

COUNTY OF JACKSON

INITIAL BID FORM

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

The property is identified in the tax office as:

PARCEL ID# 7545-59-8661 and # 7545-59-4338 _____

STREET ADDRESS OR BRIEF DESCRIPTION Lot 45 and Lot 48 Bear Pen

Wolf Knob Road

BID IN THE AMOUNT OF \$4500.00 for each Lot for a total of \$9000.00 _____

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):

Mitchell L. and Denise C. Humphries

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: Mitchell L. and Denise C. Humphries _____

ADDRESS: 320 Sandcfur Rd. _____

Kathleen, Ga. 31047

EMAIL: bdchumphries@gmail.com _____

TELEPHONE: 478-542-1481 _____

Mitchell L. Humphries
7/11/22

Denise C. Humphries
7/11/2022

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	
7547-81-3345	23,810	Bradbury, Robert	Lot 13, Triple C Investments	\$ 6,150.51	\$ 175.52	7/2014	BID PROCESS
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	
7592-87-2219	12,500	Johnson, W. Hal	Lt 216 Un 1 Holly Forest	\$ 4,717.36	\$ 129.19	3/2015	BID PROCESS
7545-59-8661	12,000	Lawerence, Eric	Lt 45 Ph 2 Bear Pen	\$ 11,400.00	\$ 44.40	7/2017	
7545-59-4338	12,000	Laws, Jeffrey	Lt 48 Ph 2 Bear Pen	\$ 11,400.00	\$ 44.40	6/2016	
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
7575-81-1253	30,000	Singleton, Richard	Lt E Big Ridge Rd	\$ 9,600.00	\$ -	12/2020	BID PROCESS
7565-20-7298	31,910	Smith, F.T.	Lot 3, Creekwood	\$ 7,556.62	\$ -	9/2013	BID PROCESS
7565-30-1049	17,860	Smith, F.T.	Green Area No. 1, Creekwood	\$ -	\$ -	9/2013	BID PROCESS
7565-40-0636	6,240	Smith, F.T.	Green Area No. 2, Creekwood	\$ -	\$ -	9/2013	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
7592-90-3989	12,500	Myers, Mary	Lot 6 W Christy Trail	\$ 5,500.00	\$ -	10/2013	BID PROCESS
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				Must have a minimum bid of \$50,000 for all three Bel-Aire Estates lots
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



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|--------------|---------------------|-----------------|
| Areas | Parcel Lines | Lot Line |
| Override 1 | Easement | Subdivision ROW |
| Centerlines | Hooks | Parcels |
| | Leader Line | |



0 0.01 0.02 0.04
mi



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



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



0 0.0425 0.085 0.17 mi



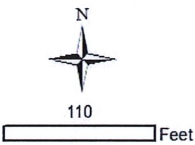
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Property Report for 7545-59-4338

7/14/2022



— Centerlines
 [Pink Box] Parcels

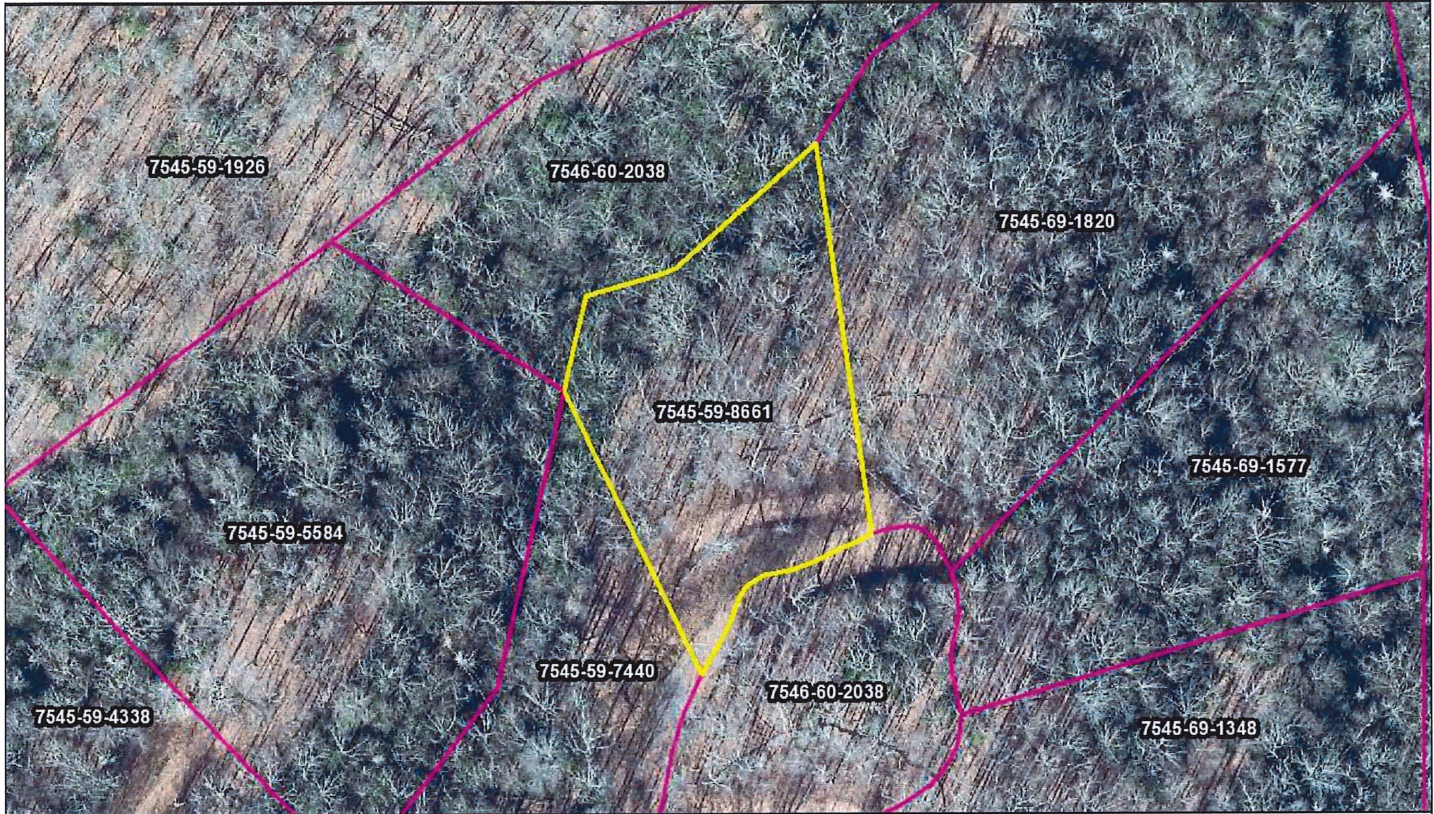


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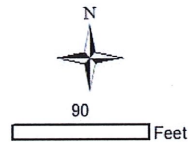
<p>Parcel Information</p> <p>Parcel ID: 7545-59-4338 Parcel Address: LT 48 WOLF KNOB RD Neighborhood Name: BEAR PEN Property Description: LT 48 BEAR PEN Sale Date: 2016-06-20 Sale Price: \$0 Plat Reference: 14/579 Transferring Reference: 2142/88 Township: MOUNTAIN Assessed Acres: 1.72</p>	<p>Ownership Information</p> <p>Owner Name #1: COUNTY OF JACKSON Owner Name #2: None Mailing Address 1: 401 GRINDSTAFF COVE RD STE 105 Mailing Address 2: None City/State/Zip: SYLVA NC 28779 Owner Account: 76990</p>	<p>Tax/Value Information</p> <p>Fire District: CULLOWHEE PC 10 Building Value: \$0 Land Value: \$12,000 Assessed Total Value: \$12,000</p> <p>Zoning Information</p> <p>Zoning District: None Zoning Area: None Jurisdiction: None</p>
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Property Report for 7545-59-8661

7/14/2022



— Centerlines
 [Pink Box] Parcels



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<p>Parcel Information</p> <p>Parcel ID: 7545-59-8661 Parcel Address: LT 45 WOLF KNOB RD Neighborhood Name: BEAR PEN Property Description: LT 45 BEAR PEN Sale Date: 2017-07-28 Sale Price: \$11,500 Plat Reference: 14/579 Transferring Reference: 2193/867 Township: MOUNTAIN Assessed Acres: 0.88</p>	<p>Ownership Information</p> <p>Owner Name #1: COUNTY OF JACKSON Owner Name #2: None Mailing Address 1: 401 GRINDSTAFF COVE RD STE 105 Mailing Address 2: None City/State/Zip: SYLVA NC 28779 Owner Account: 76990</p>	<p>Tax/Value Information</p> <p>Fire District: CULLOWHEE PC 10 Building Value: \$0 Land Value: \$12,000 Assessed Total Value: \$12,000</p> <p>Zoning Information</p> <p>Zoning District: None Zoning Area: None Jurisdiction: None</p>
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**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 45, Bear Pen (PIN #7545-59-8661), containing approximately 0.88 acres and Lot 48, Bear Pen (PIN #7545-59-4338), containing approximately 1.72 acres. Being located in Mountain Township as further described in Deed Book 2193, Page 867 and Book 2142, Page 88 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 \$4,500.00 for each lot (a total of \$9,000.00), as submitted by Mitchell L. Humphries and Denise C. Humphries; and

WHEREAS, Mitchell L. Humphries and Denise C. Humphries 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 Mitchell L. Humphries and Denise C. Humphries.

Adopted July 19, 2022.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
BRIAN THOMAS MCMAHAN, Chairman

Attest:

ANGELA M. WINCHESTER, Clerk to the Board