

# COUNTY OF JACKSON

## INITIAL BID FORM

I (we) hereby submit an initial bid and offer to purchase certain tax foreclosure property:

The property is identified in the tax office as:

PARCEL ID# 7517-71-5216

STREET ADDRESS OR BRIEF DESCRIPTION \_\_\_\_\_

Lot 49 Enchanted Forest

LAST BID WAS IN THE AMOUNT OF \$ N/A

My (our) bid for the property is \$ 2000.00 and increases the last bids by not less than 10% of the first \$1,000 and 5% of the balance. A check or cash in the amount of \$ 150.00 as a deposit of not less than 5% of my bid.

I (we) understand that the county does not offer any guarantee of title nor provide a title search or title insurance and that this property will be sold by non-warranty deed. I (we) further understand that the county is selling the property "as is" and that the county will pay no outstanding or prior dues, liens, taxes or judgments of any kind. If this offer is accepted by the County of Jackson and the bid is not upset after advertisement as by law required I (we) request the County of Jackson prepare a non-warranty deed in the following name(s) as Grantee(s):

Jacob M. Cox

Upon notification that my offer is accepted and there have been no upset bids following the required upset bid period, I (we) will pay the balance of the purchase price in full by cash or certified check. I (we) understand that I (we) will be responsible for all expenses involved in recording the deed.

NAME: Jacob Cox

ADDRESS: 194 Ember LN

Sylva, N.C. 28779

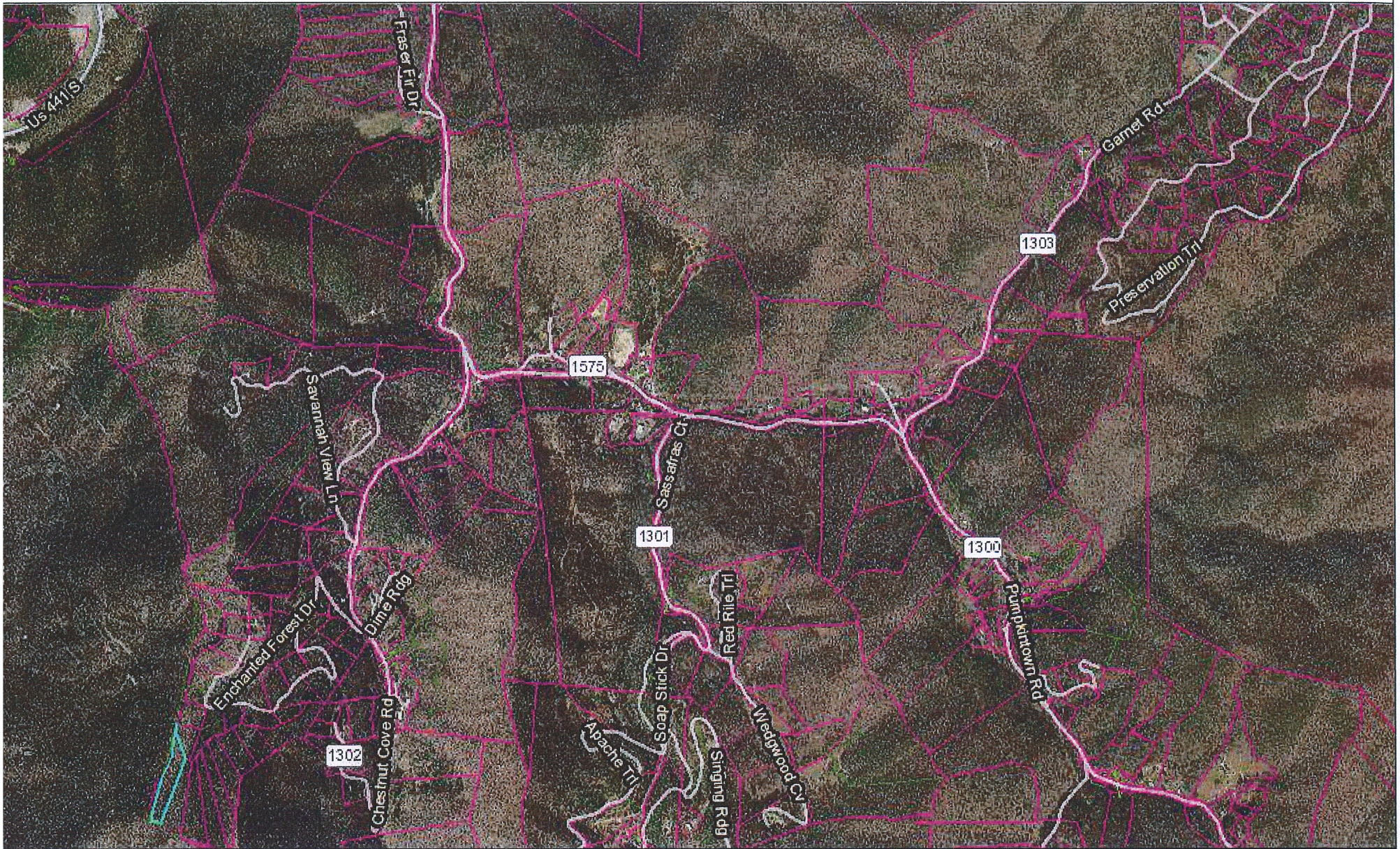
EMAIL: Cox Jake 24 @ Yahoo. Com

TELEPHONE: 352-346-9383

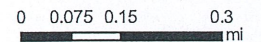
## JACKSON COUNTY PROPERTIES ACQUIRED THROUGH FORECLOSURE

| <u>PIN#</u>  | <u>Assessed Value</u> | <u>Previous Owner</u>      | <u>Property Description</u> | <u>Total Costs</u> | <u>Add. Taxes</u> | <u>Deed Recorded</u> |  |
|--------------|-----------------------|----------------------------|-----------------------------|--------------------|-------------------|----------------------|--|
| 7552-88-3413 | 23,440                | American Asset LLC         | Lt 5 Norton Ridge           | \$ 7,530.80        | \$0.00            | 4/2022               | BID PROCESS  |
| 7566-90-6362 | 25,000                | Bailey, David              | Lt 2 Ph 1 Trout Creek       | \$ 6,820.00        | \$ -              | 2/2019               |  |
| 7545-48-4058 | 12,000                | DelVecchio, Robert         | Lt 61 Ph 2 Bear Pen         | \$ 10,400.00       | \$ -              | 4/2016               |  |
| 7517-71-5216 | 24,130                | Holland, Larry Heirs       | Lt 49 Enchanted Forest      | \$ 9,890.87        | \$ 86.87          | 7/2021               |  |
| 7545-59-8661 | 12,000                | Lawrence, Eric             | Lt 45 Ph 2 Bear Pen         | \$ 11,400.00       | \$ 44.40          | 7/2017               | BID PROCESS  |
| 7545-59-4338 | 12,000                | Laws, Jeffrey              | Lt 48 Ph 2 Bear Pen         | \$ 11,400.00       | \$ 44.40          | 6/2016               | BID PROCESS  |
| 7566-20-0414 | 18,430                | Legasus of NC              | Lot B, Sec A Pilot Mtn      | \$ 2,600.00        | \$ 72.48          | 6/2016               |  |
| 7575-63-9888 | 20,000                | Mar Estates LLC            | Lot 44A, Hampton Springs    | \$ 7,509.54        | \$ 1,020.98       | 8/2014               | BID PROCESS  |
| 7575-38-7703 | 25,000                | Rabinovitch, Frank         | Lt 44 Trout Creek Rd        | \$ 10,492.00       | \$ 120.99         | 2/2019               |  |
| 7575-72-0410 | 20,000                | Rabuffo, Mae               | Lot 16A, Hampton Springs    | \$ -               | \$ 724.33         | 8/2014               | BID PROCESS  |
| 7642-40-0913 | 20,880                | Estate of Ellen Lee Gibson | 830 Allen Street            | \$ 3,777.71        | \$ 2,124.96       | 8/2014               | SOLD/WAITING ON TITLEWORK  |
| 7642-40-0949 | 23,630                | Norman, Crystal            | 854 Allen Street            | \$ 5,687.72        | \$ 806.24         | 1/2019               | SOLD/WAITING ON TITLEWORK  |
| 7642-40-0931 | 3,150                 | Norman, Crystal            | Chipper Curve Rd            | \$ 8,230.02        | \$ 135.05         | 1/2019               | SOLD/WAITING ON TITLEWORK  |
| 7559-94-6474 | 23,050                | Kevlin, John               | Lt 15 Bel-Aire Estates      |                    |                   |                      | <b>Must have a minimum bid<br/>of \$50,000 for all three<br/>Bel-Aire Estates lots</b> |
| 7559-94-6269 | 24,270                | Kevlin, John               | Lt 11 Bel-Aire Estates      |                    |                   |                      |  |
| 7559-94-4268 | 25,490                | Kevlin, John               | Lt 10 Bel-Aire Estates      |                    |                   |                      |  |

# Custom Jackson County, NC Property Map

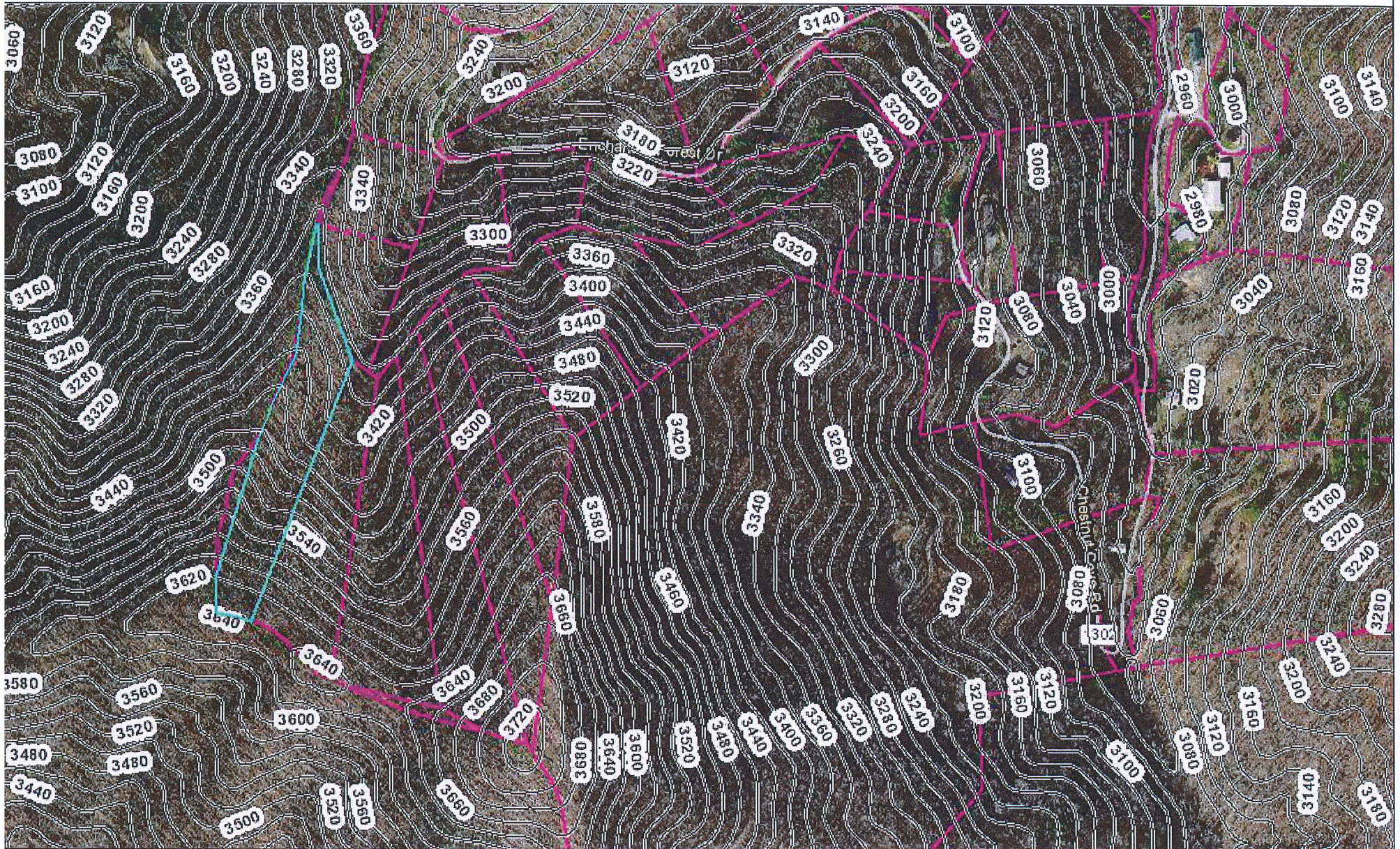


- Centerlines
- Parcel Lines
- Easement
- Hooks
- Leader Line
- Lot Line
- Subdivision
- ROW
- Parcels

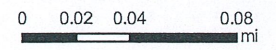


**\*WARNING: THIS IS NOT A SURVEY!\***  
 This map is prepared for inventory of real property within Jackson County. It is compiled from recorded deeds, plats, and public data records. Users of this map are hereby notified that the aforementioned public information sources should be consulted for verification. Jackson County or any County representative assumes no legal responsibility for the content of this map.

# Custom Jackson County, NC Property Map



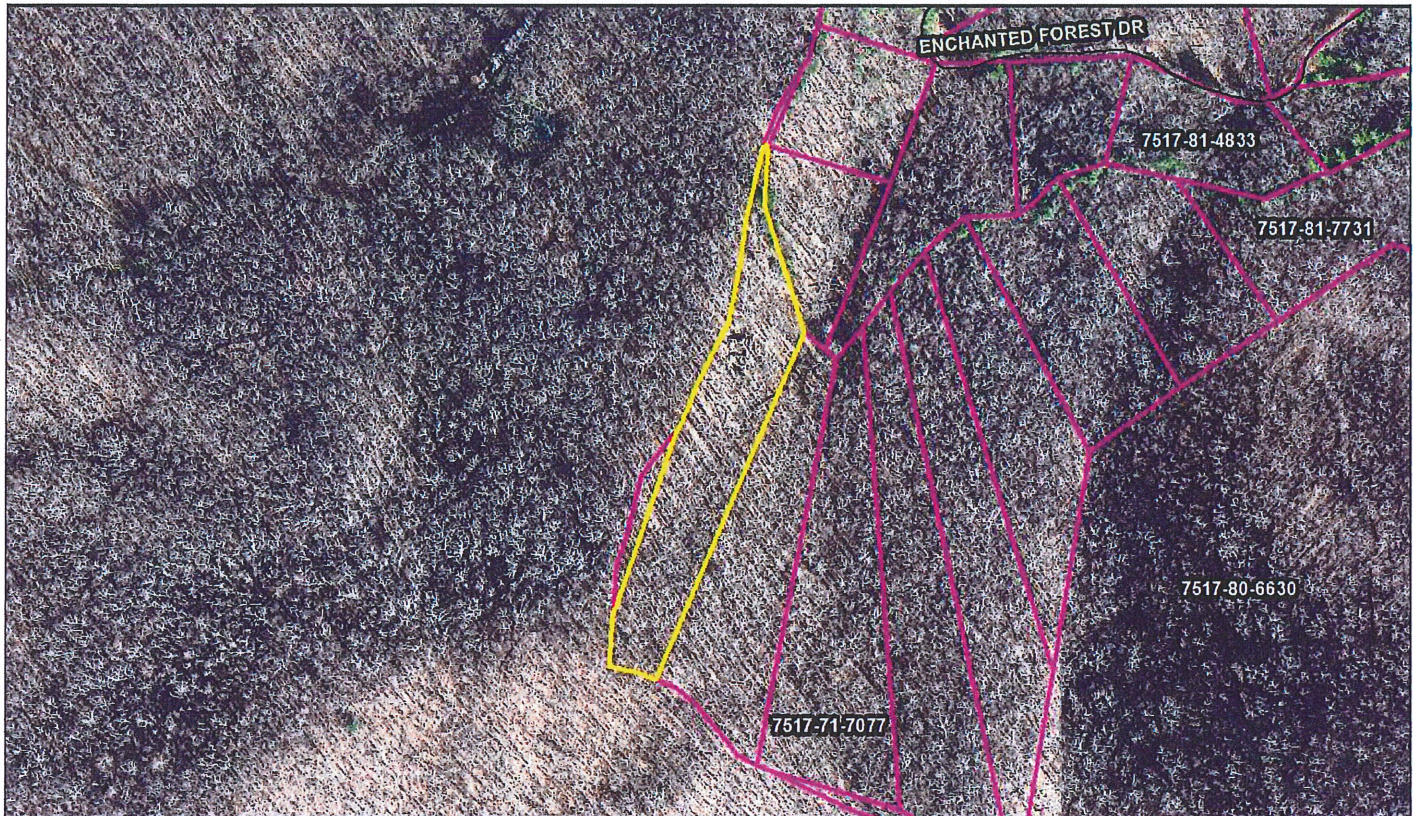
- Contours 20ft
- Centerlines
- Parcel Lines
- Easement
- Hooks
- Leader Line
- Lot Line
- Subdivision ROW
- Parcels



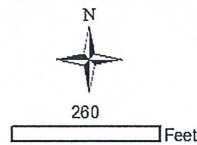
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Property Report for 7517-71-5216

6/8/2022



Centerlines  
Parcels



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|   |  |  |
|---|--|--|
| <p><b>Parcel Information</b></p> <p>Parcel ID: 7517-71-5216<br/>                 Parcel Address: 539 ENCHANTED FOREST DR<br/>                 Neighborhood Name: ENCHANTED FOREST<br/>                 Property Description: PT LT 49 ENCHANTED FOREST MCL<br/>                 Sale Date: 2021-07-21<br/>                 Sale Price: \$10,000<br/>                 Plat Reference: None<br/>                 Transferring Reference: 2308/736<br/>                 Township: SAVANNAH<br/>                 Assessed Acres: 2.2600</p> | <p><b>Ownership Information</b></p> <p>Owner Name #1: COUNTY OF JACKSON<br/>                 Owner Name #2: None<br/>                 Mailing Address 1: 401 GRINDSTAFF COVE RD STE 105<br/>                 Mailing Address 2: None<br/>                 City/State/Zip: SYLVA NC 28779<br/>                 Owner Account: 76990</p> | <p><b>Tax/Value Information</b></p> <p>Fire District: None<br/>                 Building Value: \$0<br/>                 Land Value: \$24,130<br/>                 Assessed Total Value: \$24,130</p> <p><b>Zoning Information</b></p> <p>Zoning District: None<br/>                 Zoning Area: None<br/>                 Jurisdiction: None</p> |
|---|--|--|



**RESOLUTION OF THE JACKSON  
COUNTY COMMISSIONERS TO AUTHORIZE  
THE SALE OF PROPERTY**

**WHEREAS**, the County of Jackson, hereinafter County, owns certain property, being all of Lot 49 Enchanted Forest (PIN #7517-71-5216), containing approximately 2.26 acres. Being located in Savannah Township as further described in Deed Book 2308, Page 736 of the Jackson County Public Registry; and

**WHEREAS**, North Carolina General Statute §160A-269 permits the County to sell property by upset bid, after receipt of an offer for the property; and

**WHEREAS**, the County has received an offer to purchase the property described above, in the amount of \$2,000.00, as submitted by Jacob Cox; and

**WHEREAS**, Jacob Cox paid the required five percent (5%) deposit on the offer.

**NOW THEREFORE, THE JACKSON COUNTY BOARD OF COMMISSIONERS  
RESOLVES THAT:**

1. The Jackson County Board of Commissioners authorizes the sale of the property described above through the upset bid procedure of North Carolina General Statute § 160A-269.
2. The Clerk to the Board of Commissioners shall cause a notice of the proposed sale to be published. The notice shall describe the property and the amount of the offer, and shall state the terms under which the offer may be upset.
3. Any person may submit an upset bid to the Clerk to the Board of Commissioners within 10 days after the notice of sale is published. Once a qualifying higher bid has been received, that bid will become the new offer.
4. A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first \$1,000.00 of that offer and five percent (5%) of the remainder of that offer.
5. A qualifying higher bid must also be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, cashier's check, or certified check. The County will return the deposit on any bid not accepted, and will return the deposit on an offer subject to upset if a qualifying higher bid is received.
6. The terms of the final sale are that the Board of County Commissioners must approve the final high offer before the sale is closed, which it will do by Motion within 30 days after the final upset bid period has passed, and the buyer must pay with cash at the time of closing.

7. The County reserves the right to withdraw the property from sale at any time before the final high bid is accepted and the right to reject at any time all bids.
8. If no qualifying upset bid is received after the initial public notice, the offer set forth above is hereby accepted. The appropriate County officials are authorized to execute the instruments necessary to convey the property to Jacob Cox.

Adopted August 02, 2022.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: \_\_\_\_\_  
BRIAN THOMAS MCMAHAN, Chairman

Attest:

\_\_\_\_\_  
ANGELA M. WINCHESTER, Clerk to the Board