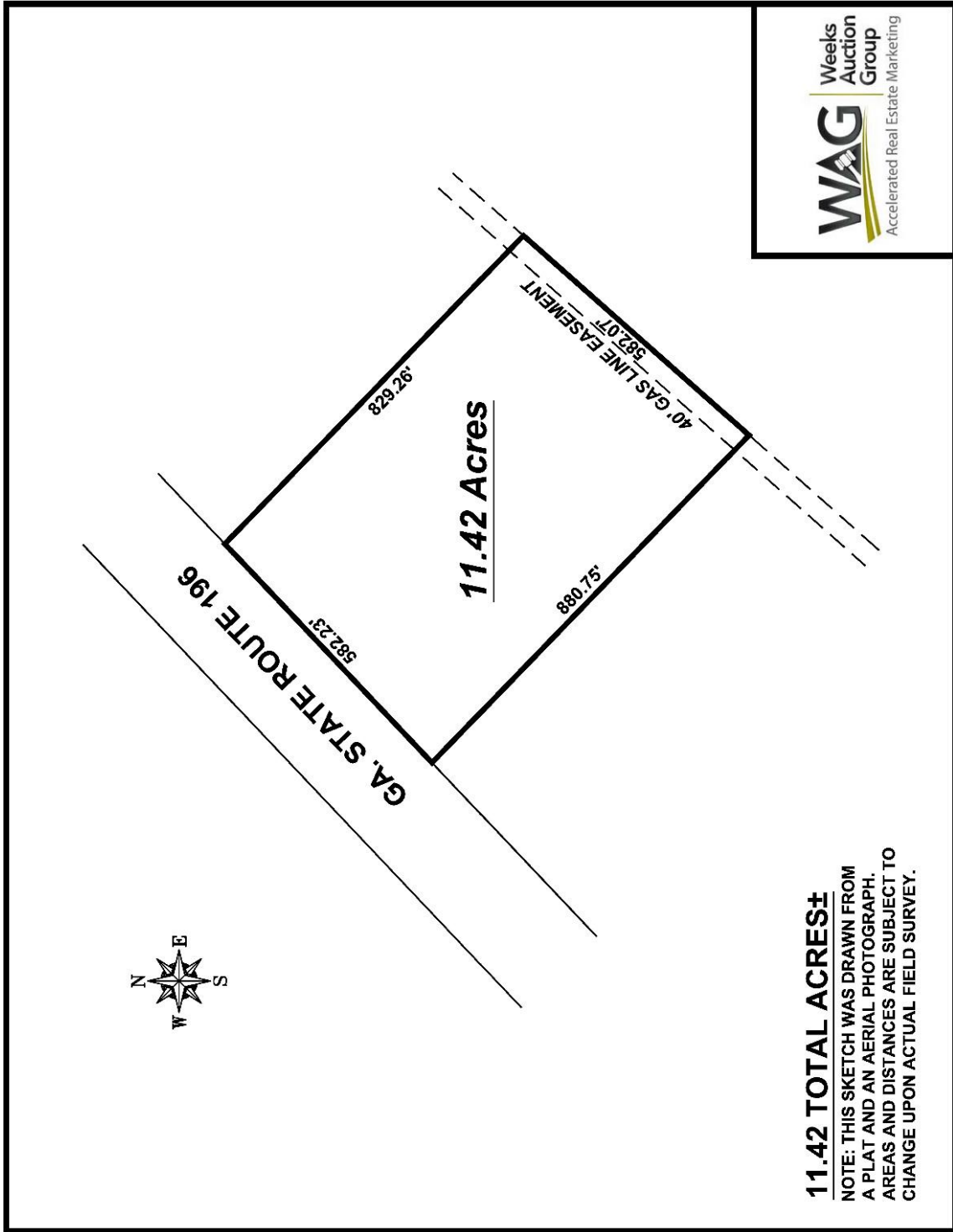
**For more information, contact:**

Tim Henry  
229-890-BIDS ({2437})  
Tim@BidWeeks.co

# Aerial



# Model



**11.42 TOTAL ACRES±**  
NOTE: THIS SKETCH WAS DRAWN FROM  
A PLAT AND AN AERIAL PHOTOGRAPH.  
AREAS AND DISTANCES ARE SUBJECT TO  
CHANGE UPON ACTUAL FIELD SURVEY.

Deed

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idb  
PH 61-2013-1137

-----ABOVE SPACE RESERVED FOR RECORDING INFORMATION-----

THIS INSTRUMENT PREPARED BY AND TO BE RETURNED TO:  
ARNOLD & STAFFORD  
ANDREW S. JOHNSON  
P. O. BOX 339  
HINESVILLE, GEORGIA 31313  
(712) 369-4529

STATE OF GEORGIA X  
COUNTY OF LIBERTY X DEED UNDER POWER OF SALE

THIS INDENTURE, made this 12<sup>th</sup> day of June, 2013, by Lester L. Seale & Hui Yon Seale (hereinafter referred to as "Borrowers"), acting through The Heritage Bank duly appointed agent and attorney-in-fact, (hereinafter referred to as "Lender"), as party of the first part, and The Heritage Bank as party of the second part;

WITNESSETH:

WHEREAS, Borrowers executed and delivered to The Heritage Bank a certain Deed to Secure Debt (hereinafter referred to as the "Security Deed"), dated July 20, 2012, recorded in Deed Book 1733, Page 537, Liberty County, Georgia, Records, conveying the after-described property, to secure the payment of a Note dated July 20, 2012, (hereinafter referred to as the "Note"), in the original principal amount of ONE HUNDRED TWO THOUSAND THREE HUNDRED and SIXTY and 53/100<sup>ths</sup> Dollars (\$102,360.53); and

WHEREAS, default under the Note occurred and by reason of such default Lender elected, pursuant to the terms of the Security Deed and Note, to declare the entire principal and interest immediately due and payable; and

WHEREAS, said entire indebtedness still being in default, Lender, on behalf of Borrower, and according to the terms of the Security Deed, did advertise said property for sale once a week for four weeks in a newspaper in Liberty County, Georgia, wherein the Sheriff carried his advertisement, namely The Coastal Courier, said dates of publication being May 10, 17, 24 and 31<sup>st</sup> 2013; and

WHEREAS, The Heritage Bank, as attorney-in-fact for Borrower, did expose said property for sale at public outcry to the highest bidder for cash on the first Tuesday in June, 2013, within the legal hours of sale at the usual place for conducting Sheriff's sales in Liberty County before the Courthouse door at 201 South Main Street, Hinesville, Georgia, in said county, at which said party of the second part was the highest and best bidder at and for the sum

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of FIFTY SIX THOUSAND NINE HUNDRED and SEVENTY and 00/100'ths Dollars (\$56,970.00) cash, and said property was then and there knocked off and sold for said sum.

NOW, THEREFORE, for and in consideration of the foregoing premises and said sum of money and by virtue of and in the exercise of the power of sale contained in the Security Deed, the party of the first part has bargained, sold, granted and conveyed, and by these presents does hereby bargain, sell, grant and convey to the party of the second part, its successors, representatives, heirs and assigns the following described property, to wit:

All that certain lot, tract or parcel of land situate, lying and being in the 1476th G.M. District of Liberty County, Georgia, containing 11.42 acres, more or less, and being designated as Parcel 1 on that certain plat of survey made and prepared by Merlin J. Tomberlin, Georgia Registered Land Surveyor No. 2477, dated August 29, 2008, and recorded in Plat Section 0-71, Page 2B in the office of the Clerk of Superior Court of Liberty County, Georgia, said plat being incorporated herein by reference for descriptive and all other purposes. Said parcel of land being bounded, now or formerly, as follows: Northeasterly by lands of Melissa Ervin and by lands of Jerry Bergeron; Southeasterly by lands of Lester & Hui Yon Seale; Southwesterly by lands of Gerald R. & Patty Hansen, lands of Ervin M. and Dee Dee Chancey and lands of Harold Rogers, III; and Northwesterly by the right of way of Georgia Highway 196 West, all as shown on the above referred to plat of survey.

Together with all and singular the rights, members and appurtenances thereto appertaining; also, all the estate, right, title, interest, claim or demand of Borrower, Borrower's representatives, heirs, successors and assigns, legal, equitable or otherwise whatsoever, in and to the same.

TO HAVE AND TO HOLD the said premises and every part thereof unto said party of the second part, its representatives, heirs, successors and assigns, to its own proper use, benefit and behoof in FEE SIMPLE, in as full and ample a manner as Borrower or Borrower's representatives, heirs, successors or assigns did hold and enjoy the same.

The notice of foreclosure sale as required by Georgia law in the form of a copy of the Notice of Sale Under Power submitted to the publisher was provided to Borrower at least fifteen days prior to the foreclosure sale date.

IN WITNESS WHEREOF, The Heritage Bank, as Agent and Attorney-in-Fact for Borrower, has hereunto affixed his hand and seal the day and year first above written.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK;  
SIGNATURES ON FOLLOWING PAGE]

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GSCCCA.org - Image Index

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Signed, sealed and delivered in the presence of:

The Heritage Bank, As Attorney-in-Fact for Borrowers

Jess E. Ward  
Unofficial Witness  
Morgan E. Howard  
Notary Public

By: [Signature]  
Its: C.C.O.

My Commission Expires: 4/20/16

Attest  
By: Sherrie Stults

(NOTARY SEAL)

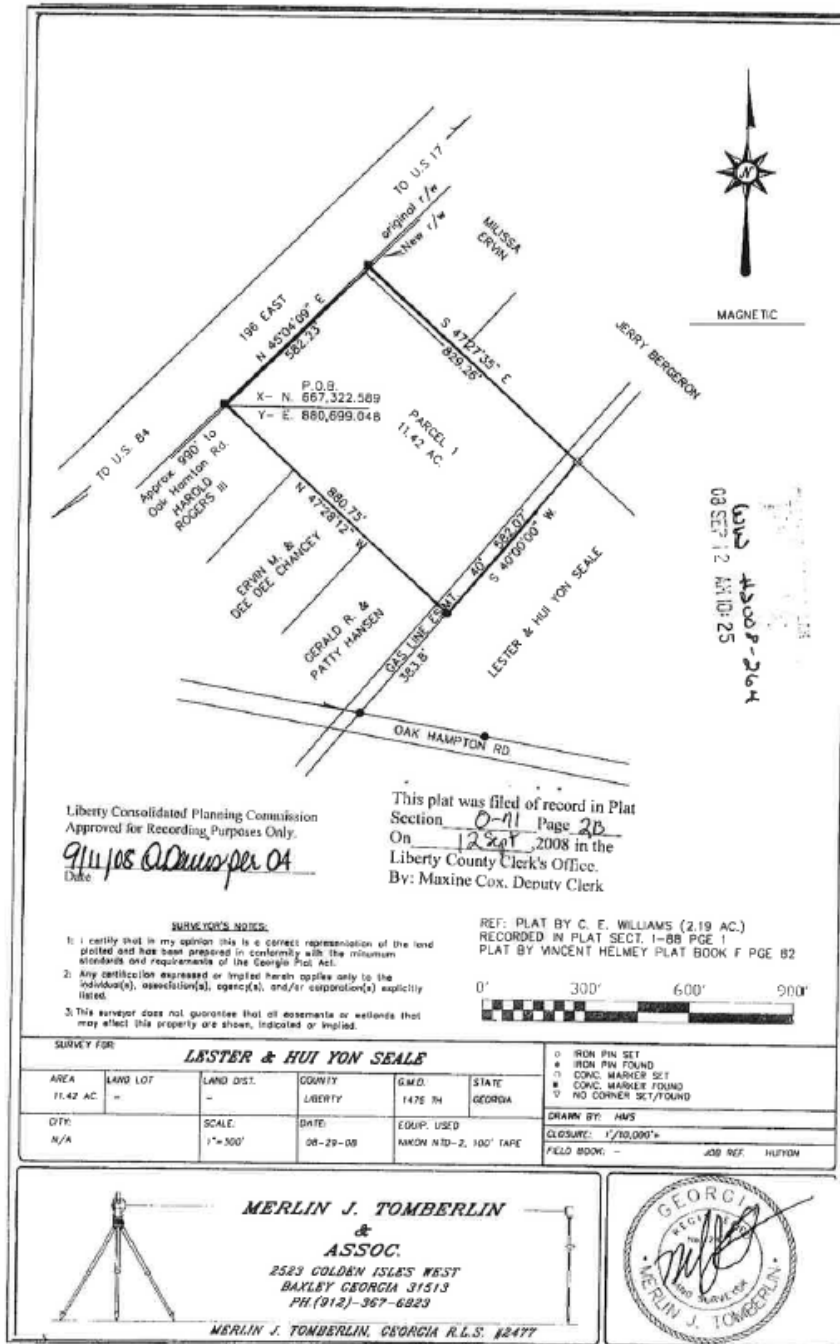
Its: AVP



Liberty County, Georgia  
Real Estate Transfer Tax  
Paid: 0  
Date: 06-25-13  
Diana S. DeWitt, deputy  
Clerk of Superior Court

<http://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=62730733&key1=1784&key2=98&county=...> 12/1/2016

# Plat



<http://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2210342&key1=071&key2=2B&county=8...> 12/1/2016

# Tax Card

## Lookup Property Info

1) Enter Any Address 2) Search It. 3) Get Value, Owners, Taxes & More. Go to [homereports.org](http://homereports.org)



### LIBERTY COUNTY PARCEL DATA PROVIDED BY qPublic

<a href="#">Recent Sales in Area</a>	<a href="#">Previous Parcel</a>	<a href="#">Next Parcel</a>	<a href="#">Field Definitions</a>	<a href="#">Return to Main Search Page</a>	<a href="#">Subscription Home</a>	<a href="#">Liberty Home</a>
<b>Owner and Parcel Information</b>						
Owner Name	THE HERITAGE BANK	Today's Date	November 22, 2016			
Mailing Address	P O BOX 1009	Parcel Number	181 011			
Location Address	HINESVILLE, GA 31310	Tax District	COUNTY (District 01)			
Legal Description	OAK HAMPTON RD	2008 Millage Rate	32.93			
Property Class(NOTE: Not Zoning Info)	11.41 ACRES	Acres	11.41			
Zoning	R4-Residential	Neighborhood				
	A1/AR1	Homestead Exemption	No (\$0)			
		Parcel Map	<a href="#">Maps available with subscription</a>			

2016 Tax Year Value Information				
Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$ 49,672	\$ 0	\$ 0	\$ 49,672	\$ 45,408

More detailed information is available via subscription service. Details [here](#)

The Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All data is subject to change before the next certified tax roll. Website Updated: October 25, 2016

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