

Property Information:

**Bank Owned - 6.59 Acres
Residential Development Property
Pelican Point Subdivision
St. Mary's, Georgia**

March 30, 2017

Online Only Auction



Final Contract Includes a 10% Buyer's Premium

**Bank Owned- 6.59 Acres
Residential Development Property
Pelican Point Subdivision
St. Mary's, Georgia**



Property Address: Intersection of Martha Drive & Myrtle Street, St. Mary's, Georgia

Property GPS: 30°45'9.15"N 81°34'13.72"W

Property Directions : I-95 Exit 3 travel Hwy. 40 (King Ave.) 6 miles to left on Martha Dr. Travel Martha Dr. 0.1 mile to property on right.

Properties Included: 6.59 Acres Residential Development

- Tax Parcel 1351-053

2016 Taxes: \$532.84

Important Selling Features:

- Zoned R4-Residential
- Wooded Lots ready for improvements
- Joined by apartment complex
- Beautiful Setting
- Adjacent to St. Mary's Middle School
- Commerce within walking distance
- Convenient to: Downtown St. Mary's, Kingsland, Jacksonville, I-95, Atlantic Ocean, Fishing, Shopping, Fine Dining, Schools, Hospital

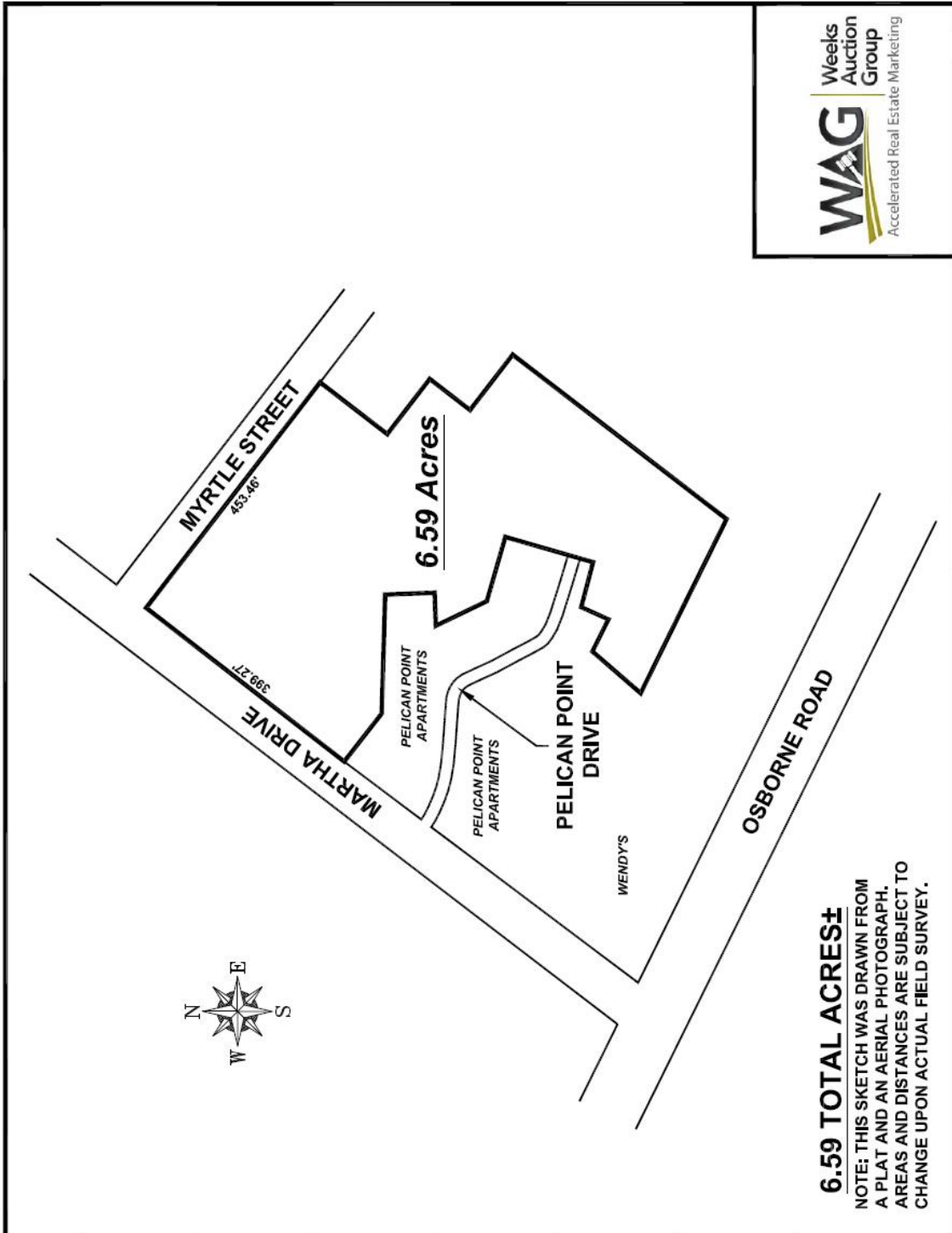
For more information, contact:

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

Aerial



Model



Deed

BOOK PAGE
1516 00027

CAMDEN COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
END
This is the day of March 2010
Susan L. Waldron
Clerk of Superior Court

FILED
CAMDEN CO. CLERK'S OFFICE
2010 MAR 12 AM 11:26

1418

This instrument prepared by and to be returned to:
J. Noel Osteen, Jones, Osteen & Jones
Post Office Box 800, Hinesville, Georgia 31310

envelope

DEED TO PURCHASER AT SALE UNDER POWER

GEORGIA, CAMDEN COUNTY.

THIS INDENTURE, Made and entered into on this the 2nd day of March, 2010, between JAMES CHARLES DONLINGER, STEVEN J. SETTIPANI AND DANA J. PACE, (by and through their attorney-in-fact, THE HERITAGE BANK), as Parties of the First Part; and THE HERITAGE BANK, a bank chartered under the laws of the State of Georgia, Post Office Box 1009, Hinesville, Georgia 31310, as Party of the Second Part;

WITNESSETH:

WHEREAS, heretofore on JAMES CHARLES DONLINGER, STEVEN J. SETTIPANI AND DANA J. PACE, the Parties of the First Part executed and delivered their note to The Heritage Bank for the amounts stated therein and payable according to tenor thereof, time being of the essence of the contracts, which note provided for the payment of attorney's fees if collected by or through an attorney at law; and

WHEREAS, said Parties of the First Part on July 9, 2007, delivered to THE HERITAGE BANK a Deed to Secure Debt, which deed conveyed to the said THE HERITAGE BANK property herein described as security for the payment of said note, (said Deed to Secure Debt containing an open end provision), and being of record in Deed Book 1367, Pages 685-691, in the Office of the Clerk of Superior Court, Camden County, Georgia, and containing a power of sale authorizing

Deed Page 2

BOOK PAGE
1516 00028

a sale of the property conveyed by said deed in the event of a default in making payment on the indebtedness secured, and constituted THE HERITAGE BANK the agent and attorney-in-fact of Parties of the First Part (James Charles Donlinger, Steven T. Settiani and Dana J. Pace) to make said sale and to execute and deliver a sufficient conveyance of said property to the Purchaser, and expressly authorized THE HERITAGE BANK to bid and purchase at said sale; and

WHEREAS, the Parties of the First Part allowed said note to become in default by failing to make said payments and pursuant to its provisions and also pursuant to the provisions of the Deed to Secure Debt, THE HERITAGE BANK elected to declare the entire balance due and collectible; and

WHEREAS, THE HERITAGE BANK, on behalf of the Parties of the First Part, according to the terms of said deed, after advertising the same as therein provided and according to the law in such cases, did on the first Tuesday in March, before the Courthouse door in Camden County, Georgia, within the legal hours of sale, expose said property for sale at public outcry when the same was knocked off to said Party of the Second Part, it being the highest and best bidder, at and for the sum of \$310,000.00; and

WHEREAS, a copy of said legal advertisement as same appeared in the official organ of Camden County, Georgia was sent to the said James Charles Donlinger, Steven T. Settiani and Dana J. Pace by certified mail, return receipt requested, to the proper address and within the time period specified in O.C.G.A. 44-14-162.2;

Deed Page 3

BOOK PAGE

1516 00029

NOW THEREFORE, in consideration of the foregoing premises and the sum of \$310,000.00, in hand paid, the receipt whereof is hereby acknowledged, the said Parties of the First Part, by and through their agent and attorney-in-fact, THE HERITAGE BANK, does hereby sell and convey unto the said Party of the Second Part, its successors and assigns, the following described property, to-wit:

All that lot, tract or parcel of land lying and being in the City of St. Marys, 29th C. M. District, Camden County, Georgia, more particularly described as follows:

Beginning at an iron pin at the point where the southerly right of way line of Myrtle Street (a 60 foot right of way) intersects the easterly right of way line of Martha Drive (170 foot right of way); and FROM SAID POINT OF BEGINNING, running South 54 degrees 00' and 00" East along the southerly right of way line of Myrtle Street 453.46 feet to a concrete monument; thence, running south 36 degrees 00' 00" West along the westerly line of Pelican Point - Phase One-A Replat Subdivision 135 feet to a concrete monument; thence, running South 54 degrees 00' 00" East along the southerly line of said subdivision and the prolongation thereof 111 feet to a point; thence, running South 36 degrees 00' 00" West 81 feet to a point; thence, running South 54 degrees 00' 00" East 111.44 feet to an iron pipe; thence running South 35 degrees 53' 00" West 429.67 feet to an iron pipe; thence running North 65 degrees 20' 00" West along the northerly line of lands now or formerly of William Lester Harris 149.91 feet to a point; thence, running North 65 degrees 26' 00" West along the northerly line of lands now or formerly of James H. Burney 139.09 feet to a concrete monument; thence, running North 39 degrees 13' 38" East along the easterly line of lands now or formerly of Haywood Wallace, Jr, and Jennifer Wallace 101.68 feet to an "x" cut in concrete; thence, running South 65 degrees 08' 35 East 57 feet to an iron pipe; thence, running North 22 degrees 36' 25" East 47.40 feet to an iron pipe; thence running South 76 degrees 53' 37" East 73.91 feet to an iron pipe; thence, running North 14 degrees 24' 42" East 145.45 feet to an iron pipe; thence, running North 75 degrees 33' 13" West 106.56 feet to an iron pipe; thence, running North 27 degrees 22' 35" West 90.09 feet to an iron pipe; thence, running North 86 degrees 06' 22" East 52.62 feet to an iron pipe; thence running North 03 degrees 53' 38" West 78.66 feet to an iron pipe; thence, running North 89 degrees 56' 04" West 189.50 feet to an iron pipe; thence, running North 53 degrees 37' 39" West 96.87 feet to an iron pipe; thence, running North 36 degrees 08' 00" East along the easterly right of way of Martha Drive 399.27 feet to an iron pipe which is the point of beginning.

Legal Description

All that lot, tract or parcel of land lying and being in the City of St. Marys, 29th G. M. District, Camden County, Georgia, more particularly described as follows:

Beginning at an iron pin at the point where the southerly right of way line of Myrtle Street (a 60 foot right of way) intersects the easterly right of way line of Martha Drive (170 foot right of way); and **FROM SAID POINT OF BEGINNING**, running South 54 degrees 00' and 00" East along the southerly right of way line of Myrtle Street 453.46 feet to a concrete monument; thence, running south 36 degrees 00' 00" West along the westerly line of Pelican Point – Phase One-A Replat Subdivision 135 feet to a concrete monument; thence, running South 54 degrees 00' 00" East along the southerly line of said subdivision and the prolongation thereof 111 feet to a point; thence, running South 36 degrees 00' 00" West 81 feet to a point; thence, running South 54 degrees 00' 00" East 111.44 feet to an iron pipe; thence running South 35 degrees 53' 00" West 429.67 feet to a iron pipe; thence running North 65 degrees 20' 00" West along the northerly line of lands now or formerly of William Lester Harris 149.91 feet to a point; thence, running North 65 degrees 26' 00" West along the northerly line of lands now or formerly of James H. Burney 159.09 feet to a concrete monument; thence, running North 39 degrees 13' 58" East along the easterly line of lands now or formerly of Haywood Wallace, Jr. and Jennifer Wallace 101.68 feet to an "x" cut in concrete; thence, running South 65 degrees 08' 35 East 57 feet to an iron pipe; thence, running North 22 degrees 36' 25" East 47.40 feet to an iron pipe; thence running South 76 degrees 53' 37" East 73.91 feet to an iron pipe; thence, running North 14 degrees 24' 42" East 145.45 feet to an iron pipe; thence, running North 75 degrees 33' 13" West 106.56 feet to an iron pipe; thence, running North 27 degrees 22' 35" West 90.09 feet to an iron pipe; thence, running North 86 degrees 06' 22" East 52.62 feet to an iron pipe; thence running North 03 degrees 53' 38" West 78.66 feet to an iron pipe; thence, running North 89 degrees 56' 04" West 189.50 feet to an iron pipe; thence, running North 53 degrees 37' 39" West 96.87 feet to an iron pipe; thence, running North 36 degrees 08' 00" East along the easterly right of way of Martha Drive 399.27 feet to an iron pipe which is the point of beginning.

Tax Card

135I 053	2017 Camden County Board of Assessors	11/30/2016 12:51:24 PM Acct # 20363 CO\gbbishop	
Owner Information			
HERITAGE BANK PO BOX 1009 HINESVILLE, GA 31310			
General Property Information			
SITUS	0	Imp Val	0
LEGAL	V/L LOTS G THRU U PELICAN POINT	Acc Val	
Tax District	ST. MARYS	Land Val	44,493
Total Acres	6.59	Total Value	44,493
Zoning	LD	2016 : 44,493	
Unit	0	2014 : 47,110	
		2015 : 44,493	
		2013 : 174,411	
		2012 : 174,411	
		2011 : 174,411	
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