

BROOKS COUNTY APRIL 2025 TAX SALE

SHERIFF'S SALE

BECKY P. ROTHROCK

EX-OFFICIO SHERIFF

STATE OF GEORGIA

COUNTY OF BROOKS

Under and by virtue of certain tax Fi.Fa.'s issued by the **Tax Commissioner of Brooks County, Georgia, in favor of the State of Georgia and County of Brooks** 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, at the **Tax Commissioner's Office located at 610 S Highland Rd, Quitman, Brooks County, Georgia**, between the legal hours of sale, on the first **Tuesday in April 2025, the same being April 1, 2025**. The following property will be sold **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 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 Brooks 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. At the discretion of the Tax Commissioner's office, payment will be required within two (2) hours after the completion of the tax sale. In the event a bid is not properly paid, the property shall be **re-offered at 2:00 PM on the day of the sale**.

File #: 9

Map/Parcel Number: J2 44

Defendant(s) in FiFa: Cowart, J C; J2 44 / 112-407

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

Reference Deed: 112/407

Property Description: All and only that parcel of land designated as Tax Parcel J2 44, lying and being in Brooks County, Georgia, containing 0.2 acre, more or less, being a portion of the property described in Deed Book 112, Page 407, the description contained therein being incorporated herein by this reference, located on Troupeville Rd.

Years Due: 2021-2023

Amount Due: \$803.90

File #: 37

Map/Parcel Number: 25 6 S00

Defendant(s) in FiFa: Presley, Robert Lennard; 25 6 S00 / 764-412

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

Reference Deed: 764/412

Property Description: All and only that parcel of land designated as Tax Parcel 25 6 S00, lying and being in Land Lot 444 of the 13th Land District, Brooks County, Georgia, containing 1.00 acre, more or less, described in Deed Book 764, Page 412, the description contained therein being incorporated herein by this reference, located on Beaty Road.

Years Due: 2021-2023

Amount Due: \$1,004.98

File #: 43

Map/Parcel Number: D2 27

Defendant(s) in FiFa: Rochfort, Catherine; D2 27, 444-230

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

Reference Deed: 444/230

Property Description: All and only that parcel of land designated as Tax Parcel D2 27, lying and being in Land Lot 526 of the 12th Land District, Brooks County, Georgia, containing 0.44 acre, more or less, described in Deed Book 444, Page 230, the description contained therein being incorporated herein by this reference, known as 5388 Dixie Road.

Years Due: 2021-2023

Amount Due: \$2,139.65

File #: 57

Map/Parcel Number: 17 16 A

Defendant(s) in FiFa: Yearwood, Delores Taylor; 17 16 A, 204-315

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

Reference Deed: 204/315

Property Description: All and only that parcel of land designated as Tax Parcel 17 16 A, lying and being in Land Lot 27 of the 14th Land District, Brooks County, Georgia, described in Deed Book 204, Page 315, the description contained therein being incorporated herein by this reference, located on Livingston Road.

Years Due: 2021-2023

Amount Due: \$1,033.87