

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 4 May 2009

SUBJECT: Offer to purchase tax-foreclosed property

ATTACHMENT(S): Offer to purchase tax foreclosed property (and attachments)

SUMMARY OF REQUEST:

Ken White and Heidi N. White have offered to purchase two parcels of real estate which were subject to a tax foreclosure by the County.

Parcel One: The property is described as lot on Dove Haven Lane off Mountain Road, 0.46 acres, deed book 629, page 751, PIN 96-50777079, with a tax value of \$25,000.00. The offered price is the sum of Three Hundred Dollars (\$300.00).

It is believed that this lot was originally foreclosed by the County in or before 1983.

Parcel Two: The property is described as 0 Crystal Springs Drive in the Town of Laurel Park, 0.50 acres, deed book 647, page 282, PIN 95-58870042, with a tax value of \$38,600.00. The offered price is the sum of Three Hundred Dollars (\$300.00). This property is the same property discussed previously by the Board as being sought by the Town of Laurel Park for a town park.

It is believe that this lot was originally foreclosed by the County in or before 1984.

If the Board agrees to provisionally accept either of these offers (or both), it/they would be subject to advertisement in *The Times-News* and ten-day period for upset bids pursuant to your policy, adopted 29 June 2005. Although not required, as a courtesy it is the custom of the County to also give regular mail notice to adjoining property owners.

County staff will be present and prepared if requested to give further information on this matter.

PROPOSED BOARD ACTION:

If the Board is so inclined, the following motion is suggested:

I move that the Board provisionally accept the offer of Ken White and Heidi N. White to purchase [parcel one] [parcel two] [both parcels] described in this agenda item, subject to the procedures required by this Board for tax foreclosure sales.

NORTH CAROLINA
COUNTY OF HENDERSON

INITIAL OFFER TO PURCHASE
TAX FORECLOSED PROPERTY

THE REAL PROPERTY DESCRIBED in Attachment A (hereafter, "the real property"), having been foreclosed and bid in by Henderson County for nonpayment of *ad valorem* real property taxes, the undersigned hereby offers(s) to purchase the real property from the County for the sum of THREE HUNDRED AND NOCENTS Dollars (\$ 300.00) cash plus the execution of a Release releasing Henderson County, its officers, employees, insurers, and assigns from any liability associated with the tax collection process, the advertisement and/or sale of tax lien or tax certificate process, the foreclosure process, and the sale processes associated with the below described property, both the cash and signing of the release being in consideration of the purchase of the real property.

IT IS UNDERSTOOD AND AGREED that the County must advertise the real property for upset bid (pursuant to N.C. Gen. Stat. §160A-269), and that any quitclaim deed to the purchaser will convey only such interest, if any, as the County may have in the real property by virtue of unpaid taxes and the foreclosure for non-payment thereof, and there will be no refund of the purchase price in the event of a failure of title. The undersigned is/are aware that there may have been procedural irregularities in the foreclosure and subsequent sale of said real property, and are aware that Henderson County has advised me to obtain legal counsel to perform a title search for the said property. The undersigned further understand(s) that there may be other irregularities not yet discovered and agree to accept the property (if this offer is approved by the Henderson County Board of Commissioners) subject to such irregularities, whether known or unknown.

The undersigned understand(s) that the Board of Commissioners may reject this Offer to Purchase at any time, even after a proposed acceptance and advertisement for upset bids.

The real property is described on Attachment A hereto, which is incorporated herein by reference. And the real property includes property foreclosed in the name of W. H. TAKER, J. E., described in such foreclosure as PARCEL # 9906903 ON DONE HAVEN LANE OFF MOUNTAIN RD

If the Board of Commissioners offers proposed acceptance of this Offer to Purchase, the undersigned will deposit with the Clerk to the Board of Commissioners a bid deposit in the amount of ONE HUNDRED FIFTY AND NOCENTS Dollars (\$ 150.00), said bid deposit being five percent (5%) of the cash price portion of the consideration of the purchase or \$150.00, whichever is greater. To defray the cost of advertising, the undersigned will also pay to the Clerk the actual cost of advertising this Offer to Purchase for upset bids in the Times News.

This the 5 day of NOVEMBER, 2008

Ken White (Seal)
Signature

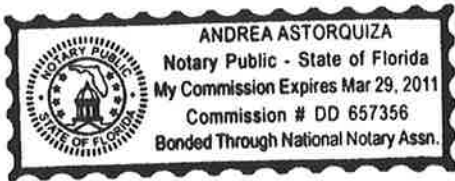
Print Name: KEN WHITE

Heidi M. White (Seal)
Signature

Print Name: HEIDI N WHITE:

Address:

441 LITTLE SPRING HILL DR
OCFEE, FL 34761



Sworn to and subscribed before me this the 5 day of NOVEMBER, 2008.

Andrea Astorquiza
Notary Public

My Commission Expires: 03/29/2011 [SEAL]

[Home](#)

Henderson County Real Property Data

[Go Maps](#)
[Tax Bills](#)



Property Summary

Data last updated on: 11/7/2008
Ownership current as of: 10/7/2008

Property Search

Parcel Number **9906903** PIN # **9650777079**

Location Address
0 NO ADDRESS ASSIGNED

Property Description
Lot # L#201,202 MTN HOME CO

[Search Results](#) [New Search](#)

- Parcel
- Buildings
- Land
- Deeds
- Notes
- Sales
- Photos
- Tax Bill
- Map

Property Owner: HENDERSON COUNTY ; WHITAKER, JOHN E	Owner's Mailing Address 200 N GROVE ST STE 102 HENDERSONVILLE NC 28792	Property Location Address 0 NO ADDRESS ASSIGNED
Administrative Data	Transfer Information	Property Value
Old Map# 9650.12	Deed Date 08/04/1983	Total Appraised Land Value \$25,000
VCS 117	Deed Book 000629	Total Appraised Building Value
City	Deed Page 00751	Total Appraised Value \$25,000
Fire District MOUNTAIN HOME	Revenue Stamps 0.00	Elderly Exclusion
Township MOUTAIN HOME	Package Sale Date	Other Exemptions \$25,000
Land Class GOVERNMENTAL	Package Sale Price	Use Value Deferred
Spec District 1	Land Sale Date	Historic Value Deferred
Spec District 2	Land Sale Price	Total Deferred Value
History Parcel Number 1	Improvement Summary	Total Assessed Value
History Parcel Number 2	Total Units 0	
Acreage 0.46	Heated Area 0	
Permit Date		
Permit #		

Prints best in landscape mode

Sunday, November 09, 2008

Henderson County, NC - GIS/Mapping System

Zoom To Scale: 1 in =

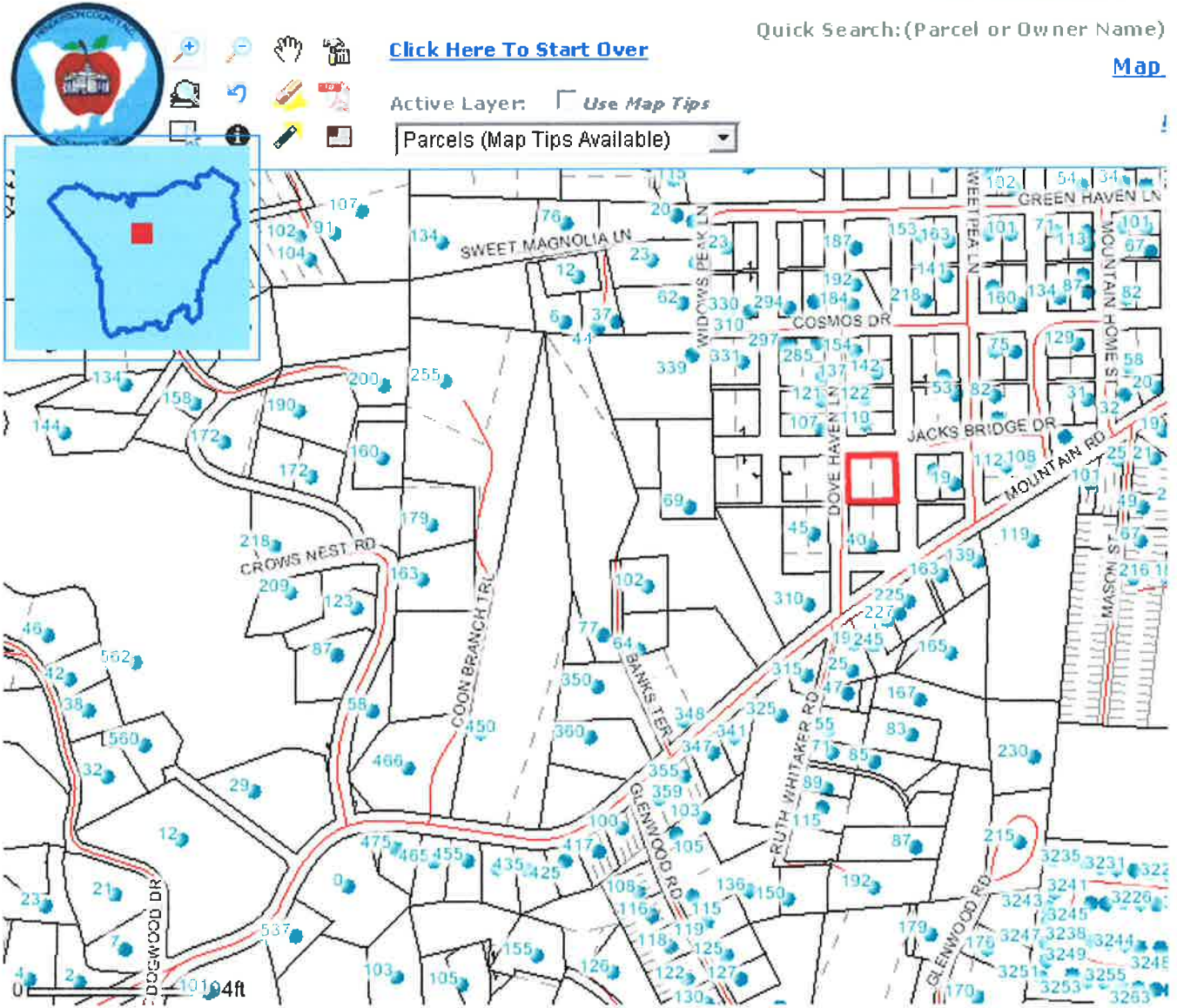
Quick Search:(Parcel or Owner Name)

[Map](#)

[Click Here To Start Over](#)

Active Layer: Use Map Tips

Parcels (Map Tips Available)



Ken White
Heidi White
441 Little Spring Hill Drive
Ocoee, FL 34761-1861
Ph. 407-877-2880

63-8136/2631

8596

Date 11.10.08

Pay to the order of

Henderson County
One hundred fifty & no/100

\$150.00

Dollars



Security Features
Detailed On Back

FAIRWINDS CREDIT UNION
ORLANDO FL 32826

Memo

Deposit-Parcel 990693

Heidi M. White

⑆ 263181368⑆

2004400⑈ 8596

NORTH CAROLINA
COUNTY OF HENDERSON

**INITIAL OFFER TO PURCHASE
TAX FORECLOSED PROPERTY**

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IT IS UNDERSTOOD AND AGREED that the County must advertise the real property for upset bid (pursuant to N.C. Gen. Stat. §160A-269), and that any quitclaim deed to the purchaser will convey only such interest, if any, as the County may have in the real property by virtue of unpaid taxes and the foreclosure for non-payment thereof, and there will be no refund of the purchase price in the event of a failure of title. The undersigned is/are aware that there may have been procedural irregularities in the foreclosure and subsequent sale of said real property, and are aware that Henderson County has advised me to obtain legal counsel to perform a title search for the said property. The undersigned further understand(s) that there may be other irregularities not yet discovered and agree to accept the property (if this offer is approved by the Henderson County Board of Commissioners) subject to such irregularities, whether known or unknown.

The undersigned understand(s) that the Board of Commissioners may reject this Offer to Purchase at any time, even after a proposed acceptance and advertisement for upset bids.

The real property is described on Attachment A hereto, which is incorporated herein by reference. And the real property includes property foreclosed in the name of RICE, D.H., described in such foreclosure as PARCEL # 0110615 City of LAUREL PARK, CORNER OF GREYLING LN + CRYSTAL SPRING

If the Board of Commissioners offers proposed acceptance of this Offer to Purchase, the undersigned will deposit with the Clerk to the Board of Commissioners a bid deposit in the amount of ONE HUNDRED FIFTY ^{NO}/₁₀₀ Dollars (\$150 ⁰⁰), said bid deposit being five percent (5%) of the cash price portion of the consideration of the purchase or \$150.00, whichever is greater. To defray the cost of advertising, the undersigned will also pay to the Clerk the actual cost of advertising this Offer to Purchase for upset bids in the Times News.

This the 5 day of November, 2008

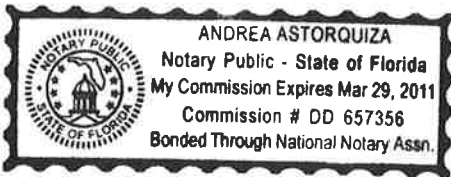
Ken White (Seal)
Signature

Print Name: Ken White

Heidi M. White (Seal)
Signature

Print Name: HEIDI N WHITE

Address:
441 LITTLE SPRING HILL DR
OCFEE, FL 34761



Sworn to and subscribed before me this the 5 day of November, 2008.

Andrea Astorquiza
Notary Public

My Commission Expires 03/29/2011 [SEAL]

[Home](#)

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[Go Maps](#)
[Tax Bills](#)



Property Summary

Data last updated on: 11/7/2008
Ownership current as of: 10/7/2008

Property Search

Parcel Number **0110615**

PIN # **9558870042**

Location Address
0 NO ADDRESS ASSIGNED

Property Description
Lot # LAUREL PARK,1LOT

[Search Results](#) [New Search](#)

- Parcel
- Buildings
- Land
- Deeds
- Notes
- Sales
- Photos
- Tax Bill
- Map

Property Owner: HENDERSON COUNTY ; RICE, DOROTHY HOUSTON	Owner's Mailing Address 0 CRYSTAL SPRING DR LAUREL PARK NC 28739	Property Location Address 0 NO ADDRESS ASSIGNED
Administrative Data	Transfer Information	Property Value
Old Map# 9558.12	Deed Date 09/10/1984	Total Appraised Land Value \$38,600
VCS 102	Deed Book 000647	Total Appraised Building Value
City LAUREL PARK	Deed Page 00282	Total Appraised Value \$38,600
Fire District	Revenue Stamps 0.00	Elderly Exclusion
Township TOWN OF LAUREL PARK	Package Sale Date	Other Exemptions \$38,600
Land Class GOVERNMENTAL	Package Sale Price	Use Value Deferred
Spec District 1	Land Sale Date	Historic Value Deferred
Spec District 2	Land Sale Price	Total Deferred Value
History Parcel Number 1	Improvement Summary	Total Assessed Value
History Parcel Number 2	Total Units 0	
Acreage 0.5	Heated Area 0	
Permit Date		
Permit #		

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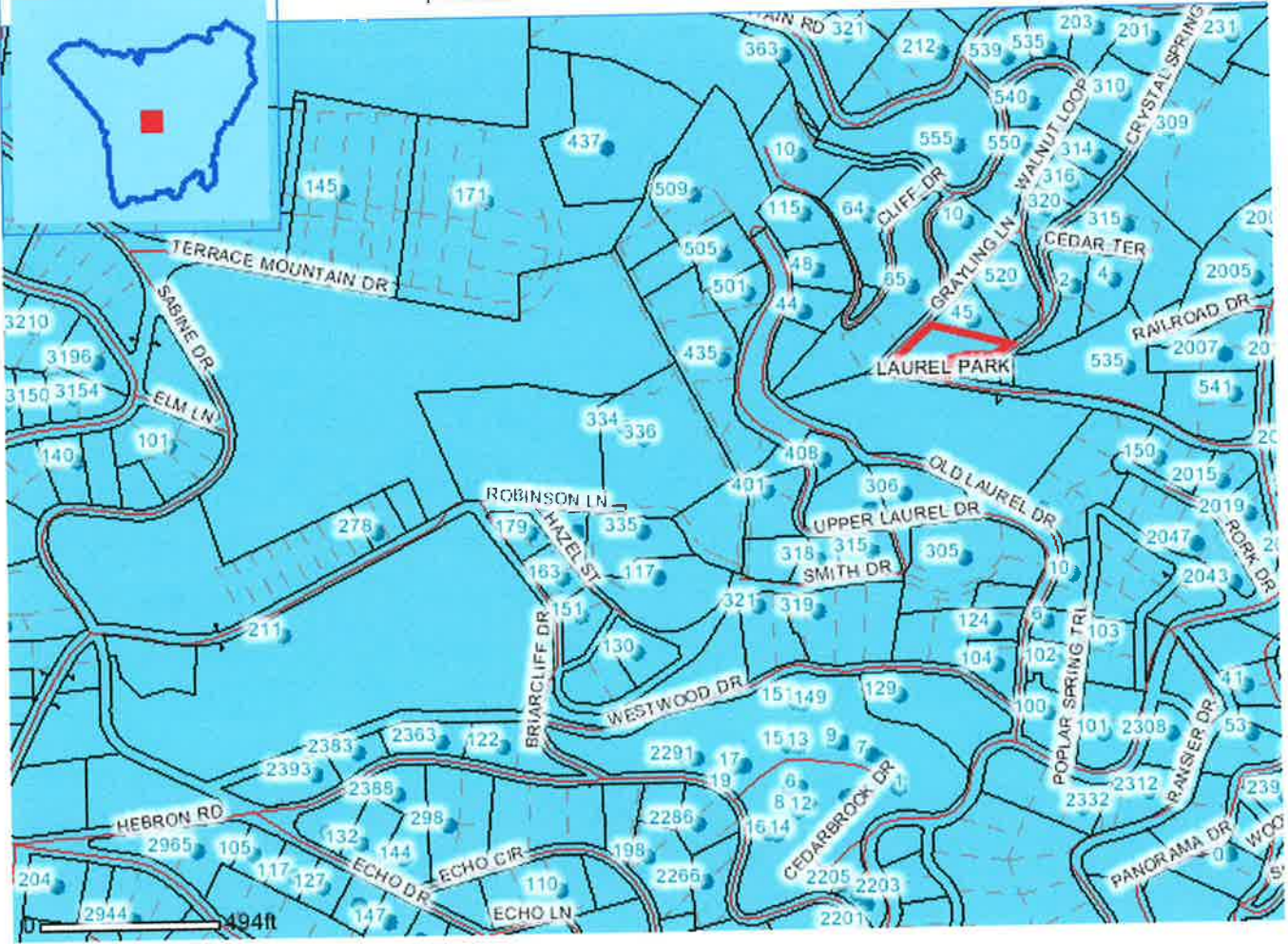
[Map](#)

[Click Here To Start Over](#)



Active Layer: Use Map Tips

Parcels (Map Tips Available)



1stChecks.com, Inc. 1-866-704-8190

Ken White
Heidi White
441 Little Spring Hill Drive
Ocoee, FL 32761-1651
Ph. 407-877-2880

63-81362831

8597

Date 11.10.08

Pay to the
order of

Henderson County

\$150.00

One hundred fifty & 70/100

Dollars

Security Features
Detailed On Back

FAIRWINDS CREDIT UNION
ORLANDO, FL 32828

Memorandum
Deposit - Parcel 0110615 Prudi M. White

⑆ 263 18 1368 ⑆

2004400⑈ 8597