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2
3 TEX MASON
4 Mason, Tex-Lee, *Executor*
5 c/o 806 Ivy Lane
6 Hinesville, Georgia
7 Office # (310)686-6787
8 Fax # (202)-827-9842

9
10 **IN THE SUPERIOR COURT OF LIBERTY COUNTY GEORGIA**

11 **TEX LEE MASON, *Executor***)
12)
13 Petitioner,)
14 -v.-) Civil Action # _____
15)
16 THE REAL PROPERTY LOCATED AT)
17 806 Oak Lane Macon, Georgia)
18 Defendant [*in rem*],)
19)
20 ALL THE WORLD,)
21)
22 Respondent)
23 _____)

24 **ACTION FOR QUIET TITLE**

- 25 1. The Petitioner, TEX LEE MASON, by it's executor, properly known as Mason, Tex Lee,
26 brings this action for quiet title against the world, regarding the land located at 806 Ivy Lane,
27 more particularly described in Exhibit A.
28 2. I, Mason, Tex Lee, declare under penalty of perjury that the facts stated below are true,
correct, complete, to the best of my knowledge; and that
3. The land is parcel to the estate of, Tex Lee of the Family Mason, who owns the land in fee
simple absolute as evidence in the attached deed Exhibit B; and that

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3 4. The Petitioner claims title by possession of the land, whereas the petitioner and his heirs
4 have possession of the property, and has held the property from December of 1992 through the
5 present, in excess of Twenty-Two (22) years; and that

6 5. The Petitioner and his heirs use the land to produce a portion of their food and raise their
7 animals; and that
8

9 6. The objective of this action is to quiet any claims to the title of the property, arising out of
10 the mortgage agreement dated February 13, 2004, now rescinded, by equitable estoppel, res
11 judicata, on the grounds of false representation, and fraud. Exhibit C; and that
12

13 7. With this action the Petitioner encloses a copy of the ASSIGNMENT OF MORTGAGE,
14 instrument, enclosed herewith as Exhibit D, for cancellation, whereas such instrument creates a
15 cloud by which someone or anyone may attempt to make an adverse claim to the owners title;
16 and that
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19 **JURISDICTION AND VENUE**

20 8. This action being an equitable action to quiet title, the Superior Court may cause to be
21 delivered up and cancel any instrument which casts a cloud over the complainant's title, Duffee
22 v. Jones, 208 Ga. 639, 68 S.E.2d 699 (1952); and that
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24 9. The Jurisdiction and Venue is proper with the Superior Court of Liberty County, according
25 to the Ga Const. Art. VI Section II, Par 2, wherein Cases respecting titles to land shall be tried
26 in the county where the land lies, whereas the land subject to this action is situated in Liberty
27 County; and therefore.
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3 **RELIEF**

4 10. Should the defendants fail to come forth to assert a bonafide claim, I petition the court for
5 an order canceling the instrument in Book 01723, Page 00150, ASSIGNMENT OF
6 MORTGAGE (Exhibit D), as well as any other such instrument of which casts a cloud over the
7
8 Petitioners Title, and or any other order that the court deems sufficient to accomplish the
9 objective of quieting all claims to the Petitioner's Title.

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11 **VERIFICATION**

12
13 11. I declare under penalty of perjury that the foregoing is true and correct.

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15
16 _____
17 TEX LEE MASON
18 Mason, Tex-Lee, Executor
19 *Reserving All Rights*
20 806 Oak lane
21 Macon, Georgia
22 (310)686-6000

23 Georgia, State }
24 }ss.
25 Liberty County }

26
27 Subscribed and sworn to (or affirmed) before me on this April 5, 2015, by, Tex Lee
28 Mason, proved to me on the basis of satisfactory evidence to be the person(s) who appeared
before me.

(Notary Public)

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4 TEX LEE MASON, *Executor*)
5)
6 Petitioner,)
7 -v.-) Civil Action # _____
8)
9 THE REAL PROPERTY LOCATED AT)
10 806 Oak Lane Macon, Georgia)
11 Defendant [*in rem*],)
12)
13 MORTGAGE ELECTROINIC)
14 REGISTRATION SYSTEMS, INC., ALL)
15 THE WORLD,)
16)
17 Defendants.)
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29 **NOTICE OF LIS PENDENS**

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Executed this Monday, April 6, 2015

TEX LEE MASON
806 oak lane
Macon, GA 31313
(310)686-6000