

Jackson County Commissioners,

HIGHTS is interested in buying a foreclosed property owned by the county. Currently the property is in a significant state of disrepair and we would like to buy the property to clean it up to improve the community.

We plan on clearing the property and building a residential house as a local education project. HIGHTS partners with Jackson County schools to teach vocational skills to students through our construction training programs and we will partner for this.

We would like to offer \$4,000. For the purchase.

- 7642-40-0949; 854 Allen St, Sylva
- 7642-40-0931; Chipper Curve Rd, Sylva
- 7642-40-0913; 830 Allen St, Sylva

We understand that we will be purchasing the property 'as is' and that we will receive title by a non-warranty deed and will be responsible for any back liens, dues and taxes on the property. We also understand that there may be someone living in one of the dwellings and we are willing to work with that individual to resolve the situation. We further understand that this sale would need to go through the upset bid process required by NC Law.

Thank you all for this consideration.

Sincerely,
Marcus Metcalf

HIGHTS, Executive Director
marcus@hights.org
828-507-7231



Heather Baker - Attorney <heatherbaker@jacksonnc.org>

property

1 message

Marcus Metcalf <marcus@hights.org>

Tue, Sep 22, 2020 at 10:33 AM

To: Heather Baker <heatherbaker@jacksonnc.org>

Hello Heather,

I am attaching an offer letter from HIGHTS for the foreclosed property owned by Jackson County.

7642-40-0949; 854 Allen St, Sylva

7642-40-0931; ChipperCurve Rd, Sylva

7642-40-0913; 830 Allen St, Sylva

Please let me know how I can help with this process.

Sincerely,

Marcus Metcalf

Marcus Metcalf

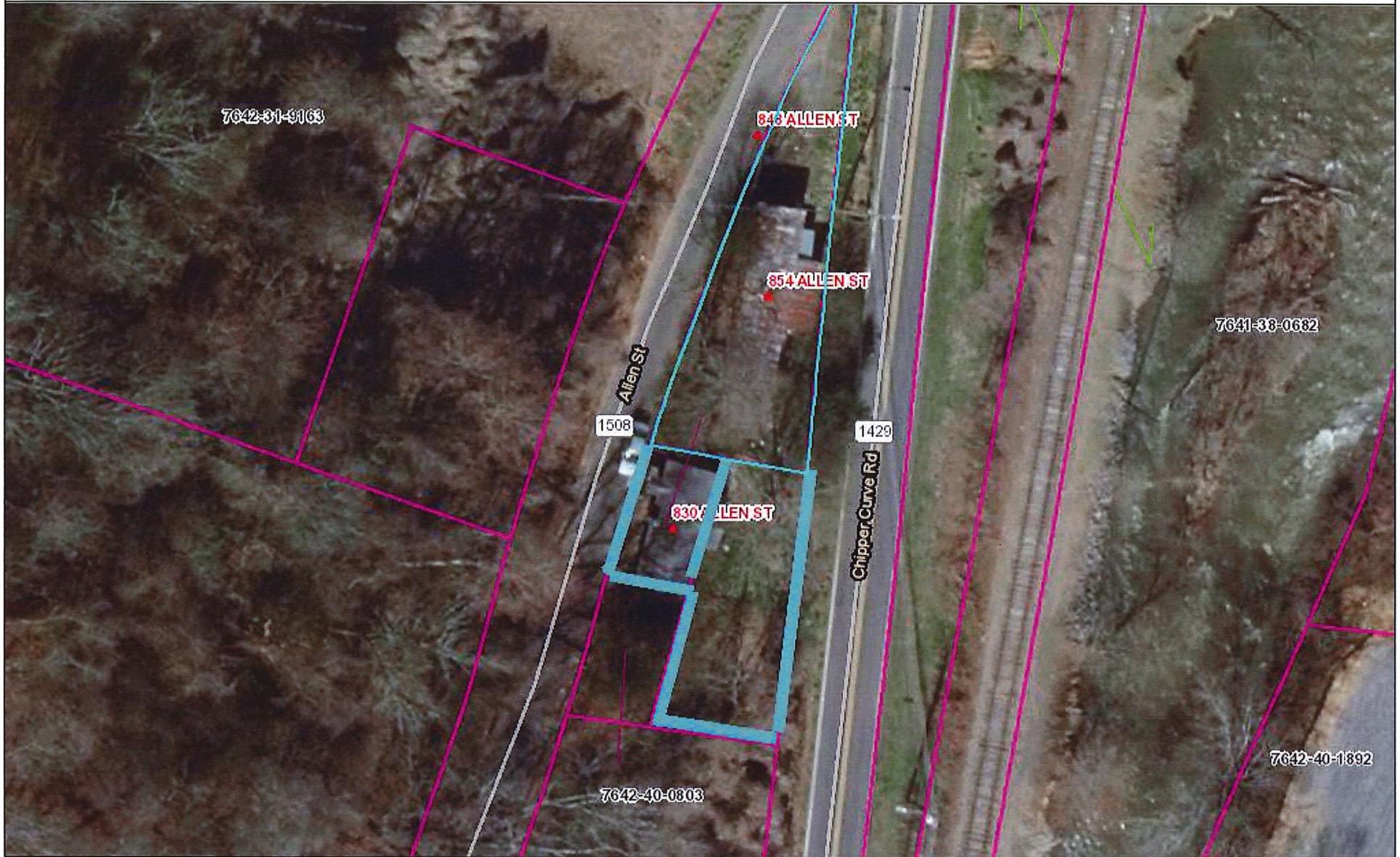
Executive Director

(828) 507-7231

Hights.org

 **HIGHTS JC property offer.docx**
15K

Custom Jackson County, NC Property Map

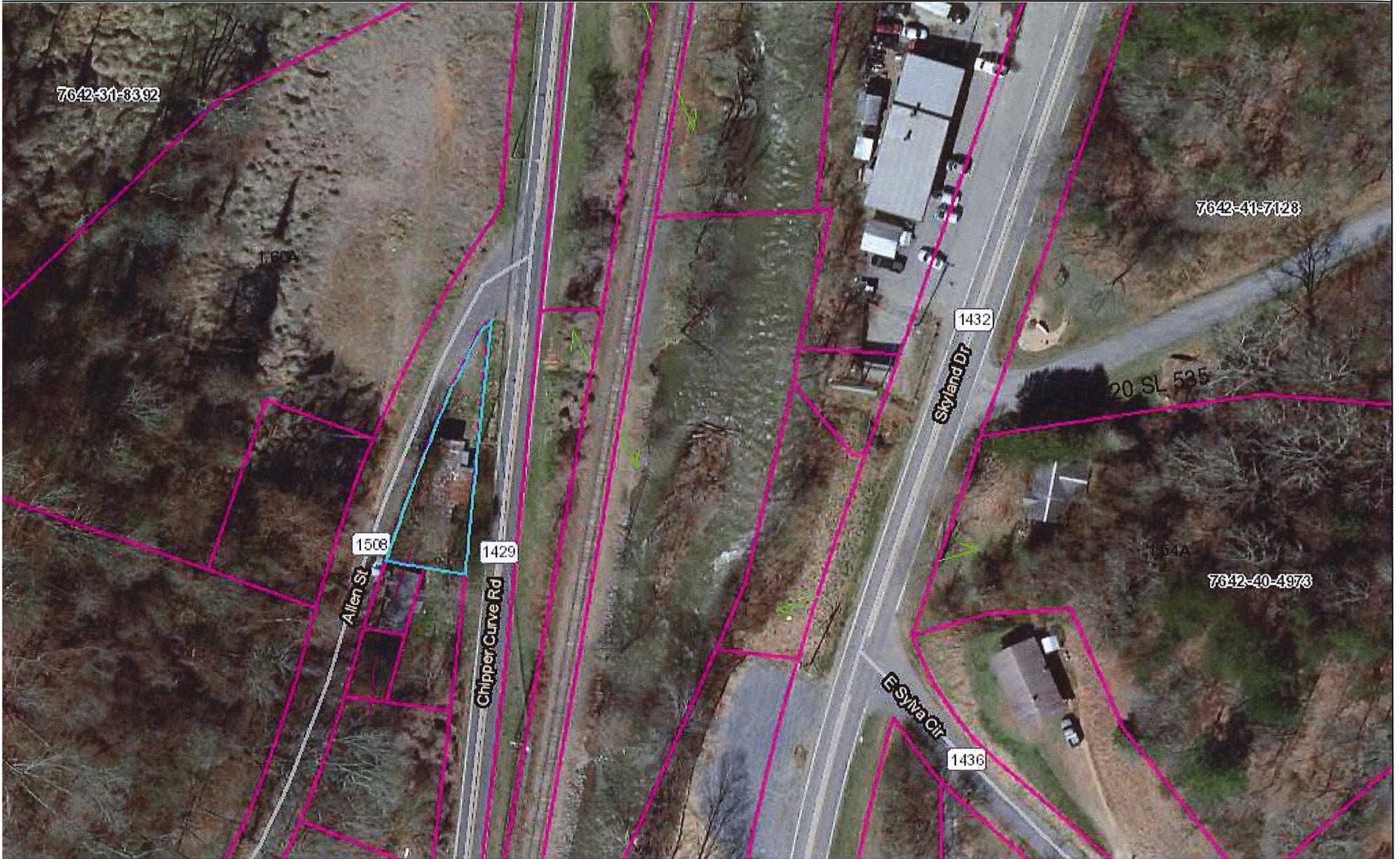


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|---------------------|-----------------|------------------|
| Address Points | Hooks | Parcels |
| Centerlines | Leader Line | Parcels |
| Parcel Lines | Lot Line | Jackson Boundary |
| Easement | Subdivision ROW | |



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 contents of this map.

Custom Jackson County, NC Property Map



- | | | |
|---------------------|-------------------|--------------------|
| — Centerlines | — Leader Line | □ Parcels |
| Parcel Lines | — Lot Line | □ Jackson Boundary |
| — Easement | — Subdivision ROW | |
| — Hooks | Parcels | |



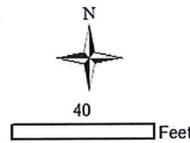
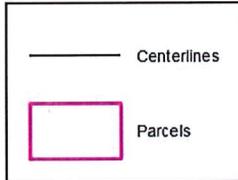
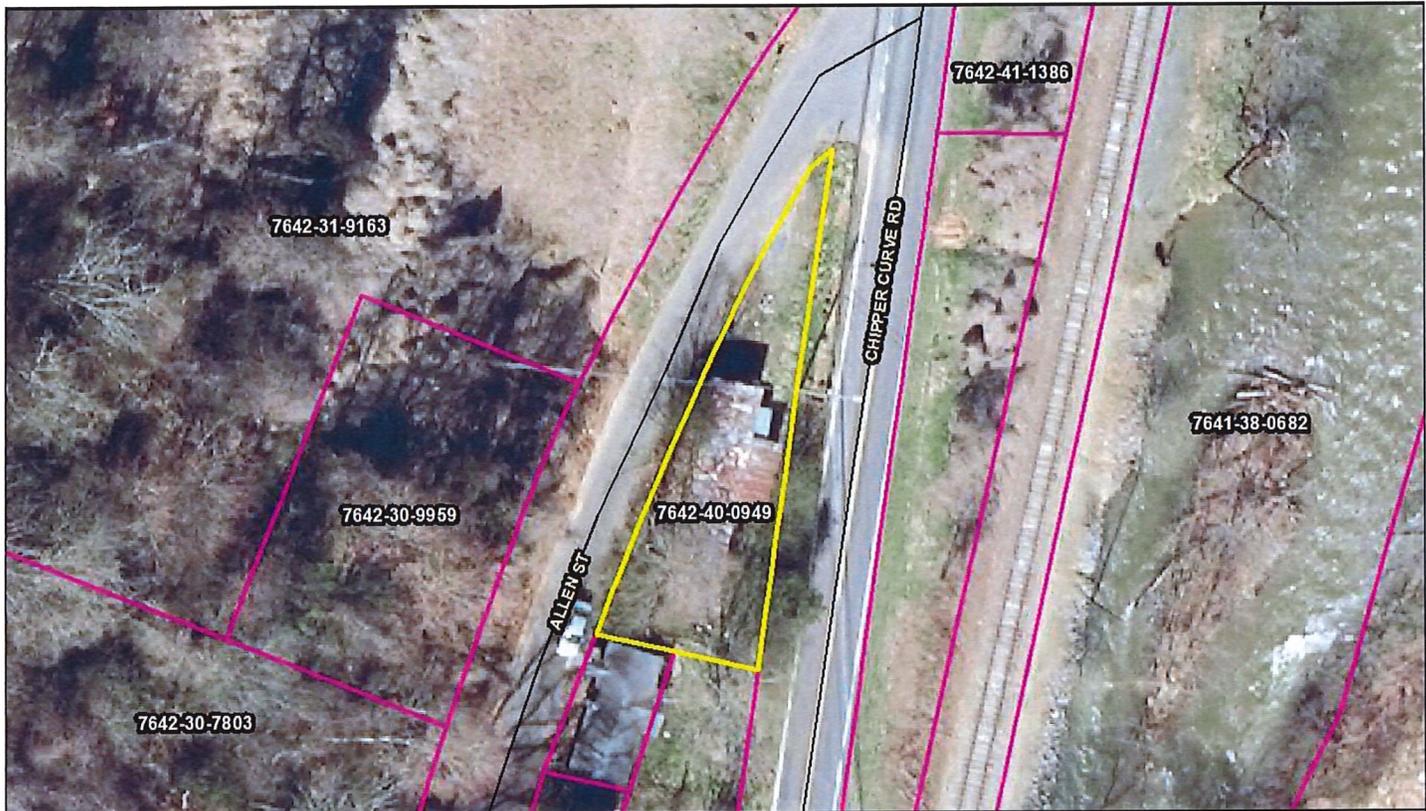
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Property Report for 7642-40-0949

9/28/2020



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Parcel Information

Parcel ID: 7642-40-0949
 Parcel Address: 854 ALLEN ST
 Neighborhood Name: SYLVA CITY
 Property Description: OFF CHIPPER CURVE
 Sale Date: 2019-02-05
 Sale Price: \$10,000
 Plat Reference: None
 Transferring Reference: 2231/845
 Township: SYLVA-CITY
 Assessed Acres: 0.25

Ownership Information

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

Tax/Value Information

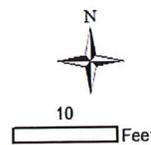
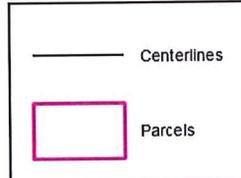
Fire District: SYLVA 5 MI
 Building Value: \$8,500
 Land Value: \$18,900
 Assessed Total Value: \$27,400

Zoning Information

Zoning District: Sylva R3
 Zoning Area: None
 Jurisdiction: Town of Sylva

Property Report for 7642-40-0913

9/28/2020



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Parcel Information

Parcel ID: 7642-40-0913
 Parcel Address: 830 ALLEN ST
 Neighborhood Name: SYLVA CITY
 Property Description: ALLEN ST
 Sale Date: 2014-08-14
 Sale Price: \$0
 Plat Reference: None
 Transferring Reference: 2044/687
 Township: SYLVA-CITY
 Assessed Acres: 0.04

Ownership Information

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

Tax/Value Information

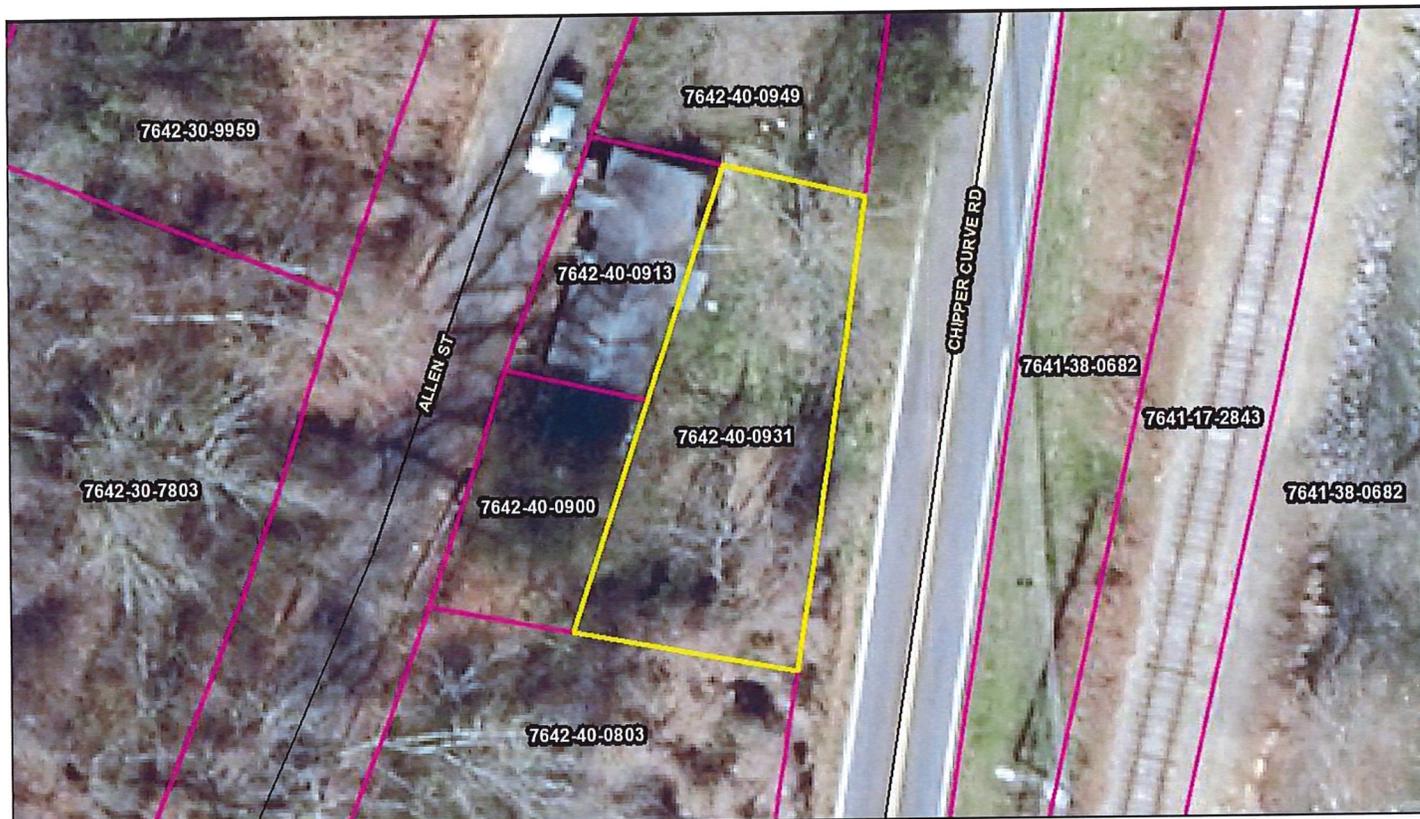
Fire District: SYLVA 5 MI
 Building Value: \$16,000
 Land Value: \$3,360
 Assessed Total Value: \$19,360

Zoning Information

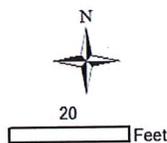
Zoning District: Sylva R3
 Zoning Area: None
 Jurisdiction: Town of Sylva

Property Report for 7642-40-0931

9/28/2020



Centerlines
Parcels



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Parcel Information

Parcel ID: 7642-40-0931
 Parcel Address: CHIPPER CURVE RD
 Neighborhood Name: SYLVA CITY
 Property Description: CHIPPER CURVE
 Sale Date: 2019-02-05
 Sale Price: \$10,000
 Plat Reference: None
 Transferring Reference: 2231/847
 Township: SYLVA-CITY
 Assessed Acres: 0.06

Ownership Information

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

Tax/Value Information

Fire District: SYLVA 5 MI
 Building Value: \$0
 Land Value: \$2,520
 Assessed Total Value: \$2,520

Zoning Information

Zoning District: Sylva R3
 Zoning Area: None
 Jurisdiction: Town of Sylva

County Properties Acquired Through Foreclosure

<u>Atty</u>	<u>PIN#</u>	<u>Assessment</u>	<u>Previous Owner</u>	<u>Property Description</u>	<u>Total</u> <u>Costs</u>	<u>Add.</u> <u>Taxes</u>	<u>Deed</u> <u>Recorded</u>	
RG	7556-74-6668	5000	Arias, Jose	Lt 65 River Rock Ph 2	\$ 8,600.00	\$ 20.17	6/2018	
RG	7566-22-4416	5,000	American Equity Funding Inc.	Lot 11 The Glade	\$ 6,214.12	\$ 915.43	3/2015	
RG	7566-90-6362	25,000	Bailey, David	Lt 2 Ph 1 Trout Creek	\$ 6,820.00	\$ -	2/2019	
RG	7547-81-3345	37,350	Bradbury, Robert	Lot 13, Triple C Investments	\$ 6,150.51	\$ 175.52	7/2014	Offer to Purch??
RG	7662-48-8003	47,220	Bradley, April, et al.	2.5 acres, Scotts Creek	\$ 7,313.24	\$ 286.53	3/2015	
RG	7556-52-6484	5,000	Brown, Suzanne	Lt 109 Shady Spring Dr	\$ 13,387.00	\$ -	2/2019	
RG	7545-47-0700	12,000	Carolina Land Trust	Lt 64 Ph 2 Bear Pen	\$ 8,700.00	\$ 47.20	3/2017	
RG	7545-47-0985	12,000	Carroll, Diane	LT 65 Wolf Knob Rd	\$ 12,417.17	\$ -	12/2018	
RG	7545-48-1117	12,000	Carroll, Diane	Lt 66 Wolf Knob Rd	\$ 13,144.83	\$ -	12/2018	
RG	7556-62-5384	5,000	Corning, Ron	Lt 92 Ph 5 River Rock	\$ 13,900.00	\$ 19.67	7/2017	
RG	7545-48-4058	12,000	DelVecchio, Robert	Lt 61 Ph 2 Bear Pen	\$ 10,400.00	\$ -	4/2016	
RG	7556-74-5882	5,000	Dooley, Mark	Lt 61 River Rock Ph 2	\$ 9,700.00	\$ -	10/17	
RG	7556-75-7053	5,000	Dorman, Christine	Lt 58 River Rock Ph 2	\$ 9,500.00	\$ 19.67	3/2017	
RG	7566-12-8643	5,000	Fernandez, Fredric	Lt 16 The Glade	\$ 10,442.17	\$ 944.83	3/2015	
RG	7655-60-6750	45,830	Financial Technologies Mgt Ltd	Lt 40 Black Rock Rd	\$ 5,010.58		11/2013	
RG	7545-76-3385	12,000	Gayer, Anna	Lt 1A Ph 1 Bear Pen	\$ 6,600.00	\$ 47.20	6/2016	
RG	7556-74-8860	5,000	Haller, Nina	Lt 63 River Rock Ph 2	\$ 10,500.00	\$ 19.67	3/2017	
RG	7556-53-7351	5,000	Hill, Donald	Lt 155 River Rock Ph 8	\$ 11,500.00	\$ -	10/2017	
RG	7592-87-2219	12,500	Johnson, W. Hal	Lt 216 Un 1 Holly Forest	\$ 4,717.36	\$ 129.19	3/2015	
RG	7556-54-7333	5,000	Jurgens, Danny	Lt 77 Ph 4 River Rock	\$ 8,700.00	\$ 19.67	7/2017	
RG	7556-83-2395	5,000	KTH Properties	Lt 41 River Rock Ph 3	\$ 7,200.00	\$ 19.67	3/2017	
RG	7545-59-8661	12,000	Lawrence, Eric	Lt 45 Ph 2 Bear Pen	\$ 11,400.00	\$ 44.40	7/2017	
RG	7545-59-4338	12,000	Laws, Jeffrey	Lt 48 Ph 2 Bear Pen	\$ 11,400.00	\$ 44.40	6/2016	
RG	7566-12-9411	5,000	Legasus of NC	Lot 15 The Glade	\$ 3,700.00	\$ 18.50	6/2016	
RG	7566-13-7520	5,000	Legasus of NC	Lot 192, The Boulders	\$ 7,600.00	\$ 18.50	6/2016	
RG	7566-20-0414	18,430	Legasus of NC	Lot B, Sec A Pilot Mtn	\$ 2,600.00	\$ 72.48	6/2016	
RG	7566-45-4328	5,000	Legasus of NC	Lot 42, WaterDance	\$ 10,000.00	\$ 18.50	6/2016	
RG	7566-53-0505	37,610	Legasus of NC	WaterDance	\$ 3,300.00	\$ 147.92	6/2016	
RG	7556-55-5241	5,000	Mackelprang, Cole	Lt 86 River Rock Ph 4	\$ 9,500.00	\$ -	10/2017	
RG	7575-63-9888	20,000	Mar Estates LLC	Lot 44A, Hampton Springs	\$ 7,509.54	\$ 1,020.98	8/2014	
RG	7556-54-4716	5,000	Mattarollo, Christopher	Lot 80 Twin Branch Way	\$ 13,610.00	\$ 20.17	6/2019	

RG	7556-84-0417	5,000	McKinney, James	Lt 52 Ph 2 River Rock	\$ 9,900.00	\$ 19.67	7/2017	
RG	7558-14-5407	52,380	Morey, Robert	Lt 6 Cove at Flat Gap	\$ 9,225.00		9/2019	
RG	7566-22-5457	5,000	Munroe, William	Lt 10 Lowland Glade Dr	\$ 12,169.00	\$ 19.00	2/2019	
RG	7589-83-3834	100,360	Nicholson, Elizabeth	Caney Fork Rd	\$ 8,933.21	\$ 371.33	3/2017	
RG	7566-22-4773	5,000	Panarello, Donna	Lt 18B The Glade	\$ 12,831.45	\$ 1,106.53	4/2015	
RG	7556-75-9085	5,000	Powell, Michael	Lt 57 River Rock Ph 2	\$ 7,000.00	\$ 19.67	3/2017	
RG	7575-38-7703	30,000	Rabinovitch, Frank	Lt 44 Trout Creek Rd	\$ 10,492.00	\$ 120.99	2/2019	
RG	7575-81-4434	30,000	Rabuffo, Mae	Lot "C", 1.02 acres	\$ 26,034.81	\$ 1,915.03	8/2014	
RG	7575-72-0410	20,000	Rabuffo, Mae	Lot 16A, Hampton Springs	\$ -	\$ 724.33	8/2014	
RG	7565-20-7298	30,030	Smith, F.T.	Lot 3, Creekwood	\$ 7,556.62	\$ -	9/2013	Offer to Purch
RG	7565-30-1049	17,860	Smith, F.T.	Green Area No. 1, Creekwood	\$ -	\$ -	9/2013	Offer to Purch
RG	7565-40-0636	6,240	Smith, F.T.	Green Area No. 2, Creekwood	\$ -	\$ -	9/2013	Offer to Purch
RG	7556-64-5589	5,000	Swanson, John	Lt 125 River Rock Ph 8	\$ 15,900.00	\$ -	2/2018	
RG	7556-84-2919	5,000	Swenson, Joan	Lt 46 River Rock Ph 2	\$ 10,500.00	\$ -	10/2017	
RG	7556-83-1939	5,000	Tracey, Kevin	Lt 11 River Rock	\$ 12,033.88	\$ -	10/19	
RG	7556-74-4722	5,000	Tran, Man	Lt 70 Ph 2 River Rock	\$ 9,100.00	\$ 19.67	7/2017	
RG	7545-38-1254	12,000	Wasilewski, Peter	Lt 84 Ph 2 Bear Pen	\$ 10,700.00	\$ -	4/2016	
RG	7545-69-1348	12,000	Wells Fargo	Lt 42 Ph 2 Bear Pen	\$ 5,095.36	\$ 44.40	3/2017	
RG	7545-69-1577	12,000	Wells Fargo	Lt 43 Ph 2 Bear Pen	\$ 5,095.36	\$ 44.40	3/2017	
RG	7566-22-2420	5,000	Williams, D. Robert	Lt 14 The Glade	\$ 12,397.80	\$ -	10/2015	Offer to Purch
KL	7563-07-0359	75,000	Eagle's View over Moosehead	Lot BB Waterfall Cove	\$ 5,597.96	\$ -	2/2017	
KL	7563-07-0074	35,000	Eagle's View over Moosehead	Lot FF Waterfall Cove	\$ 2,328.43	\$ 224.53	2/2017	
KL	7642-40-0913	19,360	Estate of Ellen Lee Gibson	830 Allen Street	\$ 3,777.71	\$ 2,124.96	8/2014	
KL	7545-84-7035	44,860	GMR Properties, Inc.	Lot 10, 11 Mountain Vista	\$ 6,268.63	\$ 202.88	5/2015	
KL	7632-32-6502	44,520	Mace, Donald	Tr 1 SR 1386	\$ 4,532.67	\$ -	1/2019	
KL	7592-90-3989		Myers, Mary	Lot 6 W Christy Trail	\$ 5,500.00	\$ -	10/2013	
KL	7642-40-0949	27,400	Norman, Crystal	854 Allen Street	\$ 5,687.72	\$ 806.24	1/2019	SYLVA TAXES
KL	7642-40-0931	2,520	Norman, Crystal	Chipper Curve Rd	\$ 8,230.02	\$ 135.05	1/2019	SYLVA TAXES



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

WHEREAS, the County of Jackson, hereafter County, owns certain properties, being all of PIN #7642-40-0949, 854 Allen Street, Sylva; PIN #7642-40-0931, Chipper Curve Road, Sylva; and PIN# 7642-40-0913, 830 Allen Street, Sylva. Being located in Sylva City Township as further described in Deed Book 2231, Pages 845, 847 and Deed Book 2044, Page 687 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 \$4,000.00 as submitted by HIGHTS, Inc.; and

WHEREAS, HIGHTS, Inc., has 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 HIGHTS, Inc.

Adopted October 06, 2020.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
BRIAN THOMAS MCMAHAN, Chairman

Attest:

ANGELA M. WINCHESTER, Clerk to the Board