

W. WRIGHT GAMMON, JR.
BRAD J. MCFALL
BRYAN C. VILLARREAL
WAYNE W. GAMMON, III

OLIWAY BUILDING
105 PRIOR STREET
CEDARTOWN, GEORGIA 30125



Est. 1970

www.gmvlawfirm.com

January 20, 2023

MAILING ADDRESS
POST OFFICE BOX 292
CEDARTOWN, GEORGIA 30125

TELEPHONE (770) 748-2815
FAX NO. (770) 749-1811
TOLL FREE (877) 224-2920

VIA CERTIFIED MAIL

Mr. Tom Recore
6216 Hermosa Drive
Ocean Springs, MS 39564

RE: 162 East Point Road, Cedartown, Georgia

Dear Mr. Recore:

Greetings. Be advised that the undersigned of this law firm represents Polk County and all of its related Departments, including Code Enforcement. In this regard, it has been brought to my attention that you have previously been provided notice of the significance and serious dilapidation of real estate owned by you located at 162 East Point Road in Cedartown, Georgia. It is my understanding that this problem has been brought to your attention at least as early as November of last year and you have also been provided follow-up communication from Code Enforcement in December of 2022 indicating that the home located at 162 East Point Road is in major disrepair and needs to be addressed immediately.

From the information provided to me, you have taken absolutely no action to remediate the condition of the property or the home located at 162 East Point Road, thus this correspondence from me.

On behalf of the Code Enforcement Department for Polk County, notice is hereby provided to you that the Polk County Building Inspector has determined that the structure located at 162 East Point Road in Cedartown, Georgia is unfit for human habitation in that the structure is dangerous or injurious to the health, safety or morals of both the neighbors of this property as well as other residents of Polk County. The conditions identified by the Polk County Building Inspector include the following:

- Dilapidation;
- Disrepair;

January 23, 2023
Page Two

- Structural defects; and
- Uncleanliness.

Additionally, it is the opinion of the Polk County Building Inspector as well as Ordinance Enforcement that this vacant and dilapidated structure is being used in connection with the commission of drug crimes and/or squatters.

Pursuant to O.C.G.A. § 41-2-9, Polk County intends to move forward with filing a ***Complaint In Rem*** against the subject property to have the property declared a dilapidated structure and receive permission from the Polk County Magistrate Court to demolish and remove this structure from the subject premise. Should this become necessary, Polk County will be entitled to cover the cost of demolition, including all Court costs, appraisal fees, administrative costs, and all other costs necessarily associated with the abatement action, including restoration to grade of the real property after demolition, which costs shall be a lien against the real property upon which such costs were incurred.

In an effort to avoid the above circumstances, Polk County is giving you a period of thirty (30) days to have this structure completely demolished, with the thirty (30) day period to begin on the date of your receipt of this notice. Be advised that if you have not completely demolished this structure as requested, Polk County will immediately move forward with the Petition as hereinabove described. Govern yourself accordingly.

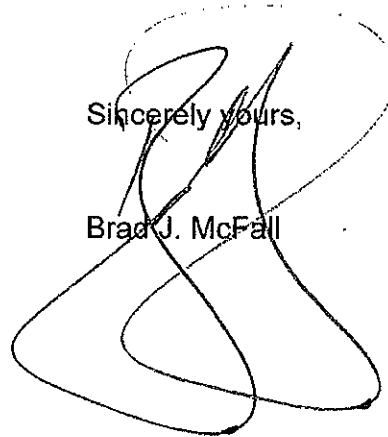
With kindest regards, I am

Sincerely yours,

Brad J. McFall

BJM/ac

cc: Mr. Brian McCray
Ms. Karla Graham

A large, stylized handwritten signature in black ink, appearing to read 'Brad J. McFall', is written over the typed name. The signature is highly cursive and loops around the text.

**GAMMON
McFALL
& VILLARREAL**
ATTORNEYS AT LAW

POST OFFICE BOX 292
CEDARTOWN, GEORGIA 30125

PLACES TICKET AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS TO HOLD DOTTED LINE



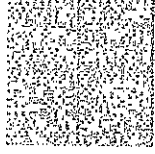
CERTIFIED MAIL®



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FIRST-CLASS



US POSTAGE AND PITNEY BOWES

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0996033884 JAN 23 2023

VIA CERTIFIED MAIL
Mr. Tom Recore
6216 Hermosa Drive
Ocean Springs, MS 39564

IN THE MAGISTRATE COURT
COUNTY OF POLK
STATE OF GEORGIA

Please stamp with filing information and return to Ammon, McFall & Villarreal

FILED & RECORDED
MAGISTRATE COURT
POLK COUNTY, GA.
2023 APR -5 PM 3:48

POLK COUNTY, GEORGIA)
Plaintiff)
vs.)
162 EAST POINT ROAD)
CEDARTOWN, GEORGIA 30125)
PARCEL NO.: 030F063-)
Defendant)

CIVIL ACTION
FILE NO.: 23-4026

**COMPLAINT IN REM AGAINST PROPERTY
ALLEGED TO BE A NUISANCE**

COMES NOW, Polk County, Georgia ("Petitioner") and pursuant to Polk County Ordinance Section 34-5, files this Petition in Rem against the real property located at 162 East Point Road, Cedartown, Georgia 30125 and shows to the Court as follows:

1.

Polk County Building Inspector, Brian McCray, has conducted a preliminary investigation of the subject property and has found that the structure is dilapidated.

2.

The subject property is specifically identified as follows: 162 East Point Road, Cedartown, Georgia, 30125, Parcel No.: 030F063-.

3.

The record owner of the property is Tom Recore, who may be personally served with Summons and Complaint at 6216 Hermosa Drive, Ocean Springs,

AMMON, McFALL
& VILLARREAL
ATTORNEYS AT LAW
POST OFFICE BOX 292
CEDARTOWN, GEORGIA 30125

Mississippi 39564.

4.

An Order is sought from this Court to have the subject property demolished with the cost of said demolition being assessed as a lien against the property.

WHEREFORE, Polk County prays that this Complaint be filed and served upon the owner and all interested parties as provided for by Ordinance; that the subject premises be declared dilapidated; that the County be given authority to enter upon the subject premises and effectuate such remedial measures as may be appropriate; that the costs of such remedial measures be assessed against the subject premises; and for such other and further relief as may be appropriate.

Respectfully submitted,

GAMMON, McFALL & VILLARREAL

Brad J. McFall
Georgia Bar No. 491040

P.O. Box 292
Cedartown, GA 30125
770-748-2815
e-mail: brad@gmvlawfirm.com

GAMMON, McFALL
& VILLARREAL
ATTORNEYS AT LAW
POST OFFICE BOX 292
CEDARTOWN, GEORGIA 30125

W. WRIGHT GAMMON, JR.
BRAD J. MCFALL
BRYAN C. VILLARREAL
WAYNE W. GAMMON, III

OLIWAY BUILDING
105 PRIOR STREET
CEDARTOWN, GEORGIA 30125



MAILING ADDRESS
POST OFFICE BOX 292
CEDARTOWN, GEORGIA 30125

TELEPHONE (770) 748-2815
FAX NO. (770) 749-1811
TOLL FREE (877) 224-2920

Est. 1970
April 6, 2023

VIA FED EX ONLY

Jackson County Sheriff's Department
ATTN: Civil Division
3104 Magnolia Street
Pascagoula, Mississippi 39567

RE: Polk County, Georgia v. 162 East Point Road, Cedartown, GA 30125
Parcel No. 030F063-
Case No.: 23-402CS

Dear Sir/Madame:

Please serve the enclosed papers on the following:

Tom Recore
6216 Hermosa Drive
Ocean Springs, Mississippi 39564

I have enclosed my check in the amount of \$45.00 for service of these papers.

Please return the Sheriff's Entry of Service to me for filing with the Clerk of the Court.

With kindest regards, I am

Sincerely yours,

Brad J. McFall

BJM/ac
Enc.
cc: Mr. Brian McCray
Polk County Building Inspection

Misty Mason

From: April Cupp <April@gmvlawfirm.com>
Sent: Wednesday, April 19, 2023 9:45 AM
To: Brian McCray; Misty Mason; Karla Graham
Subject: Tom Recore (162 East Point Road)

CAUTION: This email originated from outside of our organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Just wanted to let you all know that I called to check on service this morning on Mr. Recore. He was served on 4-14-2023. I will let you know what we hear, if anything.



www.gmvlawfirm.com

April Cupp

Legal Assistant to Brad J. McFall
PO BOX 292 | 105 Prior Street | Cedartown, GA 30125
(770) 748-2815

 (770) 749-1811

 April@gmvlawfirm.com

Civil Action No. 23-40265
Date Filed 4-5-23

Superior Court Magistrate Court
State Court Probate Court
Juvenile Court

Georgia, Polk COUNTY

Polk County, Georgia

Attorney's Address

Brad J. McFall
P.O. Box 292
Cedartown, GA 30125
brad@gmvlawfirm.com

Plaintiff

VS.

Name and Address of Party to be Served.

162 East Point Road,
Cedartown, GA 30125
Parcel No.: 030F063-

Tom Recore
6216 Hermosa Drive
Ocean Springs, Mississippi 39564
(Jackson County)

Defendant

SECOND ORIGINAL

Garnishee

SHERIFF'S ENTRY OF SERVICE

PERSONAL

I have this day served the defendant Tom Recore personally with a copy of the within action and summons.

NOTORIOUS

I have this day served the defendant _____ by leaving a copy of the action and summons at his most notorious place of abode in this County.

Delivered same into hands of _____ described as follows: age, about _____ years; weight _____ pounds; height, about _____ feet and _____ inches, domiciled at the residence of defendant.

CORPORATION

Served the defendant _____ a corporation by leaving a copy of the within action and summons with _____ in charge of the office and place of doing business of said Corporation in this County.

TACK & MAIL

I have this day served the above styled affidavit and summons on the defendant(s) by posting a copy of the same to the door of the premises designated in said affidavit, and on the same day of such posting by depositing a true copy of same in the United States Mail, First Class in an envelope properly addressed to the defendant(s) at the address shown in said summons, with adequate postage affixed thereon containing notice to the defendant(s) to answer said summons at the place stated in the summons.

NON EST

Diligent search made and defendant not to be found in the jurisdiction of this Court.

This 17 day of April, 20 23.

S Rhome

DEPUTY

SHERIFF DOCKET _____ PAGE _____

**IN THE MAGISTRATE COURT
COUNTY OF POLK
STATE OF GEORGIA**

POLK COUNTY, GEORGIA)	
Plaintiff)	
)	CIVIL ACTION
vs.)	
)	FILE NO.: 23-509-CS
1091 SPRINGDALE ROAD)	
ROCKMART, GEORGIA 3015)	
PARCEL NO.: 065-006A)	
Defendant)	

ORDER

Petitioner having filed a Complaint in Rem against the subject property seeking its demolition, and the parties being desirous of resolving this matter, **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** as follows:

1.

Polk County, or its lawfully designated agents and/or employees, shall be fully authorized to enter upon the lands located at 1091 Springdale Road, Rockmart, Georgia, for the following purposes:

- a. To demolish, rehabilitate and remove the remaining portions of the structure located on 1091 Springdale Road, Rockmart, Georgia; and
- b. To dismantle, destroy or otherwise relocate the structure located on 1091 Springdale Road, Rockmart, Georgia as identified on Exhibit "A" attached to this Order.

2.

This Order shall take effect as of 5:00 p.m. on August 1, 2023. Polk County, and its designees and/or employees shall be fully authorized to secure

**IMMON, McFALL
& VILLARREAL**
ATTORNEYS AT LAW
POST OFFICE BOX 292
ARTOWN, GEORGIA 30125

said property as may be deemed reasonably necessary and shall take and shall employ any and all means as may be deemed reasonably necessary to access the property in the event the property is secured by fences, gates, locks, chains or other such implementations.

3.

Any and all costs incurred by the County in order to rehabilitate the subject property as hereinabove described, shall serve as a lien against the subject property and shall be recorded in the general execution docket of the Superior Court Clerk's Office evidencing the existence of this lien against the subject property.

SO ORDERED this _____ day of _____, 2023.

Prepared by:

Judge, Polk County Magistrate Court

Brad J. McFall
Georgia Bar No. 491040
P.O. Box 292
Cedartown, GA 30125
770-748-2815
e-mail: brad@gmvlawfirm.com

BOOK 633 PAGE 088

Return to:
Diane M. Locklear
P.O. Box 826
Rockmart, GA 30153

WARRANTY DEED

STATE OF GEORGIA, COUNTY OF POLK

This INDEMNITY, Made this 24 day of August in the Year of Our Lord One Thousand Nine Hundred and Ninety-Nine (1999) between MARK ROGER COFFMAN, of the State of Georgia and County of Polk of the first part, and KEVIN G. DUNN, of the State of Georgia and County of Polk of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of ONE DOLLAR AND LOVE AND AFFECTION (\$1.00), in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all that tract or parcel of land described as follows:

SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE AS IF FULLY SET FORTH.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in Fee Simple.

AND THE SAID party of the first part, for his heirs, executors, administrators and assigns, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written. Signed, sealed and delivered in presence of:

Diane M. Locklear
(WITNESS)

Mark Coffman (SEAL)

Russell A. Bessie
NOTARY PUBLIC, GEORGIA
Notary Public for the State of Georgia
My Comm. Expires 01/01/2002

Georgia Polk County
Filed in Clerk's Office this 1 day of Nov
1999 at 11:15 Recorded in Deed
Book 633 page 88 This 3
day of Nov, 1999
Sandra W. Gallaway, Clerk

Polk County Georgia
Real Estate Transfer Tax
Paid \$ 0.00
Date 11-1-99
Sandra W. Gallaway
Clerk Superior Court

EXHIBIT "A"

EXHIBIT A

All that tract or parcel of land lying and being in Landlot 999, 18th District, 3rd Section, Polk County, Georgia, and being more particularly described as follows:

Commencing at the common corners of Landlots 946, 947, 998 and 999, which point is THE TRUE POINT OF BEGINNING; thence South 00 degrees 10 minutes 38 seconds East along the east boundary line of Landlot 999 a distance of 230.43 feet to a 1/2 inch rebar placed on the north right of way line of Springdale Road (having a present right of way of 40 feet); thence South 82 degrees 30 minutes 00 seconds West along the north right of way line of Springdale Road a distance of 52.98 feet to a point; thence South 86 degrees 09 minutes 00 seconds a distance of 65.80 feet to a point; thence North 89 degrees 55 minutes 00 seconds West a distance of 76.89 feet to a 3/4 inch pipe found on the north right of way line of Springdale Road; thence North 00 degrees 00 minutes 39 seconds a distance of 244.60 feet to a 3/4 inch pipe found on the north boundary line of Landlot 999; thence South 89 degrees 10 minutes 58 seconds along the north boundary line of Landlot 999 a distance of 194.41 feet to the common corners of Landlots 946, 947, 998 and 999, which point is THE TRUE POINT OF BEGINNING.

Containing 1.07 acres as shown by plat of survey by Larry B. Rogers, Georgia Registered Land Surveyor #2342 for Kevin G. Dunn dated June 25, 1999, reference to which plat is hereby made.

Georgia, Polk County
Filed in Office this 1 day of Nov
1999 at 11:15 a.m. in Dged
Book 633 Page 88
day of Nov 1999
Sandra W.L. Clerk

RECORDED

**IN THE MAGISTRATE COURT
COUNTY OF POLK
STATE OF GEORGIA**

POLK COUNTY, GEORGIA)	
Plaintiff)	
)	CIVIL ACTION
vs.)	
)	FILE NO.: 23-402CS
162 EAST POINT ROAD)	
CEDARTOWN, GEORGIA 30125)	
PARCEL NO.: 030F063-)	
Defendant)	

ORDER

The above matter having come before this Court on the 29th day of June, 2023, with the Plaintiff having appeared and the Defendant failed to appear despite having been provided proper notice of this hearing, **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** as follows:

1.

Polk County, or its lawfully designated agents and/or employees, shall be fully authorized to enter upon the lands located at 162 East Point Road, Cedartown, Georgia, for the following purposes:

- a. To demolish, rehabilitate and remove the remaining portions of the structure located on 162 East Point Road, Cedartown, Georgia; and
- b. To dismantle, destroy or otherwise relocate the structure located on 162 East Point Road, Cedartown, Georgia as identified on Exhibit "A" attached to this Order.

JMON, McFALL
VILLARREAL
ORNEYS AT LAW
ST OFFICE BOX 292
TOWN, GEORGIA 30125

2.

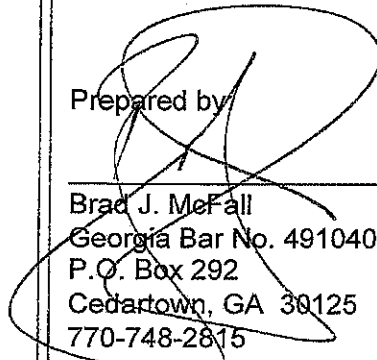
This Order shall take effect as of 5:00 p.m. on August 1, 2023. Polk County, and its designees and/or employees shall be fully authorized to secure said property as may be deemed reasonably necessary and shall take and shall employ any and all means as may be deemed reasonably necessary to access the property in the event the property is secured by fences, gates, locks, chains or other such implementations.

3.

Any and all costs incurred by the County in order to rehabilitate the subject property as hereinabove described, shall serve as a lien against the subject property and shall be recorded in the general execution docket of the Superior Court Clerk's Office evidencing the existence of this lien against the subject property.

SO ORDERED this _____ day of _____, 2023.

Prepared by



Brad J. McFall
Georgia Bar No. 491040
P.O. Box 292
Cedartown, GA 30125
770-748-2615
e-mail: brad@gmvlawfirm.com

Judge, Polk County Magistrate Court

MMON, McFALL
& VILLARREAL
ATTORNEYS AT LAW
101ST OFFICE BOX 292
CEDARTOWN, GEORGIA 30125

DOC# 001625
FILED IN OFFICE
04/30/2012 12:22 PM
BK:1426 PG:113-115
SHEILA WELLS
CLERK OF SUPERIOR COURT
POLK COUNTY

Sheila Wells
REAL ESTATE TRANSFER TAX
PAID: \$0.00

Commitment Number: 2961481
Seller's Loan Number: 1699276364

After Recording Return To:
ServiceLink Hopewell Campus
4000 Industrial Boulevard
Aliquippa PA 15001
(800) 439-5451

REC: 98710
DATE: 4-30-12
CHECK: 1322
TI:
PT: 15-12-1408

This instrument prepared by:
Thomas V. Alonzo, Esq. (Georgia Bar Number: 812054), and Jay A. Rosenberg, Esq., Rosenberg
LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax:
(866) 611-0170.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
030F-063

LIMITED WARRANTY DEED

Fannie Mae AKA Federal National Mortgage Association, whose mailing address is 14221
Dallas Parkway, Suite 1000, Dallas, TX 75254, hereinafter grantor, for \$15,000.00 (Fifteen
Thousand Dollars and no Cents) in consideration paid, grants, bargains, sells and conveys with
covenants of limited warranty to Tom Recore, hereinafter grantee, whose tax mailing address is
6216 Hermosa Dr Ocean Springs, MS 39564, the following real property:

All that tract or parcel of land lying and being in Land Lot 1063 of the 2nd District, 4th
Section of Polk County, Georgia and being Lot 8, Robert L. Parks, as shown in Plat Book J,
Page 211, Polk County Records, which plat is incorporated herein by this reference and
made a part of this description. Said property being known as 162 East Point Road,
Cedartown, Georgia 30125, according to the present system of numbering in Polk County,
Georgia.

Property Address is: 162 E Point Rd Cedartown, GA 30125

EXHIBIT "A"

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **Official Records Book 1405, Page 232**

The preparing attorney has not been asked to perform any title examination on the conveyed property and therefore makes no representations concerning the state of the title or the accuracy/sufficiency of the legal description.

Grantee or Grantees are advised that if he or she desires to file for a homestead exemption than he or she should immediately contact the tax assessor of the county named in the above legal description.

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$ 18,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$ 18,000.00 FOR A PERIOD OF 3 MONTH(S) FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Signed, Sealed and Delivered on 4-18, 2012:

Federal National Mortgage Association
By: ServiceLink, a Division of Chicago Title Insurance Company, its Attorney in Fact.

[Signature]
Christopher Daniel
Its: Assistant Vice President

[Signature]
Melissa Harvey
Its: Vice President

Signed in my presence:

Signed in my presence:

[Signature]
(Witness Signature)

[Signature]
(Witness Signature)

Print Name:
Amy Jeffers

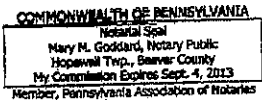
Print Name:
Cora Trulli

A Power of Attorney relating to the above described property was recorded on 09/14/2011 at Document Number: book 1406 page 3.

STATE OF Pa
COUNTY OF Beaver

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 18 day of April, 2012, the undersigned authority, personally appeared Christopher Daniel, Assistant Vice President of ServiceLink, a Division of Chicago Title Insurance Company, as the Attorney in Fact for Federal National Mortgage Association and Melissa Harvey, Vice President of ServiceLink, a Division of Chicago Title Insurance Company, as the Attorney in Fact for Federal National Mortgage Association, and are appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who are known to me or have shown N/A as identification, who after being by me first duly sworn, deposes and say that they have the full binding legal authority to sign this deed on behalf of the aforementioned corporation and that they voluntarily executed this instrument.

[Signature]
NOTARY PUBLIC
My Commission Expires 9-4-13



DOC# 002019
FILED IN OFFICE
9/1/2023 12:53 PM
BK:216 PG:439-441
STACIE N. BAINES
CLERK OF SUPERIOR COURT
POLK COUNTY

Gammon, McFall & Villarreal
RETURN TO APRIL CUPP,
P.O. Box 292
Cedartown, GA 30125

NOTICE OF DEMOLITION LIEN

Notice is hereby given that a Demolition Lien is claimed by:

Polk County, Georgia, a political subdivision of the State of Georgia

Against the recorded and reputed owner known as: **TOM RECORE,**
(Owner) and also against the real property (and every other undivided interest in
the common elements associated therewith) being known as:

162 East Point Road
Cedartown, Georgia 30125

Parcel No.: 030F063-

THIS LIEN is claimed pursuant to the terms of the General Ordinances of
Polk County, Georgia, Section 34-10(a), and arises out of Polk County's
demolition and remediation of the subject property.

THIS LIEN shall from the time the sums become due and payable, be the
personal obligation and shall have priority as to all other liens except liens for
taxes for which this lien shall be inferior and shall continue in force until paid.

Now, therefore, the following amounts are due to Polk County:

- Neil Short Grading \$7,000.00
- Attorney's Fees \$350.00

Total Amount Due to Polk County for demolition expenses is: **\$7,350.00**

**ADDITIONAL DEBTS, SUCH AS ASSESSEMENTS, PENALTIES AND
INTEREST ARE ACCRUING AND WILL CONTINUE TO ACCRUE.**

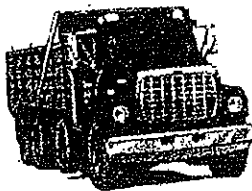
GAMMON, McFALL
& VILLARREAL
ATTORNEYS AT LAW
POST OFFICE BOX 292
CEDARTOWN, GEORGIA 30125

If the amount due is not paid as required by this lien, the Polk County Tax Commissioner has the authority and is authorized to collect the amount of the lien in conjunction with the collection of ad valorem taxes on the property and to collect the amount of the lien as if it were a real property ad valorem tax, using all methods available for collecting real property ad valorem taxes, including specifically O.C.G.A. Title 48, Chapter 4 (O.C.G.A. § 48-4-1 et seq.); provided, however that the limitation of O.C.G.A. § 48-4-78, which requires twelve (12) months delinquency before commencing a tax foreclosure shall not apply. The Tax Commissioner shall remit the amount collected to the County Board of Commissioners. Thirty (30) days after imposition of this lien, the unpaid lien amount shall bear interest and penalties in the same amount as applicable to interest and penalties on unpaid real property ad valorem taxes.

DATED this 31st day of August, 2023.



Brad J. McFall
County Attorney for Polk County, Georgia



SHORT GRADING

P.O. Box 1559
Cedartown, Georgia 30125
Phone: 748-3441 Cell: 770-546-4990

DATE: 8-30-23

SOLD TO: Polk County
162 East Point Rd

BK=216 FG=441

QTY.	DESCRIPTION	PRICE	AMOUNT
	Demolition of house		7000. ⁰⁰
	Haul-off		
	Seed + Straw		
		TOTAL	7000. ⁰⁰