

BLAIR C. STRAIN, P.C.

ABSTRACTOR'S REPORT FILE NO.: 20261455

Date: 9/8/26 Purchaser: N/A Or Refi: ☐ Type: Com. Full: ☐ Full: ☐ Dev: ☐ Ltd: ☒ Prior: 20221163

Taxes:

Map Ref#: W14 06 002

County: Camden Current Amount: \$ 3,215.85 ☐ Paid On: ☒ See Attached Tax Statement
☐ Seven Years Paid ☒ Unpaid ☐ Delinquent

City: Woodbine Current Amount: \$ ☐ Paid On: ☐
☐ Seven Years Paid ☐ Unpaid ☐ Delinquent

Legal Description:

LL: District: Section: GMD: 31st

Lot: 164' x 315' Lots 5, 6, 7 Block: W Subdivision: City of Woodbine

Short Legal OK ☐ or See Long Legal at Vesting

Plat Book: Page: Dated: Surveyor: GRLS #:

Street Address: 805 Bedell Ave. (Unconfirmed)

Vesting Deed From: Shreyaskumar Patel by AIF Julian Baros, sole member of Twin Oak Holdings, LLC

RTV: Twin Oak Holdings, LLC

By: DUP at Deed Book: 2372 Page: 608 Date: 7/9/25 Filed: 7/15/25 Stamps: \$0 (\$240,493.31)

1st Mortgage @ F/C PLEASE CONFIRM!

From:
To:
Dated: Filed: \$ Exp:
D: F: Exp:

Transferred/Modified At / to

2nd Mortgage @ /

From:
To:
Dated: Filed: \$ Exp:
D: F: Exp:

Transferred/Modified At / to

Easements at

323 / 131 to Department of Transportation D: 3/9/88 F: 3/11/88
to D: F:
to D: F:

-241/615 County tax lien \$2988.05 D: 5/11/26 F: 5/28/26 pay

Combined Lien Index ☒ Deed and Mortgage Index ☒ Suits ☒ Purchaser(s) ☒ GA DOR Lien Index ☒ Alerts ☒

Prot Covenants: None/ Mand Membership: ☐
As Amended: / Assessments: ☐
For Additional Exceptions see attached ☐

Records Thru Date: 9/2/26

Liens Thru Date: 9/2/26

Invoice:

For this search please make check payable to: \$

Blair C. Strain, P.C.
P.O. Box 5070, St. Marys, Georgia 31558

By:
Blair C. Strain, Attorney
Kevin S. Yackel, Attorney

Phone: 912-882-7881/ Fax: 912-882-7688/ Email: closing@blairstrain.com



JOY LYNN TURNER

CLERK OF SUPERIOR COURT

CAMDEN COUNTY

Real Estate Transfer Tax

Paid : \$ 0.00

PT-61 020-2025-001801

After recording, return to:

The Ligon Firm, P.C.
158 Scranton Connector
Brunswick, Georgia 31525

STATE OF GEORGIA

COUNTY OF *Camden*

Cross reference: Deed Book 2267, Pages 379-397

DEED UNDER POWER OF SALE

THIS INDENTURE, made this 9th day of JULY, 2025, by Shreyaskumar Patel by and through attorney-in-fact, Julian Baros, sole member of Twin Oak Holdings, LLC, as parties of the first part (hereinafter sometimes referred to as "Grantors"), and Twin Oak Holdings, LLC, as party of the second part (hereinafter sometimes referred to as "Grantees");

WITNESSETH

WHEREAS, said Shreyaskumar Patel on August 23, 2023, executed and delivered to Twin Oak Holdings, LLC, a certain Deed to Secure Debt Deed dated August 23, 2023, and recorded August 23, 2023, in Deed Book 2267, Pages 379-397, Camden County Records conveying the after-described property, to secure the payment of a Promissory Note of even date therewith, in the original principal amount of One Hundred Ninety Five Thousand Dollars and 00/100 Dollars (\$195,000.00); executed and delivered to Twin Oak Holdings, LLC; and

WHEREAS, default in payment of the monthly installments under said note occurred, and whereas by reason of said default Twin Oak Holdings, LLC, pursuant to the terms of said deed and note, *declared the entire principal and interest immediately due and payable; and*

WHEREAS, Twin Oak Holdings, LLC, did give Shreyaskumar Patel the Notice required by Official Code of Georgia 44-14-162.2 by mailing Notice of the Intention of Power of Sale in the Deed to Secure Debt no later than thirty (30) days before the date of foreclosure, including in said Notice the name, address and telephone of the individual who had full authority to negotiate, amend and modify all terms of the Note and Deed to Secure Debt with the said Shreyaskumar Patel; and

WHEREAS, said indebtedness still being in default together with accrued interest, late fees and expenses of collection and according to the terms of said Security Deed, Twin Oak Holdings, LLC, did advertise said property for sale once a week for four weeks in a newspaper in Camden County, Georgia, wherein the Sheriff carried his advertisement, namely *The Tribune & Georgian*, said dates of publication being June 5, 2025; June 12, 2025; June 19, 2025 and June 26, 2025; and

WHEREAS, the said Twin Oak Holdings, LLC, did expose said land for sale to the highest bidder for cash on the first Tuesday in July, 2025, within the legal hours of sale at the usual place for conducting Sheriff's sales in Camden County before the Courthouse door at Woodbine, Georgia, in said county, and offered said property for sale at public outcry to the highest bidder for cash when and where Twin Oak Holdings, LLC bid Two Hundred Forty Thousand Four Hundred Ninety Three Dollars and 31/100 Dollars (\$240,493.31); and

WHEREAS, the said land was knocked off to the said Twin Oak Holdings, LLC for the sum of Two Hundred Forty Thousand Four Hundred Ninety Three Dollars and 31/100 Dollars (\$240,493.31).

NOW, THEREFORE, in consideration of the premises and said sum of money and by virtue of and in the exercise of the power of sale contained in the aforesaid Security Deed, the Grantor has bargained, sold, granted, and conveyed, and by these presents does hereby bargain, sell, grant and convey to the Grantees, Twin Oak Holdings, LLC, its heirs, executors and assigns, all that tract or parcel of land identified as follows:

All that lot, tract or parcel of land lying and being in the City of Woodbine, 31st G.M. District, Camden County, Georgia, more particularly described as follows: Beginning at a point at the northeast corner of Bedell Avenue and Ninth Street and from said point of beginning running in a northerly direction along the easterly line of Bedell Avenue a distance of 315 feet to a point; thence running at right angles in an easterly direction a distance of 164 feet to a point; thence running at right angles in a southerly direction a distance of 315 feet to a point on the northerly line of ninth street; thence running along said northerly line of Ninth Street; thence running along said northerly line of Ninth Street in a westerly direction a distance of 164 feet to the point of beginning. The land hereby described being parts of Lots 5, 6, and 7 of Block W of said City of Woodbine.

This being the same property as conveyed by Limited Warranty Deed from Hopkins Gowen Oil Company, Inc., to Twin Oak Holdings, LLC, dated June 28, 2022, recorded June 30, 2022, in Deed Book 2207, Page 447, in the Office of the Clerk of the Superior Court of Camden County, Georgia, which deed is incorporated herein by specific reference and made a part hereof.

Commonly known as 805 Bedell Avenue, Woodbine, Georgia 31569; P.I.N. W14 06 002.

SUBJECT, HOWEVER, to all valid easements, restrictive covenants and rights of way of record.

TO HAVE AND TO HOLD the said premises and every part thereof unto the said Twin Oak Holdings, LLC its heirs, executors and assigns, to his own property use, benefit and behoof in FEE SIMPLE, in as full and ample a manner as the said Shreyaskumar Patel, Grantor, his successors and assigns, did hold and enjoy the same.

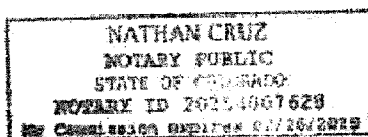
IN WITNESS WHEREOF, the said Twin Oak Holdings, LLC has hereunto fixed its hand and seal, the day and year first above written.


Julian Baros, sole member of Twin Oak Holdings, LLC
as Attorney-in-Fact for: Shreyaskumar Patel

Signed, sealed and delivered on this the
9th day of July, 2025, in the presence of:


Witness


Notary Public
[Notarial Seal]



BK: 241 PG: 615-615
Filed and Recorded
05-28-2026 11:14 AM
DOC# L2026-003846

JOY LYNN TURNER
CLERK OF SUPERIOR COURT
CAMDEN COUNTY

Beth Soles
Camden County Tax Commissioner
PO Box 698
Woodbine, GA 31569
(912) 576-3248
Camden County, Georgia
VS.

TWIN OAK HOLDINGS LLC
854 BASELINE PLACE
UNIT D
BRIGHTON, CO 80603

Tax Bill Year/Number	2025 23851
Map Number	W14 06 002
Account Number	653157
Description	
Judgment Date	
Taxes	2988.0500
Penalty	
Interest Through	
Cost Fl.Fa.	
Administration Fee	
Clerk of Court Fees	
Levy Fl.Fa.	
Total	
Commission Sale	
Advertising	
Cost Deed	
Total	

GEORGIA - CAMDEN COUNTY

To all and singular sheriffs, deputy sheriffs and constables of said county;

You are commanded, that of the goods and chattels, if any be found, otherwise of the lands and tenements of party named above, you make by levy and sale thereof the sum as stated for state, county, city and school tax for the year stated, with interest from due date at 12 percent per annum, penalty where applicable, and other cost that may accrue, and you are hereby required to return this writ to me, with your actings, and doings thereon, and the sums aforesaid within the time prescribed by law. Herein fail not.

Given under my hand this date, 5/11/2026 Tax Commissioner, Ex-Officio Sheriff 

GEORGIA - CAMDEN COUNTY, Clerks Office, Superior Court

Entered on Lien Docket this _____ day of _____, _____ Book _____ Page _____ Time _____ AM PM

Clerk of Superior Court, Camden County _____

GEORGIA - COUNTY

Levied the within Fl.Fa. this _____ day of _____, _____

Levying Officer _____

GEORGIA -CAMDEN COUNTY

The within Fl.Fa. having been paid in full, the Clerk of Superior Court of Camden County is hereby authorized and directed to mark same satisfied and cancelled of record.

This _____ day of _____, _____ Tax Commissioner, Camden County _____

GEORGIA - CAMDEN COUNTY, Clerks Office, Superior Court

Filed and satisfied on record this _____ day of _____, _____ Book _____ Page _____

Clerk of Superior Court, Camden County _____

Turn Oak Holdings

2207/447 WD

2267/376 WD

2372/608 DWP

2022/1/63

Patel, Shrey askumar | Hopkins Bowen O/I

2267/376 WD

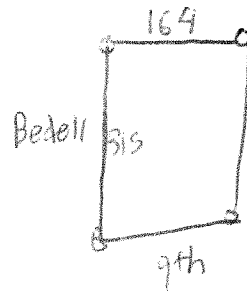
1374 SD

DWP 237/608

2372/608 DWP

241/615 ~~7EN~~

~~234/107 1EN~~ SD 236/244



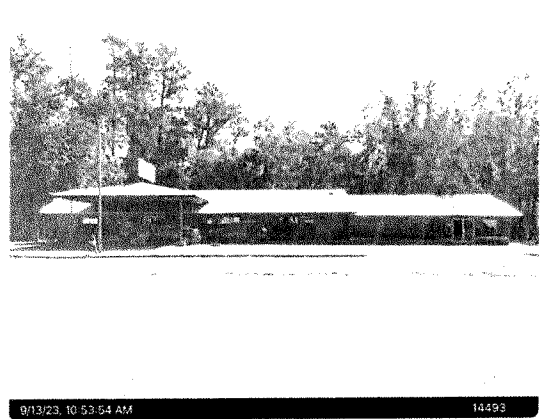
D: 9/2/26 V: 9/2/26 PUR S AleH

Turn Oak X X X X X

Camden County, GA

Summary

Parcel Number	W14 06 002
Account/Realkey	14493
Location Address	805 BEDELL AVE
Legal Description	Comm/L BEDELL AVE (Note: NOT TO BE USED ON LEGAL DOCUMENTS)
Tax District	WOODBINE (District 03)
Millage Rate	31.5
Acres	1.19
Homestead Exemption	No (S0)
Landlot/District	



Owner

TWIN OAK HOLDINGS LLC
854 BASELINE PLACE
UNIT D
BRIGHTON, CO 80603

Land

Type	Description	Calculation Method	Frontage	Depth	Acres	Lots
Commercial	Commercial- Woodbine	Acres	315	164	1.19	0

Commercial Improvement Information

Description	Convenience Stores
Value	\$169,926
Actual Year Built	1975
Effective Year Built	2000
Square Feet	3486
Wall Height	8
Wall Frames	Wood
Exterior Wall	80% Wood 20% Concrete Block
Roof Cover	Asphalt Shingles
Interior Walls	70% Paneling 30% Painted Masonry
Floor Construction	Reinforced Concrete
Floor Finish	70% Vinyl Tile 30% Concrete
Ceiling Finish	Celotex
Lighting	Standard F.F.
Heating	Cent. Htg. & A.C.
Number of Buildings	1

Description	Restaurant
Value	\$35,665
Actual Year Built	1975
Effective Year Built	
Square Feet	1408
Wall Height	9
Wall Frames	
Exterior Wall	
Roof Cover	
Interior Walls	
Floor Construction	
Floor Finish	
Ceiling Finish	
Lighting	
Heating	
Number of Buildings	1

Description	Storage Bldg-Material
-------------	-----------------------

Value	\$5,304
Actual Year Built	1975
Effective Year Built	
Square Feet	1440
Wall Height	8
Wall Frames	Wood
Exterior Wall	Wood
Roof Cover	Asphalt Shingles
Interior Walls	Paneling
Floor Construction	Elevated Slab
Floor Finish	Concrete
Ceiling Finish	Sheetrock
Lighting	Standard F.F.
Heating	No Heat
Number of Buildings	1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving - Asphalt	1979	0x0 / 1800	0	\$720

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/9/2025	2372 608		\$0	Foreclosure	PATEL SHREYASKUMAR	TWIN OAK HOLDINGS LLC
8/23/2023	2267 376		\$225,000	Fair Market Value	TWIN OAK HOLDINGS LLC	PATEL SHREYASKUMAR
6/28/2022	2207 447		\$206,000	Fair Market Value	HOPKINS GOWEN OIL CO	TWIN OAK HOLDINGS LLC
4/1/1993	570 410		\$100,000	Non-Market	NEWTON, DOROTHY JEAN	HOPKINS GOWEN OIL CO
4/1/1993	505 90		\$0	Non-Market	NEWTON, CALVIN INC	NEWTON, DOROTHY JEAN
	161 47		\$0	Non-Market	RAWLS PECAN COMPANY	NEWTON, CALVIN INC
	140 640		\$0	Non-Market	RAWLS, G F	RAWLS PECAN COMPANY
			\$0	Non-Market		RAWLS, G F

Valuation

	2026	2025	2024	2023	2022	2021
Previous Value	\$263,990	\$225,000	\$206,000	\$321,314	\$159,325	\$159,325
Land Value	\$52,375	\$52,375	\$44,123	\$48,287	\$52,375	\$52,375
+ Improvement Value	\$210,895	\$210,895	\$180,270	\$157,049	\$268,219	\$106,194
+ Accessory Value	\$720	\$720	\$607	\$664	\$720	\$756
= Current Value	\$263,990	\$263,990	\$225,000	\$206,000	\$321,314	\$159,325

Assessment Notices

- [2025 Assessment Notice \(PDF\)](#)
- [2024 Assessment Notice \(PDF\)](#)
- [2023 Assessment Notice \(PDF\)](#)

Photos



8/13/23, 10:53:54 AM 14493



Sketches