

COUNTY OF JACKSON

OFFER TO PURCHASE

I hereby submit an offer to purchase certain tax foreclosure property:

The property is identified in the tax office as:

PARCEL ID# 7575-72-0410

Street Address/Brief Description:

LOT 16A HAMPTON SPRINGS

My bid for the property is \$1200. A check/cash in the amount of \$60.00 will be issued as a deposit of not less than 5% of my bid. I understand that the county does not offer any guarantee of title nor provide a title search or titles insurance and that this property is "as is" and the county will pay no outstanding or prior dues, liens, taxes, or judgements 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 request the County of Jackson prepare a non-warranty deed in the following name(s) as Grantee(s): Marvin Gilmore Jr.

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

Name: Marvin Gilmore Jr

Address: 10310 Sugarberry Court APT:201 Raleigh, NC 27614

E-MAIL: marvingilmore1@outlook.com

Telephone: 919-605-3020

COUNTY OF JACKSON

OFFER TO PURCHASE

I hereby submit an offer to purchase certain tax foreclosure property:

The property is identified in the tax office as:

PARCEL ID# 7575-63-9888

Street Address/Brief Description:

LOT 44A HAMPTON SPRINGS

My bid for the property is \$1200. A check/cash in the amount of \$60.00 will be issued as a deposit of not less than 5% of my bid. I understand that the county does not offer any guarantee of title nor provide a title search or titles insurance and that this property is "as is" and the county will pay no outstanding or prior dues, liens, taxes, or judgements 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 request the County of Jackson prepare a non-warranty deed in the following name(s) as Grantee(s): Marvin Gilmore Jr.

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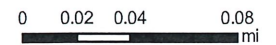
JACKSON COUNTY PROPERTIES ACQUIRED THROUGH FORECLOSURE

<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	
7566-22-4416	45,000	American Equity Funding Inc.	Lot 11 The Glade	\$ 6,214.12	\$ 915.43	3/2015	BID PROCESS
7556-74-6668	45,000	Arias, Jose	Lt 65 River Rock Ph 2	\$ 8,600.00	\$ 20.17	6/2018	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
7662-48-8003	44,210	Bradley, April, et al.	2.5 acres, Scotts Creek	\$ 7,313.24	\$ 286.53	3/2015	FINAL OFFER
7556-52-6484	45,000	Brown, Suzanne	Lt 109 Shady Spring Dr	\$ 13,387.00	\$ -	2/2019	BID PROCESS
7556-62-5384	45,000	Corning, Ron	Lt 92 Ph 5 River Rock	\$ 13,900.00	\$ 19.67	7/2017	BID PROCESS
7545-48-4058	12,000	DelVecchio, Robert	Lt 61 Ph 2 Bear Pen	\$ 10,400.00	\$ -	4/2016	
7556-74-5882	45,000	Dooley, Mark	Lt 61 River Rock Ph 2	\$ 9,700.00	\$ -	10/17	BID PROCESS
7556-75-7053	45,000	Dorman, Christine	Lt 58 River Rock Ph 2	\$ 9,500.00	\$ 19.67	3/2017	BID PROCESS
7566-12-8643	45,000	Fernandez, Fredric	Lt 16 The Glade	\$ 10,442.17	\$ 944.83	3/2015	BID PROCESS
7556-74-8860	45,000	Haller, Nina	Lt 63 River Rock Ph 2	\$ 10,500.00	\$ 19.67	3/2017	BID PROCESS
7556-53-7351	45,000	Hill, Donald	Lt 155 River Rock Ph 8	\$ 11,500.00	\$ -	10/2017	BID PROCESS
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
7556-54-7333	45,000	Jurgens, Danny	Lt 77 Ph 4 River Rock	\$ 8,700.00	\$ 19.67	7/2017	FINAL OFFER
7556-83-2395	45,000	KTH Properties	Lt 41 River Rock Ph 3	\$ 7,200.00	\$ 19.67	3/2017	BID PROCESS
7545-59-8661	12,000	Lawrence, 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	
7566-12-9411	45,000	Legasus of NC	Lot 15 The Glade	\$ 3,700.00	\$ 18.50	6/2016	BID PROCESS
7566-13-7520	45,000	Legasus of NC	Lot 192, The Boulders	\$ 7,600.00	\$ 18.50	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	
7556-55-5241	45,000	Mackelprang, Cole	Lt 86 River Rock Ph 4	\$ 9,500.00	\$ -	10/2017	FINAL OFFER
7575-63-9888	20,000	Mar Estates LLC	Lot 44A, Hampton Springs	\$ 7,509.54	\$ 1,020.98	8/2014	
7556-84-0417	45,000	McKinney, James	Lt 52 Ph 2 River Rock	\$ 9,900.00	\$ 19.67	7/2017	BID PROCESS
7566-22-5457	45,000	Munroe, William	Lt 10 Lowland Glade Dr	\$ 12,169.00	\$ 19.00	2/2019	BID PROCESS
7566-22-4773	45,000	Panarello, Donna	Lt 18B The Glade	\$ 12,831.45	\$ 1,106.53	4/2015	FINAL OFFER
7556-75-9085	45,000	Powell, Michael	Lt 57 River Rock Ph 2	\$ 7,000.00	\$ 19.67	3/2017	FINAL OFFER
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	
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	
7565-30-1049	17,860	Smith, F.T.	Green Area No. 1, Creekwood	\$ -	\$ -	9/2013	
7565-40-0636	6,240	Smith, F.T.	Green Area No. 2, Creekwood	\$ -	\$ -	9/2013	

Custom Jackson County, NC Property Map

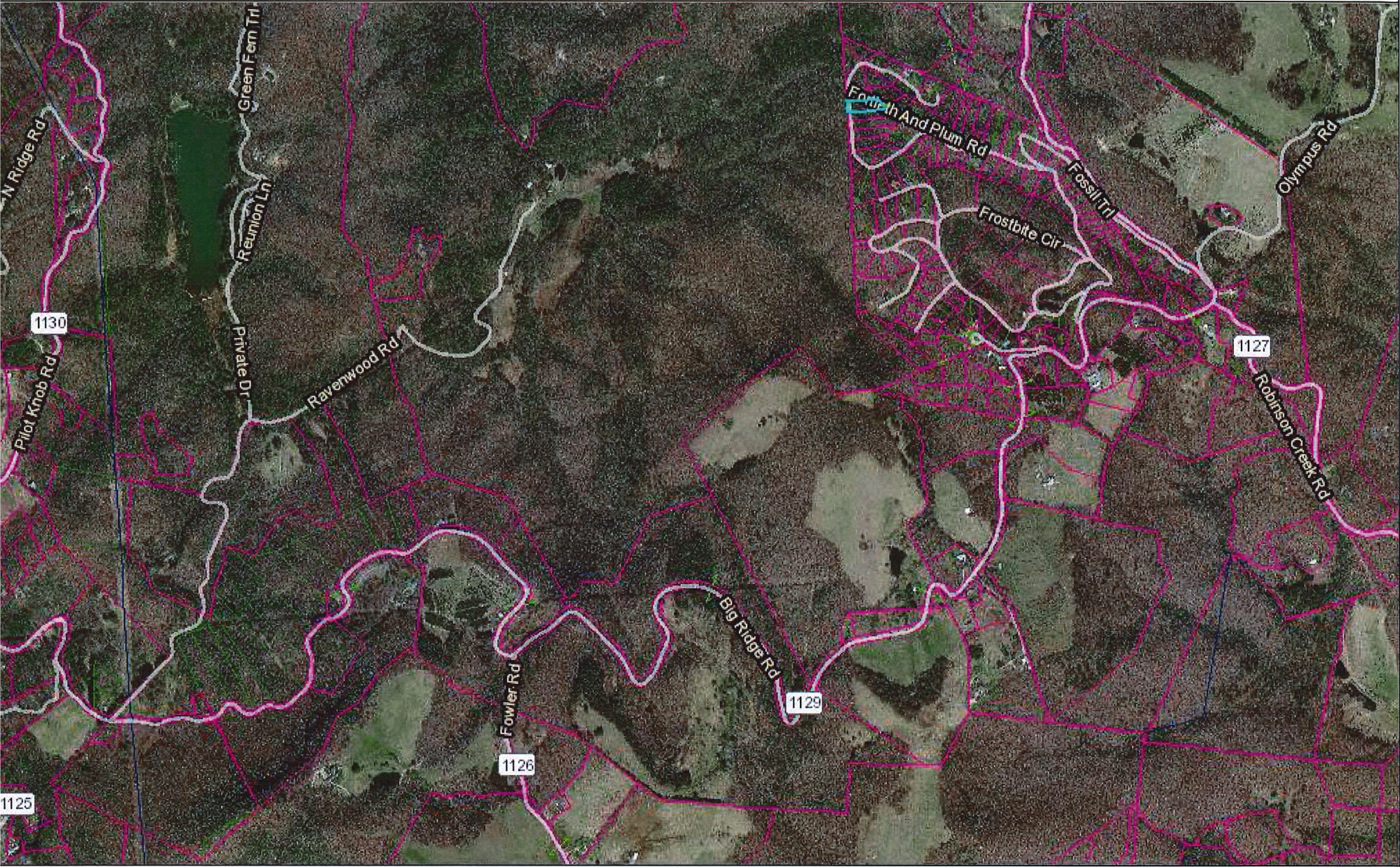


- Centerlines
- Parcel Lines
- Easement
- Hooks
- Leader Line
- Lot Line
- Subdivision ROW
- Parcels



WARNING: THIS IS NOT A SURVEY!
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Custom Jackson County, NC Property Map



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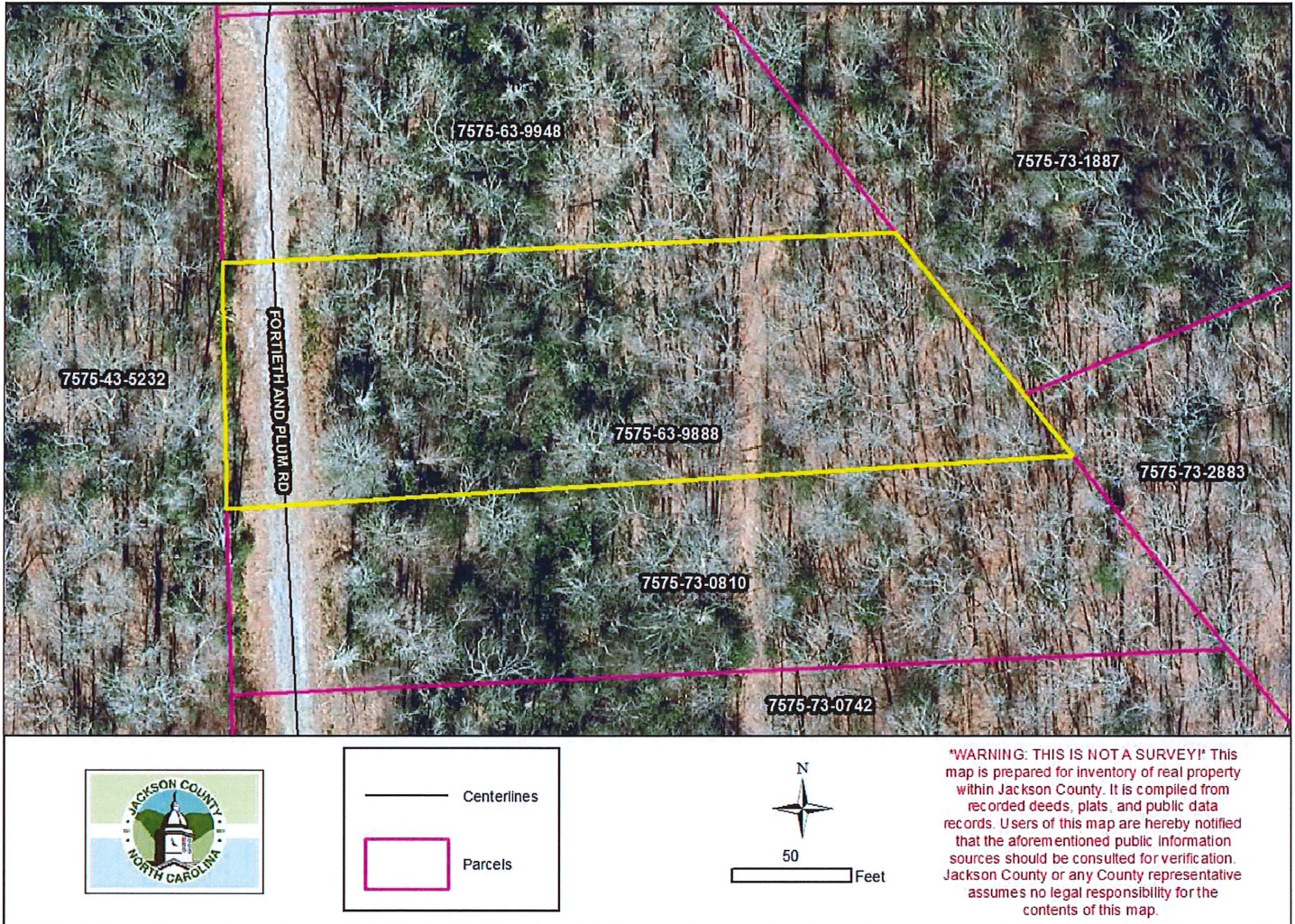
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Property Report for 7575-63-9888

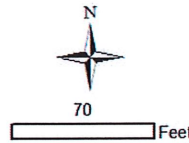
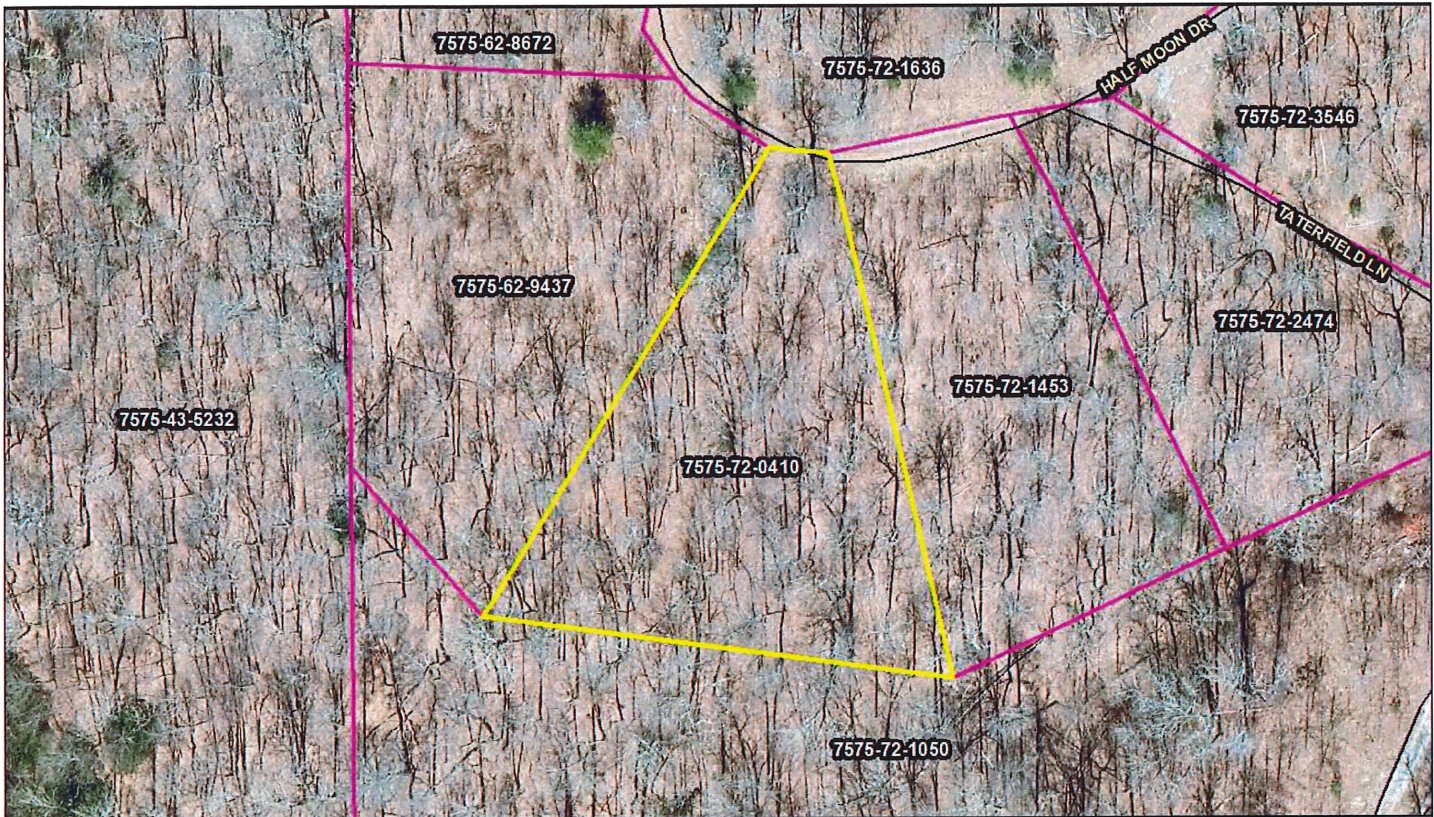
5/2/2022



<p>Parcel Information</p> <p>Parcel ID: 7575-63-9888 Parcel Address: LT 44A FORTEITH AND PLUM RD Neighborhood Name: HAMPTON SPRINGS Property Description: LT 44A HAMPTON SPRINGS Sale Date: 2014-08-28 Sale Price: \$7,000 Plat Reference: None Transferring Reference: 2046/611 Township: HAMBURG Assessed Acres: 0.73</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: CASHIERS 6 MI Building Value: \$0 Land Value: \$20,000 Assessed Total Value: \$20,000</p> <p>Zoning Information</p> <p>Zoning District: None Zoning Area: None Jurisdiction: None</p>
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Property Report for 7575-72-0410

5/2/2022



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<p>Parcel Information</p> <p>Parcel ID: 7575-72-0410 Parcel Address: LT 16A HALF MOON DR Neighborhood Name: HAMPTON SPRINGS Property Description: LT 16A HAMPTON SPRINGS RESORT Sale Date: 2014-08-28 Sale Price: \$24,000 Plat Reference: None Transferring Reference: 2046/609 Township: HAMBURG Assessed Acres: 0.72</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: CASHIERS 6 MI Building Value: \$0 Land Value: \$20,000 Assessed Total Value: \$20,000</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 16A, Hampton Springs (PIN #7575-72-0410), containing approximately 0.72 acres and Lot 44A, Hampton Springs (PIN #7575-63-9888), containing approximately 0.73 acres. Being located in Hamburg Township as further described in Deed Book 2046, Page 609 and Deed Book 2046, Page 611 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 \$1,200.00 per lot, as submitted by Marvin Gilmore, Jr.; and

WHEREAS, Marvin Gilmore, Jr., 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 Marvin Gilmore, Jr.

Adopted May 17, 2022.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
BRIAN THOMAS MCMAHAN, Chairman

Attest:

ANGELA M. WINCHESTER, Clerk to the Board