

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: June 15, 2022

SUBJECT: Offer to purchase tax-foreclosed property

ATTACHMENT(S): Notice as published

PRESENTER: Charles Russell Burrell

SUMMARY OF REQUEST:

Benjamin Dowling entered an upset bid on the purchase of the property located on Greenville Highway (N.C. 225), and described as "B W Williams Property L022-26", in Hendersonville Township, with real estate identification number 9937319 (PIN 9576917061), and with a tax value of \$9,800.00. The original offer on the property was \$100.00. Dowling's upset bid was for \$4,000.00. Dowling's offer included a deposit of \$200.00, based on an offer of \$4,000.00.

The Board gave provisional acceptance to this offer, subject to advertisement for upset bids. The notice of the upset bid, and the possibility of further upset bids, was published on May 25 in the *Hendersonville Lightning*.

Under your procedures and the General Statutes, once provisional acceptance has occurred, and a final bid after all upset bids is 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 upset bid offer of Benjamin Dowling to purchase the parcel described in this agenda item, and direct that the Chairman and staff execute a quitclaim deed for this property upon payment of all sums due under this offer.

**NOTICE OF OFFER TO PURCHASE TAX FORECLOSED PROPERTIES
AND FOR RE-UPSET BID**

Henderson County has received an offer and an upset bid on the following described real estate previously foreclosed for nonpayment of Henderson County taxes and now owned by the County:

The property is located on Greenville Highway (N.C. 225), and described as "B W Williams Property L022-26", in Hendersonville Township, with real estate identification number 9937319 (PIN 9576917061), and with a tax value of \$9,800.00.

The offered price is the sum of Four Thousand Dollars (\$4,000.00).

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 advertising 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 25th day of May, 2022.

Denisa Lauffer
Clerk to the Board of Commissioners