

Property Information:

**Bank Owned - 12 Acre Wooded Tract
GA Hwy 17, Liberty County, Georgia**

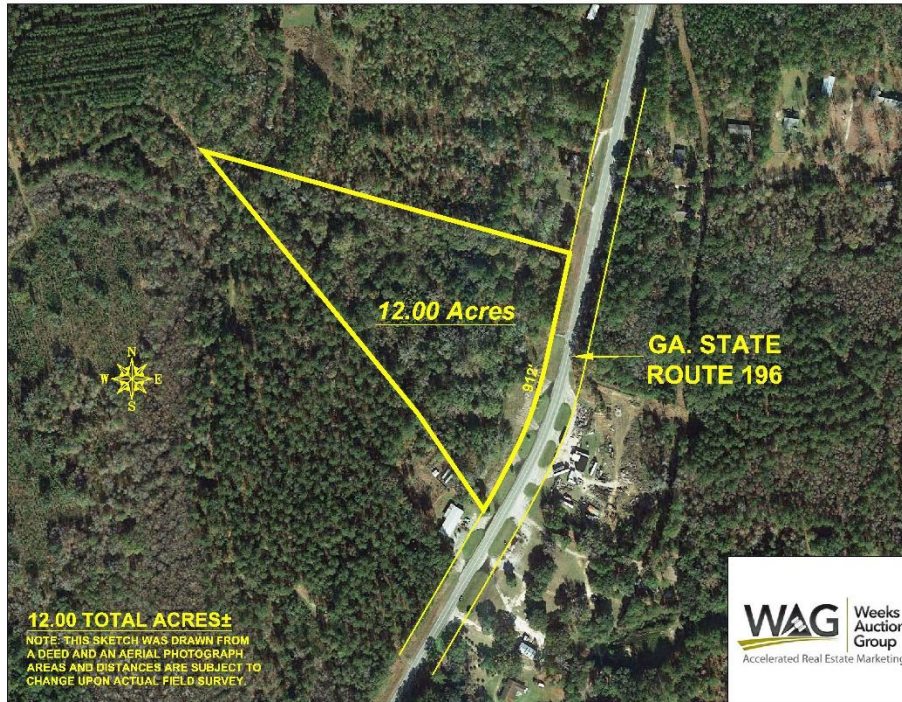
March 30, 2017

Online Only Auction



Final Contract Includes a 10% Buyer's Premium

Bank Owned - 12 Acre Wooded Tract GA Hwy 17, Liberty County, Georgia



Property Address: Ga Hwy 17 Liberty County, Georgia

Property GPS: 31°51'29.19"N 81°24'3.45"W

Property Directions: I-95 Exit 87 (Richmond Hill and Coastal Highway) travel Coastal Highway (US-17) 6.7 miles to property on right. **Watch for Auction Signs!**

Tax Parcel: 236 005

2016 Taxes: \$2,791.90

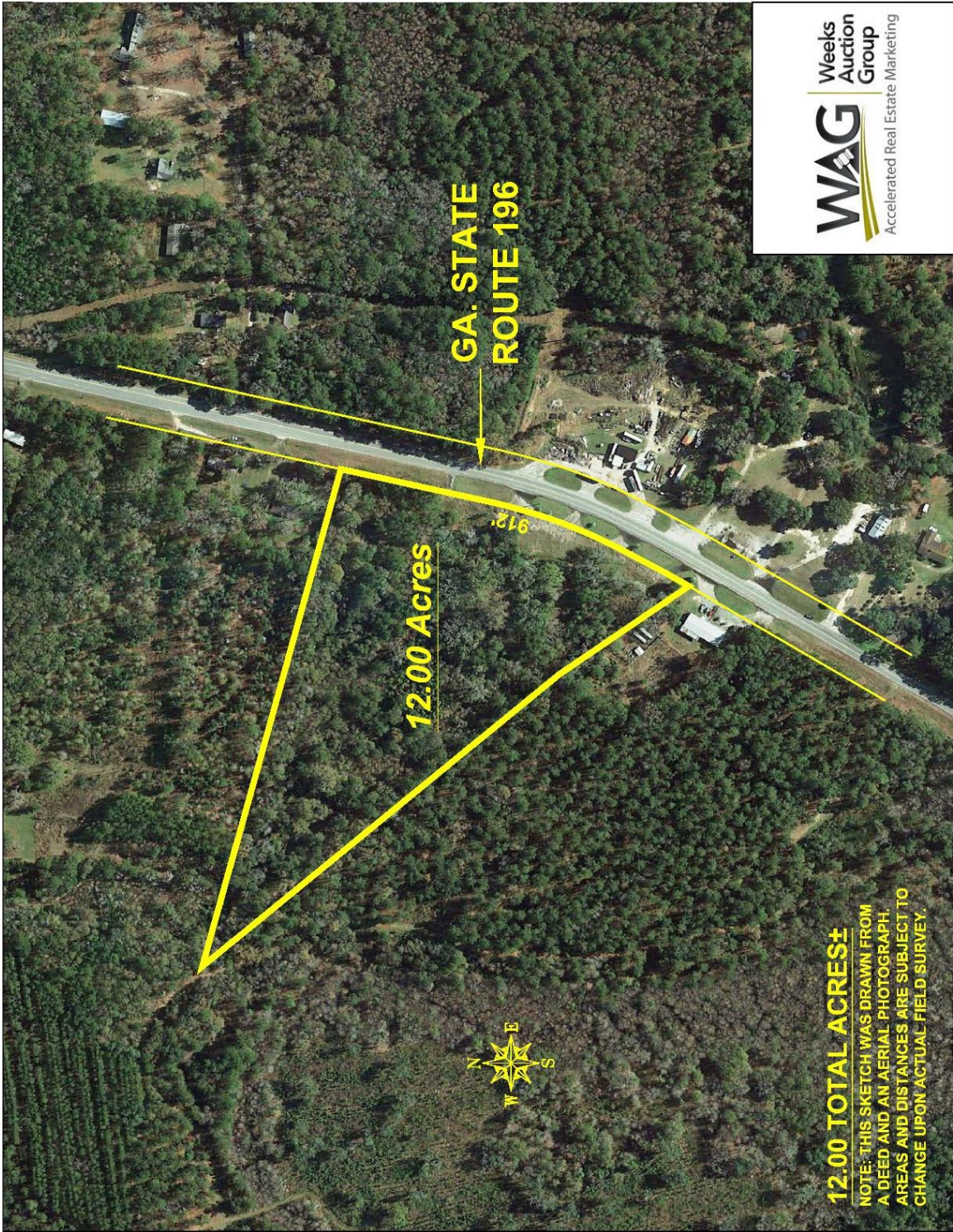
Important Selling Features:

- Highway 17 Road Frontage
- Formerly a Motel Site
- Beautiful overhanging Oaks
- Property Class—C4-Commercial
- Zoned—A1/B2/R2A
- Convenient to: I-95, Richmond Hill, Savannah, Fine Dining, Atlantic Ocean, Shopping

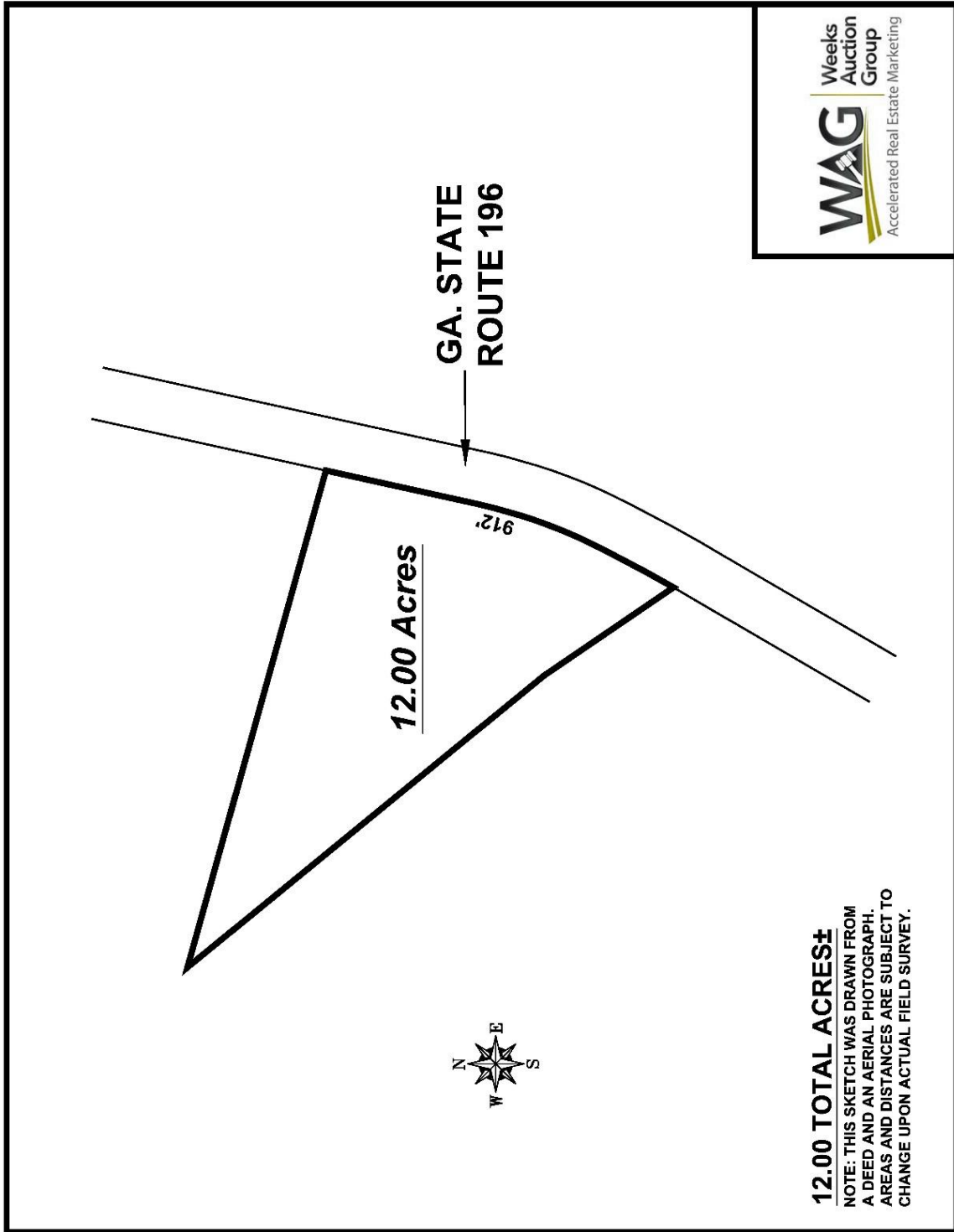
For more information, contact:

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

Aerial



Model



Deed

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

DEED TO PURCHASER AT SALE UNDER POWER

GEORGIA, LIBERTY COUNTY.

THIS INDENTURE, Made and entered into on this the 6th day of March, 2012, between **GARY L. RACKLEY and CINDY J. RACKLEY** (by and through his 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 May 16, 2008, the Parties of the First Part executed and delivered their note 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 August 10, 1989, 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 484, pages 250-251, in the Office of the Clerk of Superior Court, Liberty County, Georgia, and containing a power of sale authorizing a sale of the property conveyed by said deed in the event of a default in making

<http://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=60340311&key1=1714&key2=595&county...> 12/1/2016

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payment on the indebtedness secured, and constituted THE HERITAGE BANK the agent and attorney-in-fact of Parties of the First Part (GARY L. RACKLEY AND CINDY J. RACKLEY) 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, 2012, before the Courthouse door in Liberty 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 \$335,000.00; and

WHEREAS, a copy of said legal advertisement as same appeared in the official organ of Liberty County, Georgia was sent to the said GARY L. RACKLEY AND CINDY J. RACKLEY 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;

NOW THEREFORE, in consideration of the foregoing premises and the sum of \$335,000.00, 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:

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All that certain lot, tract or parcel of land situate, lying and being in the 1475th G. M. District of Liberty County, Georgia, containing Twelve (12) acres, more or less, and being commonly known as The Dixie Motel property (and being formerly known as the Bidford Place on the Dixie Highway) and being more particularly described as follows: Beginning at a point on the Dixie Highway (also known as U. S. Highway 17) about three (3) miles north of Midway, Georgia, at a hickory nut tree on which there are three (3) marks; running thence on a curve North Thirty (30) degrees East a total distance along said highway of Thirteen and Eighty-Three Hundredths (13.83) chains to a stake on said highway, thence, along a fence separating the Sam Quarterman lands from the lands hereby conveyed, South Eighty (80) degrees East Ten (10) chains South Seventy-Two (72) degrees East Seven (7) chains to where said fence intersects an old road; thence, along the direction of said road South Thirty-Eight (38) degrees East Four (4) chains South Thirty-Three (33) degrees East Four (4) chains South Forty-Nine (49) degrees East, South Nineteen (19) degrees East and South Thirty-Six (36) degrees East Nine and Fifty-Two Hundredths (9.52) chains to the point of beginning. Said property being bounded northwardly by lands now or lately of Sam Quarterman; eastwardly by the Dixie Highway (also known as U. S. Highway 17); southwardly and westwardly by said private road and the land now or lately of J. F. Gill and A. M. Walker.

TO HAVE AND TO HOLD IN FEE SIMPLE.

IN WITNESS WHEREOF, the said GARY L. RACKLEY AND CINDY J. RACKLEY by and through their attorney-in-fact, THE HERITAGE BANK, has hereunto caused these presents to be executed, under seal, in the manner prescribed by law on this the day and year first above written.

GARY L. RACKLEY and CINDY J. RACKLEY
 By and through their attorney-in-fact
 THE HERITAGE BANK

By: [Signature]
 Its: [Signature]

Attest: [Signature]
 Its: [Signature]

(CORPORATE SEAL)

Signed, sealed and delivered
 in the presence of:

Amanda Chapman
 Witness
[Signature]
 Notary Public
 My commission expires: 4/09/13
 (NOTARY SEAL)



Liberty County, Georgia
 Real Estate Transfer Tax
 Paid
 Date: 03-22-12
[Signature]
 Clerk of Superior Court

Legal Description

All that certain lot, tract or parcel of land situate, lying and being in the 1476th G. M. District of Liberty County, Georgia, containing Twelve (12) acres, more or less, and being commonly known as The Dixie Motel property (and being formerly known as the Bidford Place on the Dixie Highway) and being more particularly described as follows: Beginning at a point on the Dixie Highway (also known as U. S. Highway 17) about three (3) miles north of Midway, Georgia, at a hickory nut tree on which there are three (3) marks; running thence on a curve North Thirty (30) degrees East a total distance along said highway of Thirteen and Eighty-Three Hundredths (13.83) chains to a stake on said highway; thence, along a fence separating the Sam Quarterman lands from the lands hereby conveyed, South Eighty (80) degrees East Ten (10) chains South Seventy-Two (72) degrees East Seven (7) chains to where said fence intersects an old road; thence, along the direction of said road South Thirty-Eight (38) degrees East Four (4) chains South Thirty-Three (33) degrees East Four (4) chains South Forty-Nine (49) degrees East, South Nineteen (10) degrees East and South Thirty-Six (36) degrees East Nine and Fifty-Two Hundredths (9.52) chains to the point of beginning. Said property being bounded northwardly by lands now or lately of Sam Quarterman; eastwardly by the Dixie Highway (also known as U. S. Highway 17); southwardly and westwardly by said private road and the land now or lately of J. F. Gill and A. M. Walker.

Tax Card

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LIBERTY COUNTY

PARCEL DATA PROVIDED BY **qPublic**

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Owner and Parcel Information

| | | | |
|---------------------------------------|----------------------|---------------------|--|
| Owner Name | THE HERITAGE BANK | Today's Date | November 22, 2016 |
| Mailing Address | PO BOX 1009 | Parcel Number | 236 005 |
| | HINESVILLE, GA 31310 | Tax District | COUNTY (District 01) |
| Location Address | N COASTAL HWY | 2008 Millage Rate | 32.93 |
| Legal Description | 12 AC | Acres | 12 |
| Property Class(NOTE: Not Zoning Info) | C4-Commercial | Neighborhood | GMASS Commercial |
| Zoning | A1/B2/R2A | Homestead Exemption | No (S0) |
| | | Parcel Map | Maps available with subscription |

2016 Tax Year Value Information

| Land Value | Improvement Value | Accessory Value | Total Value | Previous Value |
|------------|-------------------|-----------------|-------------|----------------|
| \$ 202,500 | \$ 0 | \$ 0 | \$ 202,500 | \$ 202,500 |

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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