

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: July 17, 2024
SUBJECT: Offer to purchase tax-foreclosed property
ATTACHMENTS: Offer; Map (from GIS) of property
PRESENTER: Charles Russell Burrell

SUMMARY OF REQUEST:

Wawarth, LLC, a California limited liability company, has offered to purchase 0.37 acres located On Central Drive in Laurel Park, in Henderson County. This matter is on your agenda for preliminary review and, if desired, preliminary acceptance only. The offer included a deposit of \$150.00, based on an offer of \$1,000.00.

Henderson County obtained its interest in this property via a tax foreclosure sale in 1939. No taxes have been received on the property since that time.

If the Board agrees to provisionally accept this offer, it would be subject to newspaper advertisement, and further subject to ten-day period for upset bids.

If an upset bid is received, a new advertisement is placed, and the process continues until the bidding ends. Once done, or if no upset bids are received, 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.

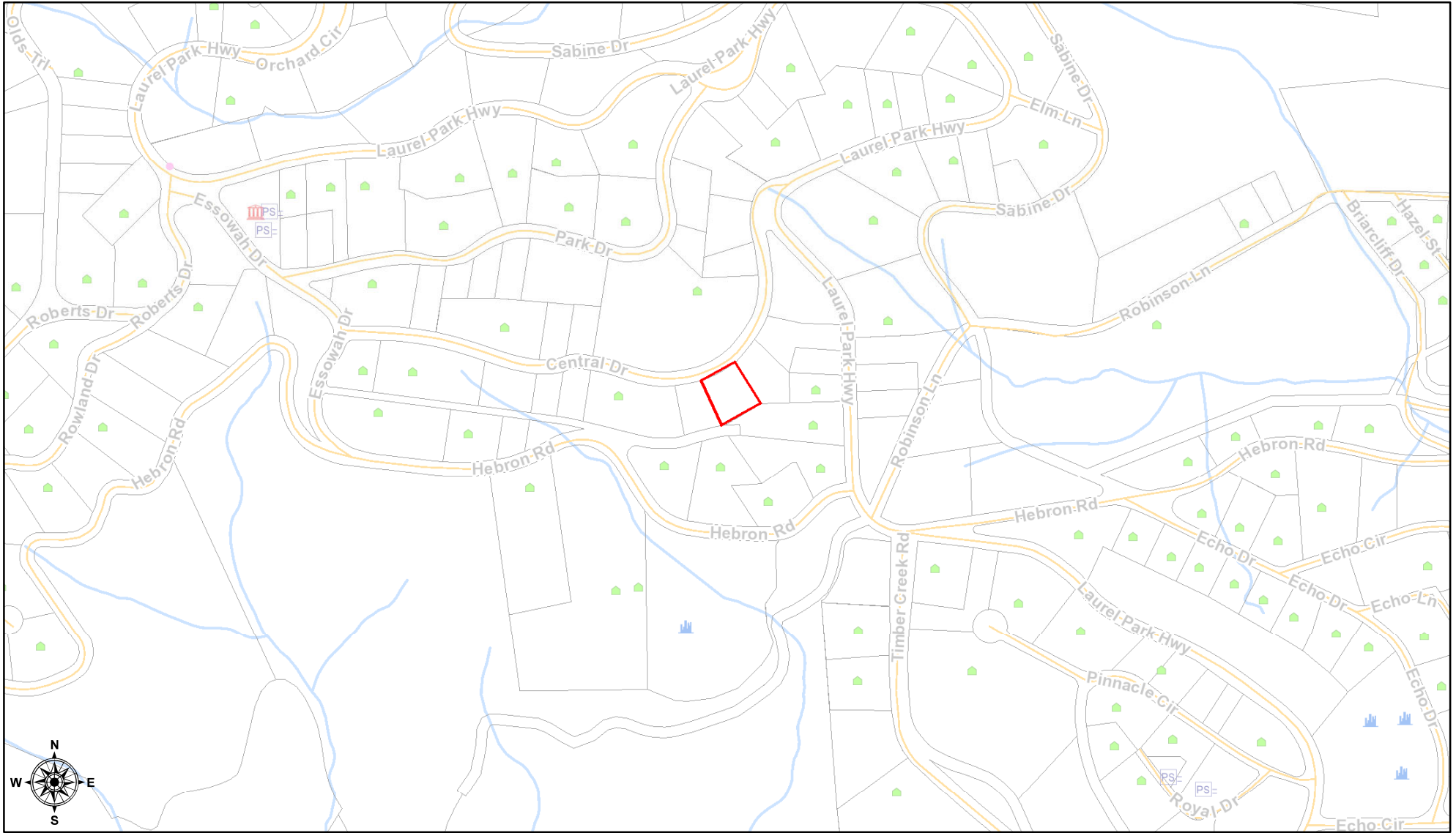
PROPOSED BOARD ACTION:

Provisional acceptance of this offer.

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

I move that the Board give provisional acceptance to this offer, subject to upset bids.

0 Central Dr., Laurel Park

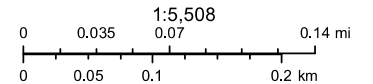


July 5, 2024

- | | |
|-----------------------------|--------------|
| Streets and Highways | THOROUGHFARE |
| FREEWAY | COLLECTOR |
| INTERSTATE | Local Roads |
| BOULEVARD | Parcels |

THIS IS NOT A SURVEY.

All information or data provided, whether subscribed, purchased or otherwise distributed, whether in hard copy or digital media, shall be at the user's own risk. Henderson County makes no warranties or guarantees, including the warranties of merchantability or of fitness for a particular purpose. Map data is not appropriate for, and is not to be used as, a geodetic, legal, or engineering base system. The data is not intended as a substitute for surveyed locations such as can be determined by a registered Public Land Surveyor, and does not meet the minimum accuracy standards of a Land Information System/Geographic Information System Survey in North Carolina (21 NCAC 56.1608).



NORTH CAROLINA
COUNTY OF HENDERSON

INITIAL OFFER TO PURCHASE
TAX FORECLOSED PROPERTY

Offeror Name WAWARTH, LLC	Offeror Email WAWARTHX@GMAIL.COM
Offeror mailing address 3057 FOSTER CITY BLVD UNIT D, FOSTER CITY CA 94404	
Amount of Offer \$ 1000.00	Amount Deposited \$ 150.00
Property PIN 9926179	Property Street Address 0 CENTRAL DR LAUREL PARK, NC

THE REAL PROPERTY listed above (with the Property PIN in the Henderson County Geographical Information System (the "Real Property")) was foreclosed for nonpayment of *ad valorem* real property taxes and acquired by Henderson County (the "County"). The undersigned, the "Offeror" named above, hereby offers(s) to purchase the Real Property from the County for the sum listed above as "Amount of Offer", plus the actual out-of-pocket costs to the County, on the terms stated herein.

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 deed to the purchaser will be a quitclaim deed, conveying only interest, if any, as the County may have in the real property by virtue of unpaid taxes and the foreclosure for nonpayment thereof. **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. The undersigned further understand(s) that there may be other irregularities not yet discovered and agree(s) to accept the property (if this offer is approved by the Henderson County Board of Commissioners) subject to such irregularities, known or unknown.

The County advises any bidder to obtain legal counsel to perform a title search regarding the real property prior to making any bid.

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

If the Board of Commissioners offers provisional 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 five percent (5%) of the cash price or \$150.00, whichever is greater. The undersigned will also pay to the Clerk the actual cost of advertising this Offer to Purchase for upset bids in the newspaper with which the County

has awarded the right to such advertising, as estimated in advance by the Office of the County Attorney. The actual cost will be debited or credited after publication.

This the 2nd day of JULY, 2024.

Wilson Ribeiro Jr. [SEAL]
Signature

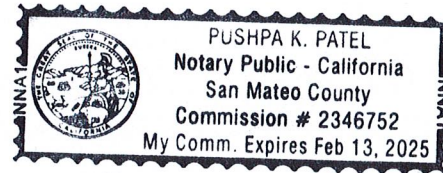
WILSON RIBEIRO JR
Printed Name

_____[SEAL]
Signature

Printed Name

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of San Mateo)ss.
On 07/02/2024 before me, Pushpa K. Patel, Notary Public,
personally appeared Wilson Ribeiro Jr
who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to
me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument. I certify
under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct. WITNESS my hand and official seal.



PK Patel



POSTAL MONEY ORDER

Serial Number

29026795566

Year, Month, Day
2024-07-02

Post Office
944041

U.S. Dollars and Cents

Amount

One Hundred Fifty Dollars and 00/100

\$150.00

Pay to

HENDERSON COUNTY

Address

1 HISTORIC COURTHOUSE
SQUARE, HENDERSONVILLE, NC

Memo

28792



From

WILSON RIBERO JR

Address

1037 FOSTER CITY BLVD UNIT D
FOSTER CITY, CA 94404

Clerk

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29026795566⑈

SEE REVERSE WARNING • NEGOTIABLE ONLY IN THE U.S. AND POSSESSIONS