

# COUNTY OF JACKSON

## INITIAL BID FORM

I (we) hereby submit a bid and offer to purchase certain  
tax foreclosure property within the County of Jackson.

The property is identified in the tax office as:

PARCEL ID# 7642-30-9959

STREET ADDRESS/BRIEF DESCRIPTION 843 Allen St

BID IN THE AMOUNT OF: \$7,850.00

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 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 (we) request the County of Jackson prepare a non-warranty deed in the following name(s) as Grantee(s):

I (we) understand that I (we) will be responsible for all expenses involved in drawing up and recording the deed.

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.

NAME: William Guy Phelps

ADDRESS: 1650 Lower Stecoah rd., Robbinsville, NC 28771

EMAIL: williamguyphelps@gmail.com

TELEPHONE: 828-421-8500

William Guy Phelps 4/11/2025  
Signature/Date

\_\_\_\_\_  
Signature/Date

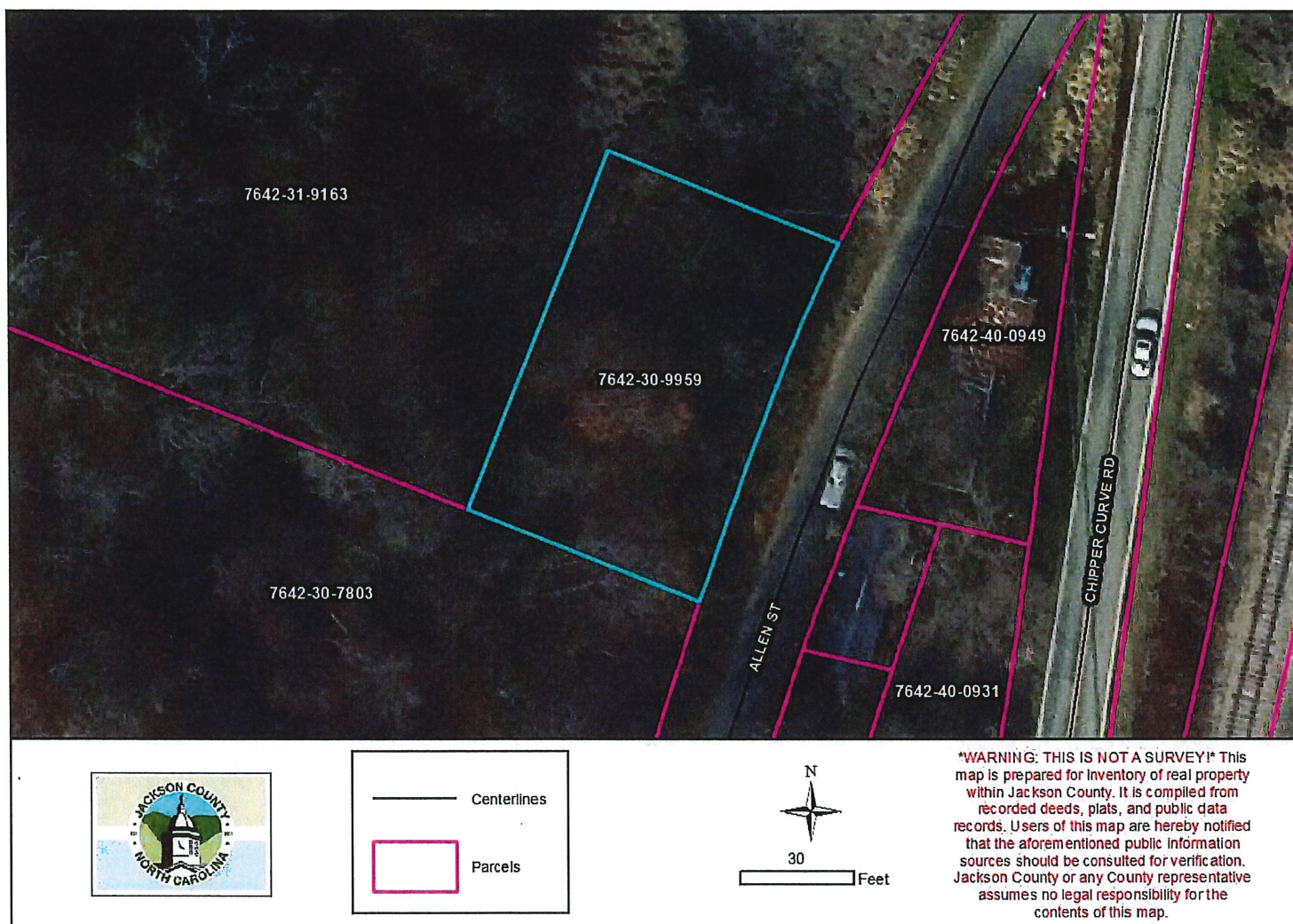




BUILDING DESCRIPTION	BUILDING SKETCH														
<div>VALUATION METHOD:</div> <div>USE CODE:</div> <div>STYLE:</div> <div>FOUNDATION:</div> <div>EXTERIOR WALL 1:</div> <div>EXTERIOR WALL 2:</div> <div>ROOF STRUCTURE:</div> <div>ROOF COVER:</div> <div>BEDROOMS:</div> <div>FULL BATHS:</div> <div>HALF BATHS:</div> <div>GENERATOR:</div> <div>FIREPLACE TYPE/CNT/OPN/CH:</div> <div>ELEVATOR COUNT:</div> <div>PHYS OVERRIDE:</div> <div>ECONOMIC DEPRECIATION:</div> <div>FUNCTIONAL DEPRECIATION:</div> <div>SPECIAL CONDITION CODE:</div> <div>SPECIAL CONDITION VALUE:</div> <div>DESCRIPTION:</div> <div>REMARKS:</div> <div>CARD NOTES:</div> <div>UNITS:</div> <div>HEATED SQUARE FEET:</div>															
BUILDING COMPUTATION															
<div>REPLACEMENT COST NEW</div> <div>PHYSICAL DEPRECIATION</div> <div>FUNCTIONAL DEPRECIATION</div> <div>ECONOMIC DEPRECIATION</div> <div>% COMPLETE</div> <div>REPLACEMENT COST NEW LESS DEPRECIATION</div>															
BUILDING SECTION DETAIL															
TYPE	AREA	WALL HT	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE

## Property Report for 7642-30-9959

4/11/2025



## Parcel Information

Parcel ID: 7642-30-9959  
 Parcel Address: 843 ALLEN ST  
 Neighborhood Name: Allen St  
 Property Description: CHIPPER CURVE RD  
 Sale Date: 2024-04-16  
 Sale Price: \$0  
 Plat Reference: None  
 Transferring Reference: 2375/1220  
 Township: SYLVA CITY  
 Assessed Acres: 0.14

## Ownership Information

Owner Name #1: COUNTY OF JACKSON  
 Owner Name #2:  
 Mailing Address 1: 401 GRINDSTAFF COVE  
 RD STE 207  
 Mailing Address 2:  
 City/State/Zip: SYLVA NC 28779  
 Owner Account: 76990

## Tax/Value Information

Fire District: SYLVA CITY  
 Building Value: \$0  
 Land Value: \$8,510  
 Assessed Total Value: \$0

## Zoning Information

Zoning District: None  
 Zoning Area: Sylva HDR - High Density  
 Residential



## County Foreclosures

PIN#	Assessed Value	Previous Owner	Property Description	Total Costs	Add. Taxes	Deed Recorded	Comments
7662-23-2593	\$27,260	Bush, Bonnie	Lt 12 Hickory Ridge	\$ 9,500.00	\$ 103.59	6/2024	
7592-65-6317	\$12,500	Clark, Rennie Jr	Lt 34 Un 14 Holly Forest	\$ 3,360.00	\$ -	11/2023	
7622-66-5196	\$22,420	Cunningham, Diane	Kittyhawk Rd off Dicks Creek Rd	\$ 8,800.00	\$ 85.20	1/2024	
7556-74-2791	\$45,000	Heino, Olga	Lt 71 Still Woods Trl, River Rock	\$ 10,700.00	\$ -	7/2024	
7592-30-1771	\$30,000	Jones, Charlie Heirs	Lt 54 Deer Run, Toxaway Ln	\$ 9,200.00	\$ -	12/2024	
7527-20-6106	\$11,480	Simmons, Brandi	Singing Ridge off Sassafrass	\$ 5,200.00	\$ -	11/2023	
7558-57-1467	\$16,070	Teel, Robert Heirs	Speedwell Acres	\$ 9,300.00	\$ -	1/2025	
7642-30-9959	\$10,290	Thomas, Hoy Heirs	Chipper Curve Rd	\$ 7,800.00	\$ 39.10	4/2024	
7559-94-6474	\$23,050	Kevlin, John	Lt 15 Bel-Aire Estates			1/2012	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			1/2012	
7559-94-4268	\$25,490	Kevlin, John	Lt 10 Bel-Aire Estates			1/2012	

**The Jackson County Board of Commissioners wishes to recoup the total costs that were incurred to the County during the foreclosure process. If Jackson County has owned the foreclosed property more than one (1) year, all offers will be submitted to the Board of Commissioners for approval.**

**Please contact Kerri Tucker, Executive Assistant to the County Manager, for questions regarding the purchase of these foreclosed properties.  
kerritucker@jacksonnc.org or (828) 631-2207**



**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 PIN #7642-30-9959 containing approximately 0.14 acres. Being located in Sylva City Township as further described in Deed Book 2375, Page 1220 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 \$7,850.00 as submitted by William Guy Phelps; and

**WHEREAS**, William Guy Phelps 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 William Guy Phelps.

Adopted May 06, 2025.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: \_\_\_\_\_  
MARK A. LETSON, Chairman

Attest:

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