

Good morning,

Attached you will find the legals for the Douglas County August 2025 Tax Sale. They are to start running on Tuesday, July 8th and continue on the 15th, 22nd and 29th. The tax sale is on August 5th, 2025. Please bill the Douglas County Tax Office for these and let me know the ad cost as soon as you find out. Thanks for all of your help.



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<Publish before descriptions>

DELINQUENT PROPERTY TAX SALE <(Bold)>

Under and by virtue of certain tax fi fa's issued by the Tax Commissioner of Douglas County, Georgia, in favor of the State of Georgia and County of Douglas, against the following named persons and the property as described next to their respective name(s). There will be sold for cash or certified funds at public outcry, at the Tax Commissioner's Office located at 6200 Fairburn Road in Douglasville, Douglas County, Georgia, between the legal hours of sale, on the first Tuesday in August, 2025, the same being August 5, 2025, and continuing on Wednesday, August 6, 2025, 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, will be sold. 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 Douglas 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 cost, all taxes, advertising cost and recording fees.

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MAP AND PARCEL: 01590250027

CURRENT RECORD HOLDER: ARBOR CONNECTION LLC

DEFENDANT IN FI-FA: SAME AS CRH(S)

AMOUNT DUE: \$75,483.86

TAX YEARS DUE: 2024

DEED BOOK: 3009/531

LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 159, 2ND DISTRICT, 5TH SECTION, IN DOUGLAS COUNTY, GEORGIA. 7475 DOUGLAS BLVD

MAP AND PARCEL: 00770150091

CURRENT RECORD HOLDER: BROOKMONT ESTATE DEVELOPMENT LLC

DEFENDANT IN FI-FA: SAME AS CRH(S)

AMOUNT DUE: \$11,354.38

TAX YEARS DUE: 2024

DEED BOOK: 4293/95 (PORTION)

LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOTS 56, 77, AND 78, 1ST DISTRICT, 5TH SECTION, IN DOUGLAS COUNTY, GEORGIA, BEING LOT 70, TRACT 1, POD A, OF VILLAGES AT BROOKMONT SUBDIVISION, AS SHOWN IN PLAT BOOK 33, PAGE 188. 5286 BROOKHOLLOW DRIVE

MAP AND PARCEL: 00770150092

CURRENT RECORD HOLDER: BROOKMONT ESTATE DEVELOPMENT LLC

DEFENDANT IN FI-FA: SAME AS CRH(S)

AMOUNT DUE: \$10,340.72

TAX YEARS DUE: 2024

DEED BOOK: 4293/95 (PORTION)

LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOTS 56, 77, AND 78, 1ST DISTRICT, 5TH SECTION, IN DOUGLAS COUNTY, GEORGIA, BEING LOT 71, UNIT 1, POD A, OF VILLAGES AT BROOKMONT SUBDIVISION, AS SHOWN IN PLAT BOOK 33, PAGE 188. 5284 BROOKHOLLOW DRIVE

MAP AND PARCEL: 03321820028

CURRENT RECORD HOLDER: CARLSEN DAVID ALLEN & MEGAN KELSEY

DEFENDANT IN FI-FA: SAME AS CRH(S)

AMOUNT DUE: \$560.03

TAX YEARS DUE: 2022-2024

DEED BOOK: 3959/1048 (PORTION)

LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 332, 18TH DISTRICT, 2ND SECTION, IN DOUGLAS COUNTY, GEORGIA, BEING LOT 33, UNIT 2, OF BURNT HICKORY ESTATES SUBDIVISION, AS SHOWN IN PLAT BOOK 7, PAGE 224. 4281 THOMAS FRIVE

MAP AND PARCEL: 03321820029

CURRENT RECORD HOLDER: CARLSEN DAVID ALLEN & MEGAN KELSEY

DEFENDANT IN FI-FA: SAME AS CRH(S)

AMOUNT DUE: \$560.03

TAX YEARS DUE: 2022-2024

DEED BOOK: 3959/1048 (PORTION)

LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 333, 18TH DISTRICT, 2ND SECTION, IN DOUGLAS COUNTY, GEORGIA, BEING LOT 34, OF BURNT

HICKORY ESTATES SUBDIVISION, AS SHOWN IN PLAT BOOK 7, PAGE 224. 4271 THOMAS DRIVE

MAP AND PARCEL: 06581820006

CURRENT RECORD HOLDER: JR INDUSTRIAL & CONSULTING, LLC

DEFENDANT IN FI-FA: SAME AS CRH(S)

AMOUNT DUE: \$7,552.04

TAX YEARS DUE: 2024

DEED BOOK: 3721/482

LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 658, 18TH DISTRICT, 2ND SECTION, IN DOUGLAS COUNTY, GEORGIA. 3689 SPIVEY DRIVE

MAP AND PARCEL: 07401820005

CURRENT RECORD HOLDER: KIRKLAND JOHN L JR ESTATE AND ALL HEIRS KNOWN AND UNKNOWN

DEFENDANT IN FI-FA: SAME AS CRH(S)

AMOUNT DUE: \$2,664.75

TAX YEARS DUE: 2022-2024

DEED BOOK: 259/506

LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOTS 739, 740, 737, AND 737, 1ST AND 18TH DISTRICT, 2ND AND 3RD SECTION, IN DOUGLAS COUNTY, GEORGIA, AS SHOWN IN PLAT BOOK 9, PAGE 47. OFF BROWN STREET

MAP AND PARCEL: 01990250194

CURRENT RECORD HOLDER: LOZANO JOSE MANUEL

DEFENDANT IN FI-FA: LEE PARK LLC AND LOZANO JOSE MANUEL

AMOUNT DUE: \$1,714.89

TAX YEARS DUE: 2022-2024

DEED BOOK: 4161/961

LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 119, 2ND DISTRICT, 5TH SECTION, IN DOUGLAS COUNTY, GEORGIA, BEING LOT 3, BLOCK D, OF CORN CRIB MOBILE HOME SUBDIVISION, AS SHOWN IN PLAT BOOK 7, PAGE 125. 1885 OAK DRIVE LOT 3

MAP AND PARCEL: 03641820010

CURRENT RECORD HOLDER: MEZICK LINDA A ESTATE, THOMAS CATHERINE J ESTATE, DEFNALL GARY C ESTATE, SIMPSON DORIS E ESTATE, DEFNALL ROBERT A ESTATE, DEFNALL CHARLES ESTATE, AND TYSON MERCIE D ESTATE AND ALL HEIRS KNOWN AND UNKNOWN

DEFENDANT IN FI-FA: SAME AS CRH(S)

AMOUNT DUE: \$1,977.99

TAX YEARS DUE: 2022-2024

DEED BOOK: 1568/460, 12/329 (PORTION), 12/327

LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOTS 364, 18TH DISTRICT, 2ND SECTION, DOUGLAS COUNTY, GEORGIA. 6647 MILLER STREET

MAP AND PARCEL: 08421820033

CURRENT RECORD HOLDER: MEZICK LINDA, ESTATE AND ALL HEIRS KNOWN AND UNKNOWN

DEFENDANT IN FI-FA: SAME AS CRH(S)

AMOUNT DUE: \$2,080.13

TAX YEARS DUE: 2022-2024

DEED BOOK: 3677/826

LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 842, 18TH DISTRICT, 2ND SECTION, IN DOUGLAS COUNTY, GEORGIA, AND CONSISTING OF 2.099 ACRES, MORE OR LESS, BEING TRACT 2. OFF WEST COUNTY LINE ROAD

MAP AND PARCEL: 00480150117

CURRENT RECORD HOLDER: NELSEN DEAN C & JOYCE

DEFENDANT IN FI-FA: SAME AS CRH(S)

AMOUNT DUE: \$928.72

TAX YEARS DUE: 2022-2024

DEED BOOK: 2504/342 (PORTION)

LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 48, 1ST DISTRICT, 5TH SECTION, IN DOUGLAS COUNTY, GEORGIA, BEING LOT 71, OF HYDE PARK SUBDIVISION, AS SHOWN IN PLAT BOOK 7, PAGE 86. 4608 CRESANT LN

MAP AND PARCEL: 05771820003

CURRENT RECORD HOLDER: NOKES PAMALA, LAND JOHN CHADWICK (VIA TAX SALES) AND EXXELL DEVELOPERS INC

DEFENDANT IN FI-FA: SAME AS CRH(S)

AMOUNT DUE: \$2,979.23

TAX YEARS DUE: 2022-2024

DEED BOOK: 2980/748 AND 800/434 (PORTION) AND 3431/443

LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 577, 18TH DISTRICT, IN DOUGLAS COUNTY, GEORGIA, BEING LOT 140, UNIT 6, OF SILVER CREEK RANCH SUBDIVISION, AS SHOWN IN PLAT BOOK 23, PAGE 55. 1657 KARSYN LANE

MAP AND PARCEL: 09331820059

CURRENT RECORD HOLDER: NOKES SAMUEL

DEFENDANT IN FI-FA: PARKVIEW DEVELOPMENT GROUP LLC AND NOKES SAMUEL (VIA TAX SALE)

AMOUNT DUE: \$2,176.56

TAX YEARS DUE: 2022-2024

DEED BOOK: 4356/290

LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 933, 18TH DISTRICT, 2ND SECTION, IN DOUGLAS COUNTY, GEORGIA, BEING LOT 82, PHASE 1B, OF PARKSIDE VILLAGE SUBDIVISION, AS SHOWN IN PLAT BOOK 32, PAGES 76-78. 2161 MANCHESTER CT

MAP AND PARCEL: 00010350020

CURRENT RECORD HOLDER: NOKES SAMUEL (VIA TAX SALE) AND BEAR LAKE LTD

DEFENDANT IN FI-FA: SAME AS CRH(S)

AMOUNT DUE: \$392.87

TAX YEARS DUE: 2022-2024

DEED BOOK: 852/432 (PORTION) AND 3431/464

LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOTS 1 AND 10, 3RD DISTRICT, 5TH SECTION, DOUGLAS COUNTY, GEORGIA, AND CONSISTING OF 2.2 ACRES, MORE OR LESS. BEAR LAKE DRIVE

MAP AND PARCEL: 01030150031

CURRENT RECORD HOLDER: ORTEGA LUIS FERNANDO (VIA TAX DEED) AND SELF OTIS
W ESTATE AND ALL HEIRS KNOWN AND UNKNOWN
DEFENDANT IN FI-FA: SAME AS CRH(S)
AMOUNT DUE: \$633.47
TAX YEARS DUE: 2021-2024
DEED BOOK: 389/290 (PORTION) AND 3505/353
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 103, 1ST DISTRICT,
IN DOUGLAS COUNTY, GEORGIA, BEING A PORTION OF LOT 32, UNIT 1, OF CARMEL
CHASE SUBDIVISION, AS SHOWN IN PLAT BOOK 9, PAGE 215. 3227 CARMEL DR

MAP AND PARCEL: 01470150017
CURRENT RECORD HOLDER: ORTEGA LUIS FERNANDO (VIA TAX DEED) AND WHEELER
JERRY F ESTATE AND ALL HEIRS KNOWN AND UNKNOWN
DEFENDANT IN FI-FA: SAME AS CRH(S)
AMOUNT DUE: \$723.97
TAX YEARS DUE: 2021-2024
DEED BOOK: 288/614 (PORTION) & 3505/351
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 147, 1ST DISTRICT,
IN DOUGLAS COUNTY, GEORGIA, BEING LOT 28, OF RIVERVIEW ESTATES SUBDIVISION,
AS SHOWN IN PLAT BOOK 8, PAGE 90. 3799 CHATTAHOOCHEE DR

MAP AND PARCEL: 10081820009
CURRENT RECORD HOLDER: PRIEST JOE H
DEFENDANT IN FI-FA: SAME AS CRH(S)
AMOUNT DUE: \$566.20
TAX YEARS DUE: 2022-2024
DEED BOOK: 3950/435 (PORTION)
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 1008, 18TH
DISTRICT, 2ND GMD, IN DOUGLAS COUNTY, GEORGIA, BEING LOT 22, UNIT 2, OF
MEADOWVIEW ESTATES SUBDIVISION, AS SHOWN IN PLAT BOOK 6, PAGE 267. 3507
MEADOWVIEW DR

MAP AND PARCEL: 10081820053
CURRENT RECORD HOLDER: PRIEST JOE H
DEFENDANT IN FI-FA: SAME AS CRH(S)
AMOUNT DUE: \$566.20
TAX YEARS DUE: 2022-2024
DEED BOOK: 3950/435 (PORTION)
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 1008, 18TH
DISTRICT, 2ND GMD, IN DOUGLAS COUNTY, GEORGIA, BEING LOT 90, UNIT 2, OF
MEADOWVIEW ESTATES SUBDIVISION, AS SHOWN IN PLAT BOOK 6, PAGE 267. 3512
MEADOWVIEW DR

MAP AND PARCEL: 03551820011
CURRENT RECORD HOLDER: RASHID TAUHEEDAH (VIA TAX DEED) AND DAZZLING
DIVINE STAGING LLC (VIA TAX DEED INTEREST) AND TDGA LLC
DEFENDANT IN FI-FA: SAME AS CRH(S)
AMOUNT DUE: \$1,475.09
TAX YEARS DUE: 2022-2024
DEED BOOK: 3831/555 AND 3345/91 (PORTION) AND 3965/912

LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 355, 18TH DISTRICT, DOUGLAS COUNTY, GEORGIA, BEING LOT 16, OF GREYSTONE GOLF ESTATES SUBDIVISION, UNIT 2 AS SHOWN IN PLAT BOOK 18, PAGE 166. 523 GREYSTONE LN

MAP AND PARCEL: 09091820009

CURRENT RECORD HOLDER: THE ULTIMATE LIQUOR STORE HOLDING LLC

DEFENDANT IN FI-FA: SAME AS CRH(S)

AMOUNT DUE: \$3,960.65

TAX YEARS DUE: 2024

DEED BOOK: 4265/288 AND 4295/139

LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 909, 18TH DISTRICT, 2ND SECTION, IN DOUGLAS COUNTY, GEORGIA. 2038 HWY 92 FAIRBURN RD

MAP AND PARCEL: 07320130011

CURRENT RECORD HOLDER: VARNER DEBBIE M ESTATE AND ALL HEIRS KNOWN AND UNKNOWN

DEFENDANT IN FI-FA: SAME AS CRH(S)

AMOUNT DUE: \$12,527.32

TAX YEARS DUE: 2022-2024

DEED BOOK: 3275/37

LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 732, 734, 1ST DISTRICT, 3RD SECTION, IN DOUGLAS COUNTY, GA, BEING LOT 16, UNIT 1, OF STONECREEK SUBDIVISION, AS SHOWN IN PLAT BOOK 14, PAGE 137. 1488 CAVE SPRINGS RD

MAP AND PARCEL: 08481820019

CURRENT RECORD HOLDER: WALKER MADE INVESTMENTS LLC

DEFENDANT IN FI-FA: SAME AS CRH(S)

AMOUNT DUE: \$7,873.65

TAX YEARS DUE: 2024

DEED BOOK: 4183/92 (PORTION)

LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 848, 18TH DISTRICT, 2ND SECTION, IN DOUGLAS COUNTY, GEORGIA, BEING TRACT 4, AS SHOWN IN PLAT BOOK 16, PAGE 13. 1771 LEE RD

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<Publish after descriptions>

* Deed Book: Refers to Deed Records located in the Douglas County Courthouse, Clerk of Superior Court's Office where property is more fully described.

Greg Baker
Douglas County Tax Commissioner
6200 Fairburn Rd
Douglasville, GA 30134
770-920-7272

www.douglastax.org