

COWETA COUNTY OCTOBER 2019 TAX SALE

**SHERIFF'S SALE
J. THOMAS FERRELL
TAX COMMISSIONER
STATE OF GEORGIA
COUNTY OF COWETA**

Under and by virtue of certain tax Fi.Fa.'s issued by the **Tax Commissioner of Coweta County, Georgia, in favor of the State of Georgia and County of Coweta** against the following named persons and the property as described immediately below their respective name(s).

There will be sold for cash or certified funds at public outcry, on the **COURTHOUSE STEPS AT 72 GREENVILLE STREET IN NEWNAN, COWETA COUNTY, Georgia**, between the legal hours of sale, on the **first Tuesday in October 2019, the same Tuesday, October 1, 2019**.

They will be sold **beginning at 2:00 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 properties 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 **Coweta County, State of Georgia**. The years for which said Fi.Fa.'s are issued and levied are stated below the name of the owner in each case.

This is a buyer beware sale and all property will be sold as is. The Tax Commissioner makes no warranty, neither expressed nor implied, as to title, and all properties are subject to all recorded covenants, easements, and right of ways. Properties are sold under the power of a tax sale deed with specific rights of redemption.

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 cost, all taxes, advertising cost and recording fees. Pursuant to Georgia Law, payment will be required within two (2) hours of the completion.

File #: 19

Map/Parcel Number: 054 2272 005

Defendant(s) in FiFa: Long, Ann; 054 2272 005, LL 272 2nd LD Tr 2 3.27 Acs

Current Property Owner: Same as Defendant(s) in FiFa

Reference Deed: 1321/33

Property Description: All and only that parcel of land designated as Tax Parcel 054 2272 005, lying and being in Land Lot 272 of the 2nd Land District, Coweta County, Georgia, being Lot 2, shown in Plat Book 19, Page 137, a portion of the property described in Deed Book 1321, Page 33, the description contained therein being incorporated herein by this reference.

Years Due: 2017-2018

File #: 21

Map/Parcel Number: 054 2272 014

Defendant(s) in FiFa: Long, Ann G. (aka Margaret Ann Long); 054 2272 014, 7.50 Acs LL 272 LD 2

Current Property Owner: Same as Defendant(s) in FiFa

Reference Deed: 287/650; 358/164

Property Description: All and only that parcel of land designated as Tax Parcel 054 2272 014, lying and being in Land Lot 272 of the 2nd Land District, Coweta County, Georgia, containing 7.5 acres, more or less, being shown in Plat Book 32, Page 221, described in Deed Book 358, Page 164, the description contained therein being incorporated herein by this reference.

Years Due: 2017-2018

File #: 65

Map/Parcel Number: 172 1331 003

Defendant(s) in FiFa: Marks, Chris & Maureen Marks; 172 1331 003 Lt 4&5 Country Club E

Current Property Owner: Same as Defendant(s) in FiFa

Reference Deed: 4202/747

Property Description: All and only that parcel of land designated as Tax Parcel 172 1331 003, lying and being in Land Lot 331 of the 1st Land District, Coweta County, Georgia, containing 6.01 acres, more or less, shown in Deed Book 4202, Page 749, described in Deed Book 4202, Page 747, the description contained therein being incorporated herein by this reference, known as 9756 East Highway 16.

Years Due: 2017-2018

File #: 74

Map/Parcel Number: M02 0002 011

Defendant(s) in FiFa: Moulder, Felton, Estate; M02 0002 011, Hwy 41 27 Moreland H/L

Current Property Owner: Same as Defendant(s) in FiFa

Reference Deed: 4590/483

Property Description: All and only that parcel of land designated as Tax Parcel M02 0002 011, lying and being in Land Lot 166 of the 2nd Land District, Coweta County, Georgia, being Tract 1, Cureton-Cole Company Subdivision, shown in Deed Book 40, Page 363, described in Deed Book 4590, Page 483, the description contained therein being incorporated herein by this reference, known as 3283 Highway 27 Alternate.

Years Due: 2017-2018

File #: 79

Map/Parcel Number: N21 0002 005

Defendant(s) in FiFa: Epps, Derrick; N21 0002 005, Lot 17 Widner St

Current Property Owner: Same as Defendant(s) in FiFa

Reference Deed: 3433/752

Property Description: All and only that parcel of land designated as Tax Parcel N21 0002 005, lying and being in the City of Newnan, Coweta County, Georgia, containing 0.12 acres, more or less, described in Deed Book 3433, Page 752, the description contained therein being incorporated herein by this reference, known as 17 Widener Street.

Years Due: 2012-2018