

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: November 20, 2024

SUBJECT: Offer to purchase tax-foreclosed property – final consideration

ATTACHMENT(S): Notice as published

PRESENTER: Charles Russell Burrell

SUMMARY OF REQUEST:

The Board gave provisional acceptance to the offer of Marvin Gilmore to purchase 0.67 acres, more or less, on off Oleta Road, on October 7, 2024. The notice of the possibility of upset bids was published on October 23, 2024, in the *Hendersonville Lightning*. No upset bids have been received.

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 offer of Marvin Gilmore 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
PROPERTY**

Henderson County has received an offer from Marvin Gilmore to purchase the following described real estate previously foreclosed for nonpayment of Henderson County taxes and now owned by the County:

The real property is located in Blue Ridge Township, and 0.67 acres, more or less, located off Oleta Road, and shown on the County's GIS system as real estate identification number 202571 (PIN 9599720965), and with a tax value of \$31,700.00. The real property was acquired by the County by instrument recorded in Book 629, at Page 751, of the Henderson County Registry.

The offered price is the sum of Five Hundred Dollars (\$500.00).

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 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 23rd day of October, 2024.

10/23