

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: September 6, 2022
SUBJECT: Offer to purchase tax-foreclosed property
ATTACHMENT(S): Notice as published
PRESENTER: Charles Russell Burrell

SUMMARY OF REQUEST:

Randy Gene Wyatt has offered to purchase 0.44 acres located at 243 Sparkling Lake Road (lot 16 of High Peak Lake subdivision) in Henderson County. This matter is on your agenda for preliminary review and, if desired, preliminary acceptance only. His 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 1984. No taxes have been received on the property since that time. However, the property has been the subject of recent nuisance complaints.

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. 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.

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.

NORTH CAROLINA
COUNTY OF HENDERSON

INITIAL OFFER TO PURCHASE
TAX FORECLOSED PROPERTY

Offeror Name RANDY GENE WYATT	Offeror Email
Offeror mailing address 1503 BUCK SHOALS RD GAFFNEY, SC 29341	
Amount of Offer 1,000.00	Amount Deposited 150.00
Property PIN: 95273818 REID# 401723	Property Street Address 243 SPARKLING LAKE DR.

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 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 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 22nd day of AUGUST, 20 22.

Randy Gene Wyatt

Signature

[SEAL]

Randy Gene Wyatt

Printed Name



Signature [SEAL]

Printed Name

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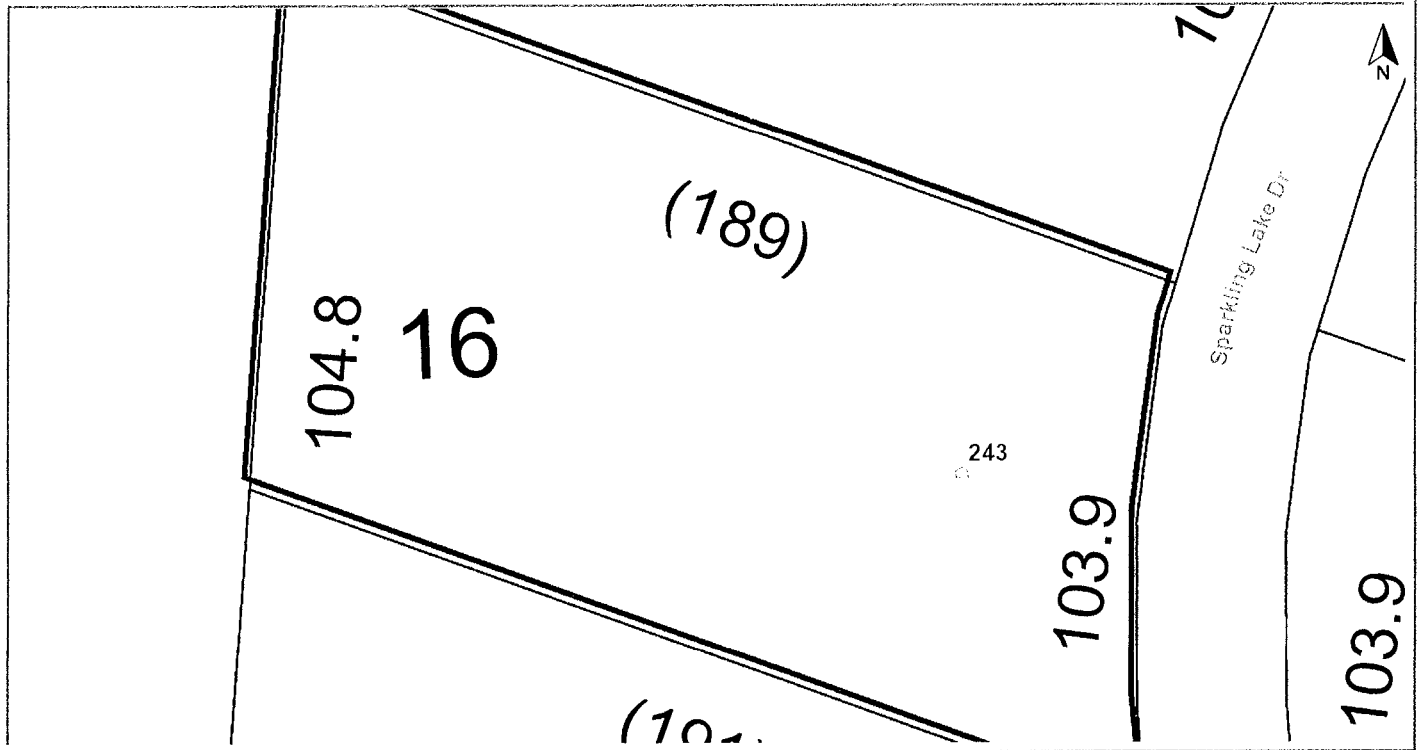
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WARNING: THIS IS NOT A SURVEY

Parcel Information

REID:	401723	Pin:	9527381888
Listed to:	HENDERSON COUNTY	Neighborhood:	HIGH PEAK LAKE ESTATE
Mailing Address:	1 HISTORIC COURTHOUSE SQUARE	Township:	Crab Creek
Mailing City, State, Zip:	HENDERSONVILLE, NC 28792	Municipality:	
Physical Address:	243 SPARKLING LAKE DR	Tax District:	ETOWAH HORSESHOE FIRE
Deed:	000647/00282	Plat:	A 19
Date Recorded:	1984-09-10 00:01:00.0	Elementary School District:	ETOWAH
Revenue Stamps:	0	Middle School District:	RUGBY MIDDLE
County Zoning:	R3	High School District:	WEST HIGH
Property Description:	HIGH PEAK LAKE LO16 PLA-19	Soil:	Tusquee loam, 7 to 15 percent slopes
Map Sheet:	9527.00	Voting Precinct:	Etowah South
Assessed Acreage:	0.44000000	Commissioner District	5
Building Value:	\$0.00	Agricultural District	None Found
Land Value:	\$10,100.00	North Carolina House District	113
Value To Be Billed:	\$10,100.00	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

THIS IS NOT A SURVEY.

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