

# **REQUEST FOR BOARD ACTION**

## **HENDERSON COUNTY BOARD OF COMMISSIONERS**

**MEETING DATE:** March 19, 2025

**SUBJECT:** Offer to Purchase Tax-Foreclosed Property – Final Consideration

**PRESENTER:** Charles Russell Burrell

**ATTACHMENT(S):** Notice as published

### **SUMMARY OF REQUEST:**

The Board gave provisional acceptance to the offer to purchase 0.37 acres located on Central Drive in Laurel Park, Henderson County, on February 3, 2025, on a bid of \$16,000.00. The notice of the possibility of upset bids was published in the *Hendersonville Lightning* on February 10, 2025, and no upset bids were received.

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:**

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

***I move that the Board give final acceptance to the \$16,000.00 offer to purchase the parcel described in this agenda item.***

## **NOTICE OF OFFER TO PURCHASE TAX FORECLOSED PROPERTIES**

Henderson County has received an 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 the Town of Laurel Park, on Central Drive, in Henderson County. The property is shown on Henderson County's GIS system as "o Central Drive", with real estate identification number 9926179 (PIN 9558469190), and with a tax value of \$5,200.00. The real property was acquired by the County by instrument recorded in Book 227, at Page 134, of the Henderson County Registry.

The offered price is the sum of Sixteen Thousand Dollars (\$16,000.00).

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 because 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 February 12, 2025.

Denisa Lauffer  
Clerk to the Board of Commissioners