

NOTICE OF INVITATION TO BID
SALE OF REAL PROPERTY BY EVANS COUNTY, GEORGIA

Property Location: Evans County

Tax Parcels: C10 151, C17 015, 016 039 011, 040C 007, 016G 006, 106G 003, 016G 018 001, H09 004, 016D 063, C17 060, C10 072, H03 024, H03 024 001, H04 009, 041 018 004

Pursuant to O.C.G.A. § 36-9-3, the Evans County Board of Commissioners hereby invites sealed bids to purchase the following real property located in Evans County under the terms and conditions set forth below:

**Parcel 1, Map & Parcel C10 151
105 Robbins Street:**

All that certain lot or parcel of land situate, lying and being in the 1607th G.M. District, Evans County, Georgia, just North of the City of Claxton and in the Harper Subdivision, said lot of land fronting West on Robbins Street a distance of Fifty (50) feet and running back Eastward a uniform width a distance of One Hundred Thirty-Two (132) feet, more or less, and bounded, now or formerly, as follows: North by lands of S.J. Harper; East by lands of S.J. Harper; South by lands of S.J. Harper and West by Robbins Street.

Said property is the same as that received by Evans County by Tax Sale Deed dated August 4, 2015 and recorded in the office of the Clerk of Superior Court of Evans County in Deed Book 309, Pages 416-417.

**Parcel 2, Map & Parcel C17 015
204 Church Street:**

That certain parcel of land in the City of Claxton, Evans County, Georgia, containing Two (2) acres, more or less and bounded, now or formerly as follows: North by land of M. Katzif and land of S.E. Hodges (formerly lands of W.S. Smith); East by Church Street; South by land of Sam Harper; and West by land of Mrs. W.J. Edwards; said described parcel of land being the same land which is described in the deed made by John M. DeLoach to Laura Martin, dated September 24, 1906 and recorded in Deed Book "W," Page 401 of the Office of the Clerk of Superior Court of Evans County, Georgia.

Said property is the same as that received by Evans County by Tax Sale Deed dated August 4, 2015 and recorded in the office of the Clerk of Superior Court of Evans County in Deed Book 309, Pages 422-423.

Parcel 3, Map & Parcel 016 039 011
711 DeLoach Mill Road:

All that certain tract or parcel of land lying and being in the 1607th G. M. District of Evans County, Georgia, containing 0.40 of an acre, more or less, and being more particularly described by that plat of survey dated March 13, 1990, prepared by Timothy W. Eason, GA RLS Number 2508 and being recorded in Plat Book 13, Page 116. Said plat being incorporated by reference thereto for descriptive and all other purposes.

Said property is the same as that received by Evans County by Tax Sale Deed dated August 4, 2015 and recorded in the office of the Clerk of Superior Court of Evans County in Deed Book 309, Pages 430-431.

Parcel 4, Map & Parcel 040C 007
242 Lotts Road:

All that certain lot or parcel of land lying, situate and being in the 401st G.M. District, Evans County, Georgia, containing 0.64 acres, more or less, and being bounded, now or formerly, as follows: Northeast by Tract No. 4; Southeast by the right-of-way of a 30' road; Southwest by Tract No. 2; and on the Northwest by the right-of-way of a 30' road, known as Jack's Road.

Said tract or parcel of land is more particularly described according to that certain map or plat of survey dated December 14, 1994, prepared by Timothy W. Eason, Georgia Registered Land Surveyor No. 2508 and recorded in the Office of the Clerk of Superior Court of Evans County, Georgia, in Plat Book 11, Page 237, and more particularly described as Lot No. 3. Said plat is incorporated herein and made a part hereof.

Said property is the same as that received by Evans County by Tax Sale Deed dated August 4, 2015 and recorded in the office of the Clerk of Superior Court of Evans County in Deed Book 309, Pages 432-433.

Parcel 5, Map & Parcel 016G 006
0 Hillside Drive:

All that certain tract or parcel of land situate, lying and being in the 1738th G.M. District of Evans County, Georgia designated as Lot 22-F, Phase 12, consisting of 3.532 acres, more or less, according to a plat by Joe P. Davis, Registered Surveyor, dated June 7, 1996, of record in Plat Book 13, Page 72, Evans County, Georgia Records. For a more complete description, said plat and the description thereon are hereby incorporated by reference and made a part hereof.

Said property is the same as that received by Evans County by Tax Sale Deed dated August 4, 2015 and recorded in the office of the Clerk of Superior Court of Evans County in Deed Book 309, Pages 426-427.

Parcel 6, Map & Parcel 016G 003

0 Hillside Drive:

All that certain tract or parcel of land situate, lying and being in the 1738th G.M. District of Evans County, Georgia, designated as Lot 22-C, Phase 12, consisting of 3.734 acres, more or less, according to a plat by Joe P. Davis, Registered Surveyor, dated June 7, 1996, of record in Plat Book 13, Page 73, Evans County, Georgia Records. For a more complete description, said plat and the description thereon are hereby incorporated by reference and made a part hereof.

Said property is the same as that received by Evans County by Tax Sale Deed dated August 4, 2015 and recorded in the office of the Clerk of Superior Court of Evans County in Deed Book 309, Pages 424-425.

Parcel 7, Map & Parcel 016G 018 001

0 Hillside Lane:

All that certain tract or parcel of land situate, lying and being in the 1738th G.M. District of Evans County, Georgia, designated as Lot 13, Phase 12, consisting of 2.30 acres, more or less, according to a plat by Joe P. Davis, Registered Surveyor, dated May 27, 1991, of record in Plat Book 9, Pages 291-292, Evans County, Georgia Records. For a more complete description, said plat and the description thereon are hereby incorporated by reference and made a part hereof.

Said property is the same as that received by Evans County by Tax Sale Deed dated August 4, 2015 and recorded in the office of the Clerk of Superior Court of Evans County in Deed Book 309, Pages 428-429.

Parcel 8, Map & Parcel H09 004

0 Ponderosa Road:

One acre, more or less, of land located in the 1607th G.M. District of Evans County, Georgia, being known as Dennis McLeod Place, and bounded, now or formerly, as follows: North by land formerly owned by Lester Todd; East by land of Brewton Cemetary Corporation; South by land formerly belonging to M.A. Smith, Jr., and West by land formerly belonging to Dennis McLeod.

Said property is the same as that received by Evans County by Tax Sale Deed dated July 6, 2010 and recorded in the office of the Clerk of Superior Court of Evans County in Deed Book 278, Pages 701-702.

Parcel 9, Map & Parcel 016D 063

0 Canoochee River Lot:

All that certain tract or parcel of land, lying and being in the 1738th G.M. District of Evans County, Georgia, designated as Lot No. 16, Canoochee Properties East, Phase No. 5, according to a Plat by Joe. P. Davis, Registered Surveyor, dated May 17, 1989, of record in Plat Book 6, Page 186, Evans County, Georgia Records. For a more complete description thereon, said Plat and description are hereby incorporated by reference and made a part hereof.

Said property is the same as that received by Evans County by Tax Sale Deed dated July 6, 2010 and recorded in the office of the Clerk of Superior Court of Evans County in Deed Book 278, Pages 707-708.

Parcel 10, Map & Parcel C17 060

304 Calvary Street:

All that certain tract or parcel of land situate, lying and being in the 1607th G.M. District of Evans County, Georgia, just north of the City of Claxton, fronting North on Calvary Street for a distance of Fifty (50') feet, and running back Southerly between parallel lines a distance of one hundred (100') feet, and bounded, now or formerly, as follows: North by Calvary Street; East by lands of Mamie Blich and lands of Andrew Davis; South by lands of Julius Brown; West by lands of May Rodgers.

Said property is the same as that received by Evans County by Tax Sale Deed dated July 6, 2010 and recorded in the office of the Clerk of Superior Court of Evans County in Deed Book 278, Pages 703-704.

**Parcel 11, Map & Parcel C10 072
432 Rosemary Street:**

All that certain lot or parcel of land, lying and being in the City of Claxton, 1607th G.M. District of Evans County, Georgia, containing One and 30/100 (1.30) acres, more or less, and bounded, now or formerly, as follows: on the North by Rosemary Street; on the East by lands of S.J. Harper; on the South by lands formerly owned by W. J. Edwards, now deceased, and now or formerly owned by his estate; and on the West by the Claxton-Metter paved highway, known as State Route No. 129, which lot of land is more particularly described by a plat thereof made by James L. Tootle, Surveyor, on October 28, 1954 to which reference is hereby made.

Said property is the same as that received by Evans County by Tax Sale Deed dated July 6, 2010 and recorded in the office of the Clerk of Superior Court of Evans County in Deed Book 278, Pages 705-706.

**Parcel 12, Map & Parcel H03 024
0 Elm Street:**

All that certain tract or parcel of land lying and being in the 1607th G.M. District of the County of Evans, said state of Georgia and being lot 22 of the Groveland Heights subdivision according to a plat of survey made by James L. Tootle, Registered Surveyor, dated April 5, 1971, recorded in Plat Book 2, Page 157 in the Office of the Clerk of Superior Court of Evans County.

Said Plat and description thereon are hereby incorporated by reference and made a part hereof.

Said property is the same as that received by Evans County by Sheriff's Tax Deed dated October 5, 1999 and recorded in the office of the Clerk of Superior Court of Evans County in Deed Book 194, Pages 307-308.

**Parcel 13, Map & Parcel H03 024 001
0 Elm Street:**

All that certain tract or parcel of land lying and being in the 1607th G.M. District of the County of Evans, said state of Georgia and being lot 23 of the Groveland Heights subdivision according to a plat of survey made by James L. Tootle, Registered Surveyor, dated April 5, 1971, recorded in Plat Book 2, Page 157 in the Office of the Clerk of Superior Court of Evans County.

Said Plat and description thereon are hereby incorporated by reference and made a part hereof.

Said property is the same as that received by Evans County by Sheriff's Tax Deed dated October 5, 1999 and recorded in the office of the Clerk of Superior Court of Evans County in Deed Book 194, Pages 307-308.

Parcel 14, Map & Parcel H04 009

0 Pine Drive:

All that certain tract or parcel of land lying and being in the 1607th G.M. District of the County of Evans, said state of Georgia and being lot 1B of the Groveland Heights subdivision according to a plat of survey made by James L. Tootle, Registered Surveyor, dated April 5, 1971, recorded in Plat Book 2, Page 157 in the Office of the Clerk of Superior Court of Evans County.

Said Plat and description thereon are hereby incorporated by reference and made a part hereof.

Said property is the same as that received by Evans County by Sheriff's Tax Deed dated October 5, 1999 and recorded in the office of the Clerk of Superior Court of Evans County in Deed Book 194, Pages 307-308.

Parcel 15, Map & Parcel 041 018 004

0 Old Hwy 250:

All that certain tract or parcel of land lying, situate and being in the 401st G.M. District, Evans County, Georgia, containing 1.60 acres, more or less, and being bounded now or formerly, as follows: North by lands of Mrs. Joe C. Strickland and the right-of-way of Georgia Highway No. 250; East by lands of Mrs. Joe C. Strickland and the run of Bull Creek; South by lands of Derrell and Gail S. Purvis; and on the West by the right-of-way of Georgia Highway No. 250.

Said tract or parcel of lands is more particularly described according to that certain map or plat of survey prepared by Timothy W. Eason, Georgia Registered Land Surveyor No. 2508, dated July 25, 1995 and recorded in the Office of the Clerk of Superior Court of Evans County, Georgia, in Plat Book 11, Page 251. Said plat is by reference incorporated herein for a more complete and accurate description of the aforementioned property.

Said property is the same as that received by Evans County by Deed of Gift dated July 26, 1995 and recorded in the office of the Clerk of Superior Court of Evans County in Deed Book 149, Pages 68-69.

Subject to the right to reject bids described below, Evans County will sell the property to the highest bidder provided cash or certified funds are tendered to the Evans County Board of Commissioners within ten (10) business days after notice of the award is given to the bidder, failing which the property

will be sold to the next highest bidder meeting the payment requirements. Evans County reserves the right to reject any and all bids.

All bids must be in writing, must identify the parcel by the parcel number stated above, and must be sealed in an envelope, and delivered to the County Clerk, 3 Freeman Street, Claxton, Georgia 30417, no later than 4:00 p.m. on Wednesday October 30th. The bid must state the amount the bidder will pay, and provide the name, address and telephone number of the bidder.

All bids will be opened in public by the County Administrator at 4:15 p.m. on Wednesday October 30th at the Offices of the Evans County Board of Commissioners, 3 Freeman Street, Claxton, Georgia 30417. Bids thereafter shall be reviewed by the Evans County Board of Commissioners at its next regular meeting on Tuesday November 5th, 2019, after which each bid shall be either accepted or rejected.

Important Notice of Terms and Conditions of Sale: The property for sale was obtained by Evans County as the result of a tax sale. More than twelve months have passed since the tax sale. The process to foreclose the right of redemption if has not been undertaken will not be undertaken by Evans County. Evans County makes no warranty as to the marketability of title to the property, and will convey the property to the successful bidder by Quitclaim deed only. It shall be the responsibility of the successfully bidder to take any and all steps necessary to secure good and marketable title to the property under O.C.G.A. § 48-4-45 or as otherwise provided by law. The property is sold "AS IS" and Evans County makes no representations or warranties concerning its condition, its suitability for any purpose, or the presence of any encumbrances or encroachments.

Casey Burkhalter, Evans County Administrator