

# Towns County Herald

## Tax Delinquents Notice for August 14, 2024

### DELINQUENT PROPERTY TAX SALE

Under and by virtue of certain tax Fi. Fa.'s issued by the Tax Commissioner of Towns County, Georgia, in favor of the State of Georgia and County of Towns, against the following named persons and the property as described next to their respective name(s). They will be sold for cash or certified funds at public outcry, before the Courthouse door in Hiawassee, Towns County, Georgia, between the legal hours of sale, on the first Tuesday in September, 2024, the same being September 3rd, 2024, and continuing on September 4th, 2024, if necessary 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 property (ies) 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 Towns County, State of Georgia. The years for which said Fi. Fa.'s are issued and levied are stated opposite the name of the owner in each case. 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 costs, all taxes, advertising costs and recording fees.

**Map & Parcel: 0010A010**  
Defendant in Fi-Fa: Currie, Richard B.  
Current Record Holder: Currie, Richard B.  
Amount Due: \$943.12  
Tax Years Due: 2023, 2022, 2021, 2020, 2019  
Deed Book: 486/844

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lots 113 & 114, 17th District, 1st Section, being 1.00 acre, more or less. Being Tract 12, of Gum Log Heights Subdivision. As shown in Plat Book 2, Page 270. Or as further described in Deed Book 486, Page 844. Being known as Tax Map & Parcel 0010A010, Towns County, Georgia.

**Map & Parcel: 0031055**  
Defendant in Fi-Fa: Rogers, Nesba Hendrix Est  
Current Record Holder: Heirs Known & Unknown of Rogers, Hendrix a/k/a Nesba Hendrix Rogers, Deceased

Amount Due: \$1,530.31  
Tax Years Due: 2023, 2022, 2021, 2020, 2019  
Deed Book: N/408  
Legal Description: All that tract of land being in the: State of Georgia, County of Towns, 18th District, 1st Section, being 3.00 acres, more or less. Or as further described in Deed Book N, Page 408. Being known as Tax Map & Parcel 0031055, Towns County, Georgia.

**Map & Parcel: 0031066**  
Defendant in Fi-Fa: Rogers, Nesba  
Current Record Holder: Heirs Known & Unknown of Rogers, Nesba a/k/a Nesba Hendrix Rogers, Deceased

Amount Due: \$1,567.68  
Tax Years Due: 2023, 2022, 2021, 2020, 2019  
Deed Book: G1/1  
Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 116, being 3.00 acres, more or less. Or as further described in Deed Book G1, Page 1. Being known as Tax Map & Parcel 0031066, Towns County, Georgia.

**Map & Parcel: 0034B037A**  
Defendant in Fi-Fa: Conner, John H. & Velma Wright  
Current Record Holder: Heirs Known & Unknown of Conner, Velma Wright, Deceased  
Amount Due: \$761.85  
Tax Years Due: 2023, 2022, 2021, 2020, 2019, 2018

Deed Book: 187/603  
Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 258, 18th District, 1st Section, being 1.05 acres, more or less. As shown in Plat Book 25, Page 93. Or as further described in Deed Book 187, Page 603. Being known as Tax Map & Parcel 0034B037A, Towns County, Georgia.

**Map & Parcel: 0034B038**  
Defendant in Fi-Fa: Bald Mountain Park Ltd,  
Current Record Holder: Bald Mountain Park Ltd, By Imperial Group Ltd., General Partner  
Amount Due: \$947.65  
Tax Years Due: 2023, 2022, 2021, 2020, 2019  
Deed Book: 508/456

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lots 258 & 263, 18th District, 1st Section, being 0.60 acres, more or less. Being a portion of those tracts shown in Plat Book 11, Page 27 & Plat Book 10, Page 110. Or as further described in Deed Book 508, Page 456. Less & Except: Tax Map & Parcel 0034B039. Being known as Tax Map & Parcel 0034B038, Towns County, Georgia.

**Map & Parcel: 0034B039**  
Defendant in Fi-Fa: Bald Mountain Park Ltd,  
Current Record Holder: Bald Mountain Park Ltd, By Imperial Group Ltd., General Partner  
Amount Due: \$1,418.96  
Tax Years Due: 2023, 2022, 2021, 2020, 2019  
Deed Book: 508/456

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lots 258 & 263, 18th District, 1st Section, being 0.76 acres, more or less. Being a portion of those tracts shown in Plat Book 11, Page 27 & Plat Book 10, Page 110. Or as further described in Deed Book 508, Page 456. Less & Except: Tax Map & Parcel 0034B038. Being known as Tax Map & Parcel 0034B039, Towns County, Georgia.

**Map & Parcel: 0034B052**  
Defendant in Fi-Fa: Conner, Velma  
Current Record Holder: Heirs Known & Unknown of Conner, Velma, Deceased  
Amount Due: \$849.20  
Tax Years Due: 2023, 2022, 2021, 2020, 2019  
Deed Book: 373/568

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 259, 17th District, 1st Section. Being Lot 62, Block A, of The Bald Mountain Park Subdivision, Section 1. As shown in Plat Book 1, Page 265. Or as further described in Deed Book 373, Page 568. Being known as Tax Map & Parcel 0034B052, Towns County, Georgia.

**Map & Parcel: 0034B053**  
Defendant in Fi-Fa: Conner, Velma  
Current Record Holder: Heirs Known & Unknown of Conner, Velma, Deceased  
Amount Due: \$761.85  
Tax Years Due: 2023, 2022, 2021, 2020, 2019, 2018  
Deed Book: 373/568

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 259, 17th District, 1st Section. Being Lot 61, Block A, of The Bald Mountain Park Subdivision, Section 1. As shown in Plat Book 1, Page 265. Or as further described in Deed Book 373, Page 568. Being known as Tax Map & Parcel 0034B053, Towns County, Georgia.

**Map & Parcel: 0034B091**  
Defendant in Fi-Fa: Nichols, Jennifer & May F.  
Current Record Holder: Nichols, Jennifer & Nichols, May F.  
Amount Due: \$689.81  
Tax Years Due: 2023, 2022, 2021, 2020, 2019  
Deed Book: 624/541

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 259, 18th District, 1st Section, being 0.14 acres, more or less. Being Lot 83, Block A, of Bald Mountain Park Subdivision. As shown in Plat Book 1, Page 265. Or as further described in Deed Book 624, Page 541. Being known as Tax Map & Parcel 0034B091, Towns County, Georgia.

**Map & Parcel: 0042A030**  
Defendant in Fi-Fa: Lezinski, John Leo Jr.  
Current Record Holder: Lezinski, John Leo Jr., Holder of a Life Estate; Lezinski, Jessica, Remainderman  
Amount Due: \$12,882.34  
Tax Years Due: 2023, 2022, 2021, 2020, 2019, 2018, 2017  
Deed Book: 328/440

Legal Description: John Leo Lezinski, Jr., Holder of a Life Estate; Jessica Lezinski, Remainderman, and the property located at 238 Sims Road, and being more fully described as follows: All that tract of land being in the: State of Georgia, County of Towns, Land Lots 40 & 41, 18th District, 1st Section, being 9.559 acres, more or less. Being Tract 1. As shown in Plat Book 34, Page 107. Or as further described in Deed Book 328, Page 440. Being known as Tax Map & Parcel 0042A030, Towns County, Georgia.

**Map & Parcel: 0043A034**  
Defendant in Fi-Fa: Sims, Walter J.  
Current Record Holder: Sims, Walter & Sims, Maude  
Amount Due: \$955.19  
Tax Years Due: 2023, 2022, 2021, 2020, 2019  
Deed Book: K1/96

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lots 80 & 81, 18th District, 1st Section, being 0.94 acres, more or less. Being Lot 54, of Kanuga Village Subdivision. As shown in Plat Book 1, Page 91. Or as further described in Deed Book K1, Page 96. Being known as Tax Map & Parcel 0043A034, Towns County, Georgia.

**Map & Parcel: 0043A047**  
Defendant in Fi-Fa: Sims, Walter J.  
Current Record Holder: Sims, Walter & Sims, Maude  
Amount Due: \$955.19  
Tax Years Due: 2023, 2022, 2021, 2020, 2019  
Deed Book: K1/96

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lots 80 & 81, 18th District, 1st Section, being 1.00 acre, more or less. Being Lot 67, of Kanuga Village Subdivision. As shown in Plat Book 1, Page 91. Or as further described in Deed Book K1, Page 96. Being known as Tax Map & Parcel 0043A047, Towns County, Georgia.

**Map & Parcel: 0043A048**  
Defendant in Fi-Fa: Sims, Walter J.  
Current Record Holder: Sims, Walter & Sims, Maude  
Amount Due: \$955.19  
Tax Years Due: 2023, 2022, 2021, 2020, 2019  
Deed Book: K1/96

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lots 80 & 81, 18th District, 1st Section, being 0.87 acres, more or less. Being Lot 68, of Kanuga Village Subdivision. As shown in Plat Book 1, Page 91. Or as further described in Deed Book K1, Page 96. Being known as Tax Map & Parcel 0043A048, Towns County, Georgia.

**Map & Parcel: 0043A049**  
Defendant in Fi-Fa: Sims, Walter J.  
Current Record Holder: Sims, Walter & Sims, Maude  
Amount Due: \$955.19  
Tax Years Due: 2023, 2022, 2021, 2020, 2019  
Deed Book: K1/96

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lots 80 & 81, 18th District, 1st Section, being 0.91 acres, more or less. Being Lot 69, of Kanuga Village Subdivision. As shown in Plat Book 1, Page 91. Or as further described in Deed Book K1, Page 96. Being known as Tax Map & Parcel 0043A049, Towns County, Georgia.

**Map & Parcel: 0044D095**  
Defendant in Fi-Fa: Woody, Mark A. & Mirinda K.  
Current Record Holder: Woody, Mark Anthony  
Amount Due: \$2,380.24  
Tax Years Due: 2023, 2022, 2021, 2020, 2019, 2018  
Deed Book: 712/270

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 147, 18th District, 1st Section, being 0.445 acres, more or less. Being Lots 81 & 82, of Konahetah Way Subdivision. As shown in Plat Book 20, Page 227. Or as further described in Deed Book 712, Page 270. Being known as Tax Map & Parcel 0044D095, Towns County, Georgia.

**Map & Parcel: 0070109A**  
Defendant in Fi-Fa: Owenby, Christy Lea & Amb  
Current Record Holder: Owenby, Christy Lea & Owenby, Amber Dawn  
Amount Due: \$845.02  
Tax Years Due: 2023, 2022, 2021, 2020, 2019, 2018, 2017  
Deed Book: 145/769

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 127, 18th District, 1st Section, being 0.75 acres, more or less. Or as further described in Deed Book 145, Page 769. Being known as Tax Map & Parcel 0070109A, Towns County, Georgia.

**Map & Parcel: 0085059**  
Defendant in Fi-Fa: Olson, Carl  
Current Record Holder: Olson, Carl  
Amount Due: \$4,071.89  
Tax Years Due: 2023, 2022, 2021, 2020, 2019, 2018  
Deed Book: 592/296

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 168, 18th District, 1st Section, being 0.858 acres, more or less. Being Lot 18, of Hiawassee Mountain Village Subdivision. As shown in Plat Book 21, Page 198. Or as further described in Deed Book 592, Page 296. Being known as Tax Map & Parcel 0085059, Towns County, Georgia.

**Map & Parcel: H001011**  
Defendant in Fi-Fa: Baird, Kathleen  
Current Record Holder: Heirs Known & Unknown of Baird, Kathleen (Kathy) L., Deceased & Wagoner,  
Charles; Baird, Laura E. & Wagoner, Louise  
Amount Due: \$7,495.73  
Tax Years Due: 2023, 2022, 2021, 2020, 2019, 2018, 2017  
Deed Book: 497/2

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 78, 18th District, 1st Section, being 0.38 acres, more or less. Being Lot 4, of Hiawassee Estates Subdivision. As shown in Plat Book 1, Page 11. Or as further described in Deed Book 497, Page 2. Being known as Tax Map & Parcel H001011, Towns County, Georgia.

**Map & Parcel: YH02078**  
Defendant in Fi-Fa: Arnold, Bonnie L.  
Current Record Holder: Arnold, Bonnie L.  
Amount Due: \$2,865.49  
Tax Years Due: 2023, 2022, 2021, 2020, 2019, 2018  
Deed Book: 425/68

Legal Description: All that tract of land being in the: State of Georgia, County of Towns, Land Lot 155, 17th District, 1st Section, being 1.10 acres, more or less. Or as further described in Deed Book 425, Page 68. Being known as Tax Map & Parcel YH02078, Towns County, Georgia.  
Michael Anderson  
Towns County Tax Commissioner  
\* Deed Book: Refers to Deed Records located in the Towns County Courthouse, Clerk of Superior Court's Office where property is more fully described. 4C-2-26

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T(Aug7,14,21,28)