

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 6 August 2018

SUBJECT: Offer to purchase tax-foreclosed property

ATTACHMENT(S): Offer to purchase tax foreclosed property; supporting documents

PRESENTER: Charles Russell Burrell

SUMMARY OF REQUEST:

Real Places, Inc., has offered to purchase two parcels of real estate which were subjected to a tax foreclosure by the County.

Parcel 1 (9577647274) is 0.25 acres shown as "#237 Highland Lake". The tax value is \$18,700. The offer made is \$4,000. The date of foreclosure on this parcel is unknown.

Parcel 2 (9577648057) is 0.47 acres shown as "Highland Lake Lo251,251". The tax value is \$24,300. The offer made is \$8,000. This parcel was received by the County in a foreclosure sale in 1985.

If the Board agrees to provisionally accept this offer, it would be subject to legal advertisement, and further subject to ten-day period for upset bids. Although not required, as a courtesy it is the custom of the County to also give regular mail notice to adjoining property owners at addresses shown on GIS.

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. Sales are made on the condition that the County makes no warranty as to the title of the property.

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 offers of Real Places, Inc., to purchase the parcels described in this agenda item, subject to the procedures required by this Board for tax foreclosure sales and subject to the condition stated in this agenda item.

NORTH CAROLINA
COUNTY OF HENDERSON

INITIAL OFFER TO PURCHASE
TAX FORECLOSED PROPERTY

Offeror Name REN PLACES, INC	Offeror Email KERRY @ HIGHLAND LAKE, COM STEVE @ HIGHLAND LAKE, COM
Offeror mailing address 116 A WAREHOUSE DR FLAT ROCK NC 28731	
Amount of Offer 8,000 ⁰⁰	Amount Deposited 450 ⁰⁰
Property PIN 9577648057	Property Street Address - 0 NO ADDRESS ASSIGNED - HIGHLAND LAKE L0251-252

THE REAL PROPERTY listed above (with the Property PIN in the Henderson County Geographical Information System (the "Real Property")) was foreclosed and successfully bid in by Henderson County (the "County") for nonpayment of *ad valorem* real property taxes. 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 non-payment 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 concerning the real property.

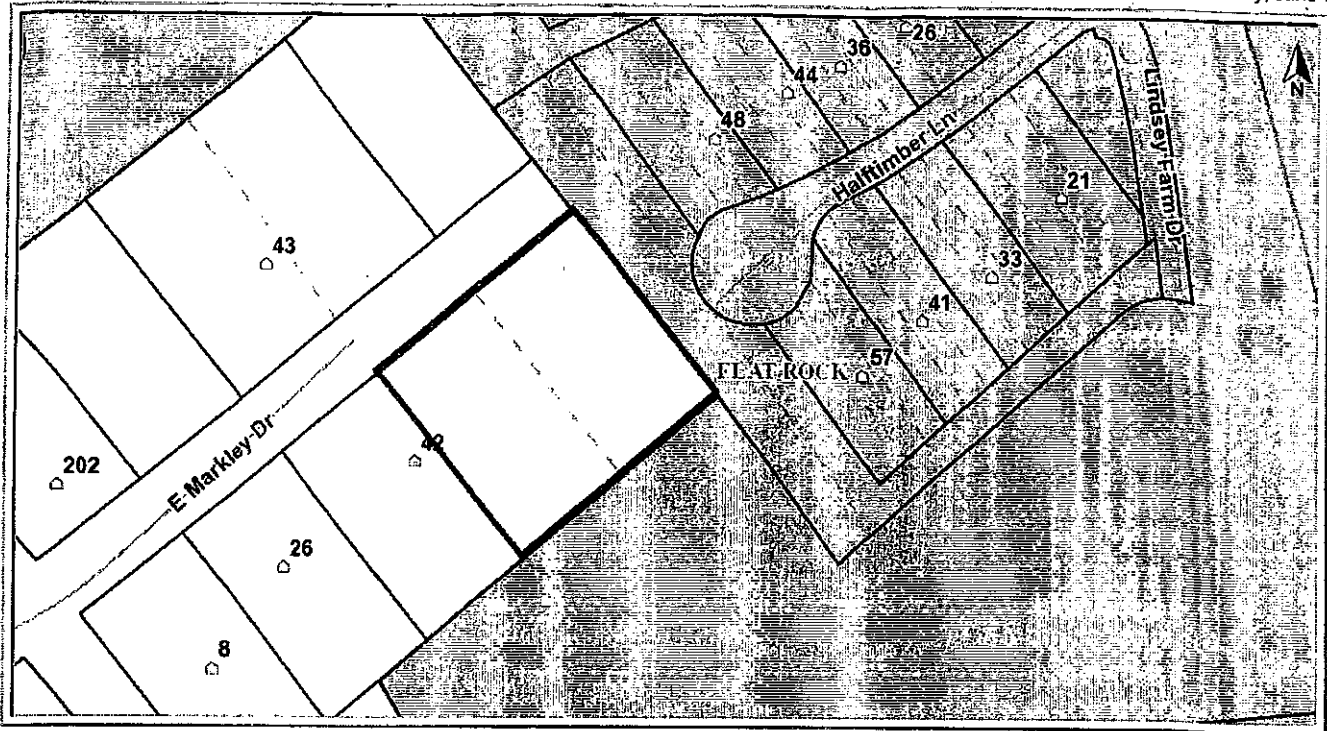
The undersigned understand(s) that the Board of Commissioners may reject this Offer at any time, even after a provisional acceptance of the bid by the Board, and advertisement for upset bids.

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 11 day of JUNE, 2018.

Signature

[SEAL]



WARNING: THIS IS NOT A SURVEY

Parcel Information

REID:	103333	Pin:	9577648057
Listed to:	HENDERSON COUNTY	Neighborhood:	EAST FLAT ROCK ZONED
Mailing Address:	1 HISTORIC COURTHOUSE SQUARE	Township:	Hendersonville
Mailing City, State, Zip:	HENDERSONVILLE, NC 28792	Municipality:	
Physical Address:	0 NO ADDRESS ASSIGNED	Tax District:	BLUE RIDGE FIRE
Deed:	000664/00183	Plat:	Not Available
Date Recorded:	1984-08-26 11:20:00.0	Elementary School District:	HILLANDALE
Revenue Stamps:	0E-8	Middle School District:	FLAT ROCK MIDDLE
County Zoning:	R1	High School District:	EAST HIGH
Property Description:	HIGHLAND LAKE LO251,252	Soil:	Tate fine sandy loam, 2 to 7 percent slopes
Map Sheet:	9577.15	Voting Precinct:	Armory
Assessed Acreage:	0.47000000	Commissioner District:	1
Building Value:	\$0.00	Agricultural District:	None Found
Land Value:	\$24,300.00	North Carolina House District:	113
Value To Be Billed:	\$24,300.00	U.S. House District:	11
North Carolina Senate District:	48	Flood Zone:	Zone X, Not Shaded (Areas outside of the floodplain)



Henderson County
 Geographic Information Systems (GIS)
 200 North Grove Street
 Hendersonville, NC 28792
 P: (828) 698-5124
 F: (828) 698-5122

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All information or data provided (whether subscribed, purchased or otherwise distributed) is provided as is, without any warranties, including the warranties of merchantability or of fitness for a particular purpose. Henderson County and its employees make no warranties or guarantees, either express or implied. Use of the information or data subscribed, purchased or otherwise distributed, whether in hard copy or digital media, shall be at the user's own risk.



Cashier's Check

No. 0824908114

VOID watermark: Bank of America logo and text

VOID watermark: Bank of America logo and text

HENDERSONVILLE, MAINE

Date 06/11/18 02:48:50 PM

Pay

BANK OF AMERICA ONE HUNDRED FIFTY AND 00/100 DOLLARS

\$450.00

Four Hundred Fifty and 00/100 Dollars

To The HENDERSON CO

VOID watermark: Bank of America logo and text

Remitter (Purchased By): REAL PLACES, INC

AUTHORIZED SIGNATURE: *Jan. Raulte*

Bank of America, N.A.
SAN ANTONIO, TX

⑈0824908114⑈ ⑆11400019⑆ 001641000710⑈

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TAX FORECLOSED PROPERTY

Offeror Name REAL PLACES, INC	Offeror Email KERRY@HIGHLANDLAKE.COM STEVE@HIGHLANDLAKE.COM
Offeror mailing address 116 A WATERWAY DRIVE PLAT ROCK, NC 28731	
Amount of Offer 4,000 ⁰⁰	Amount Deposited 250 ⁰⁰
Property PIN 9577647274	Property Street Address - 0 NO ADDRESS ASSIGNED # 237 HIGHLAND LAKE

THE REAL PROPERTY listed above (with the Property PIN in the Henderson County Geographical Information System (the "Real Property")) was foreclosed and successfully bid in by Henderson County (the "Count") for nonpayment of *ad valorem* real property taxes. 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.

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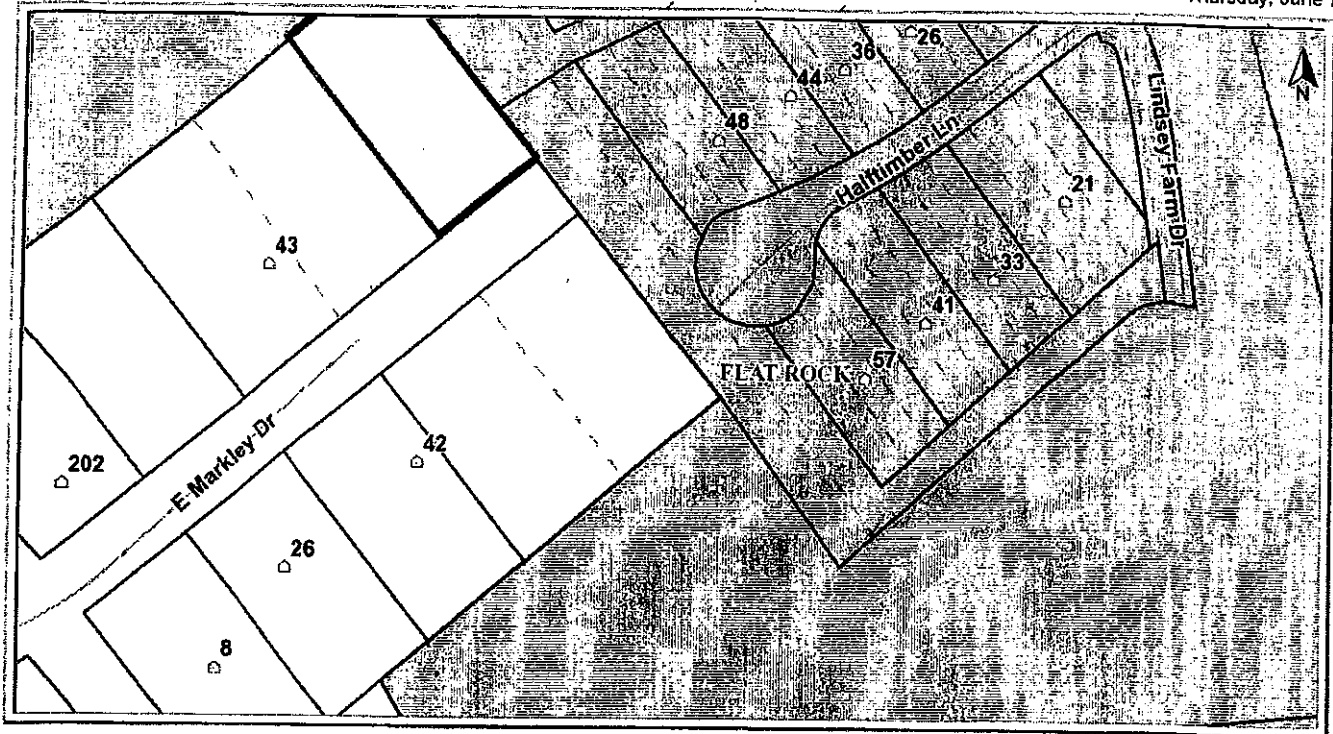
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This the 11 day of JUNE, 2018.

14 [Signature] [SEAL]



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Parcel Information:

REID:	9938733	Pin:	9577647274
Listed to:	HENDERSON COUNTY; NORTHUP, CLAUDIAN	Neighborhood:	EAST FLAT ROCK ZONED
Mailing Address:	1 HISTORIC COURTHOUSE SQUARE	Township:	Hendersonville
Mailing City, State, Zip:	HENDERSONVILLE, NC 28792	Municipality:	
Physical Address:	0 NO ADDRESS ASSIGNED	Tax District:	BLUE RIDGE FIRE
Deed:	000308/00081	Plat:	Not Available
Date Recorded:	1989-05-15 00:02:00.0	Elementary School District:	HILLANDALE
Revenue Stamps:		Middle School District:	FLAT ROCK MIDDLE
County Zoning:	R1	High School District:	EAST HIGH
Property Description:	#237 HIGHLAND LAKE	Soil:	Tate fine sandy loam, 2 to 7 percent slopes
Map Sheet:	9577.15	Voting Precinct:	Armory
Assessed Acreage:	0.25000000	Commissioner District:	1
Building Value:	\$0.00	Agricultural District:	None Found
Land Value:	\$18,700.00	North Carolina House District:	113
Value To Be Billed:	\$18,700.00	U.S. House District:	11
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Cashier's Check

No. 0824908115

Void After 90 Days
 Date 06/11/18 02:48:50 PM
 30-11140
 NTX

HENDERSONVILLE, MA IN
 0011 6180500 0205
BANK OF AMERICA
 ONE FIVE ZERO CTS CTS
 Pay
 Two Hundred Fifty and 00/100 Dollars
 To The HENDERSON CO
 Order Of
 Remitter (Purchased By): REAL PLACES, INC
 Bank of America, N.A.
 SAN ANTONIO, TX

\$250.00
 AUTHORIZED SIGNATURE


⑈0824908115⑈ ⑆11000019⑆ 001641000710⑈

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Cashier's Check

No. 0824908112

Void After 90 Days
 Date 06/11/18 02:48:50 PM
 30-11140
 NTX

HENDERSONVILLE, MA IN
 0011 6180500 0205
BANK OF AMERICA
 ONE FIVE ZERO CTS CTS
 Pay
 One Hundred Fifty and 00/100 Dollars
 To The HENDERSON CO
 Order Of
 Remitter (Purchased By): REAL PLACES, INC
 Bank of America, N.A.
 SAN ANTONIO, TX

\$150.00
 AUTHORIZED SIGNATURE


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