

REQUEST FOR BOARD ACTION
HENDERSON COUNTY
BOARD OF COMMISSIONERS

MEETING DATE: September 4, 2018
SUBJECT: Offer to purchase tax-foreclosed property
ATTACHMENT(S): Notice of publication
PRESENTER: Charles Russell Burrell

SUMMARY OF REQUEST:

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

Offer 1:

The property is described as located on East Markley Drive, and described as "Highland Lake Lots 251, 252", Henderson County, with real estate identification number 103333 (PIN 9577-64-8057), with a tax value of \$24,300. The offered price is the sum of Eight Thousand Dollars (\$8,000.00).

This property was originally foreclosed by the County in 1984. No taxes have been received on the property since that time.

Offer 2:

The property is described as located on East Markley Drive, and described as "#237 Highland Lake", Henderson County, with real estate identification number 9938733 (PIN 9577-64-7274), with a tax value of \$18,700.00. The offered price is the sum of Four Thousand Dollars (\$4,000.00).

This property was originally foreclosed by the County in 1989. No taxes have been received on the property since that time.

The Board gave provisional acceptance to this offer on August 6, 2018, subject to advertisement for upset bids. The notice of the offer and request for upset bids was published August 15, 2018, in the Hendersonville Lightning.

No upset bid was received on either offer.

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:

SUGGESTED MOTION:

I move that the Board give final acceptance to the offers of Real Place, Inc., to purchase the parcels described in this agenda item.

NOTICE OF OFFER TO PURCHASE TWO TAX FORECLOSED PROPERTIES

Offer 1:

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 East Markley Drive, and described as "Highland Lake Lots 251, 252", Henderson County, with real estate identification number 103333 (PIN 9577-64-8057), with a tax value of \$24,300.

The offered price is the sum of Eight Thousand Dollars (\$8,000.00).

Offer 2:

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 East Markley Drive, and described as "#237 Highland Lake", Henderson County, with real estate identification number 9938733 (PIN 9577-64-7274), with a tax value of \$18,700.00.

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

If the final sale of either offer is approved by the Board of Commissioners, a quitclaim deed, conveying only such interest as the County may own in the property subject to such offer 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 for either offer with the County Attorney's Office within ten (10) days from the date of publication of this notice. The new, increased bid must increase the current bid by not less than ten percent (10%) of the first \$1,000 of the offer 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 ____ day of _____, 2018.

Teresa L. Wilson
Clerk to the Board
of Commissioners