

# REQUEST FOR BOARD ACTION

## HENDERSON COUNTY BOARD OF COMMISSIONERS

**MEETING DATE:** 21 October 2015

**SUBJECT:** Offer to purchase tax-foreclosed property

**ATTACHMENT(S):** Notice as published, and affidavit of publication

**PRESENTER:** Charles Russell Burrell

### SUMMARY OF REQUEST:

Maira Alas offered to purchase a parcel of real estate which was subjected to a tax foreclosure by the County.

The property is located on Quiet Pine Lane, and described as lots 6 and 7 of the Corn Mountain Estate subdivision., with parcel identification number 9929233 (PIN 9589190630), with a tax value of \$11,900.00. The offered price is the sum of Three Thousand Dollars (\$3,000.00).

This property was originally foreclosed by the County in 1988. No taxes have been received on the property since that time.

The Board gave provisional acceptance to this offer on September 8, 2015, subject to advertisement for upset bids. The notice of the offer and request for upset bids was published September 24, 2015, in the Hendersonville Tribune.

No upset bid was received

Under your procedures and the General Statutes, once provisional acceptance has occurred, and no upset bids are received after published notice, the matter comes back before this board for a final decision on the sale.

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 give final acceptance to the offer of Maira Alas to purchase the parcel described in this agenda item.***

The Hendersonville Tribune

Affidavit of Publication

HENDERSON COUNTY, NORTH CAROLINA

Before the undersigned, a Notary public of Henderson County, North Carolina, duly commissioned, qualified and authorized by law to administer oaths, personally appeared

Angela Georgi \_\_\_\_\_ of

The Hendersonville Tribune, a newspaper published, issued and entered as second-class mail in the City of Hendersonville, in said County and State; that he/she is authorized to make this affidavit and sworn statement; that the notice or other legal advertisement, a true copy of which is displayed hereto, was published in The Hendersonville Tribune, on the following date or dates:

9/24 2015

Said newspaper in which such notice, paper, document, or legal advertisement was published was, at the time of each and every such publication, a newspaper meeting all of the requirements and qualifications of Section 1-597 of the General Statutes of North Carolina and is a qualified newspaper within the meaning of Section 1-597 of the General Statutes of North Carolina.

The 25 day of September 2015  
Angela Georgi

Sworn and subscribed before me, this 25 day of September 2015

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Notary Public, My commission expires August 18, 2017

NOTICE OF OFFER TO PURCHASE TAX FORECLOSED PROPERTIES

Henderson County has received an offer on the following described real estate which has been foreclosed for nonpayment of Henderson County taxes and is now owned by the County:

The property is described as located on Quiet Pine Lane, and described as lots 6 and 7 of the Corn Mountain Estate Subdivision, Henderson County, with parcel identification number 9929233 (PIN 958919063D), with a tax value of \$11,900.00.

The offered price is the sum of one thousand Dollars (\$1,000.00).

If the final sale is approved by the Board of Commissioners, a quitclaim deed conveying only such interest as the County may own in the property by virtue of a foreclosure as a result of unpaid taxes, will be issued, and that there will be no refund of the purchase price in the event of a failure of title.

Any prospective purchaser may file an increased bid with the County Attorney's Office within ten (10) days from the date of publication of this notice. If an increased bid is filed, the bid now on file with the County must be raised by not less than ten percent (10%) of the first \$1,000 thereof plus five percent (5%) of the remainder thereof. The increased bid must be accompanied by a deposit of five percent (5%) of the amount of the increased bid, or \$500.00 whichever is greater, plus the actual cost of preparing the increased bid.

These monies must be paid to the County Attorney's Office at the time said raised bid is filed. If an increased bid is filed, the property will again be advertised for sale. Any prospective purchaser will be required to sign a release in favor of the County as part of the consideration for the purchase of the property. If no increased bid is filed within ten (10) days from date of this publication, the bid which is now on file will go before the Board of Commissioners for final review.

Published this the 24th day of September, 2014.

Teresa L. Wilson  
Clerk to the Board  
of Commissioners  
(HL1316) 9/24