

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# 7545-48-4058

STREET ADDRESS/BRIEF DESCRIPTION Lot 61 Bear Pin

BID IN THE AMOUNT OF: \$1000

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):

JACOB FRANKS

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: JACOB FRANKS

ADDRESS: 6540 Clifton Park Cir

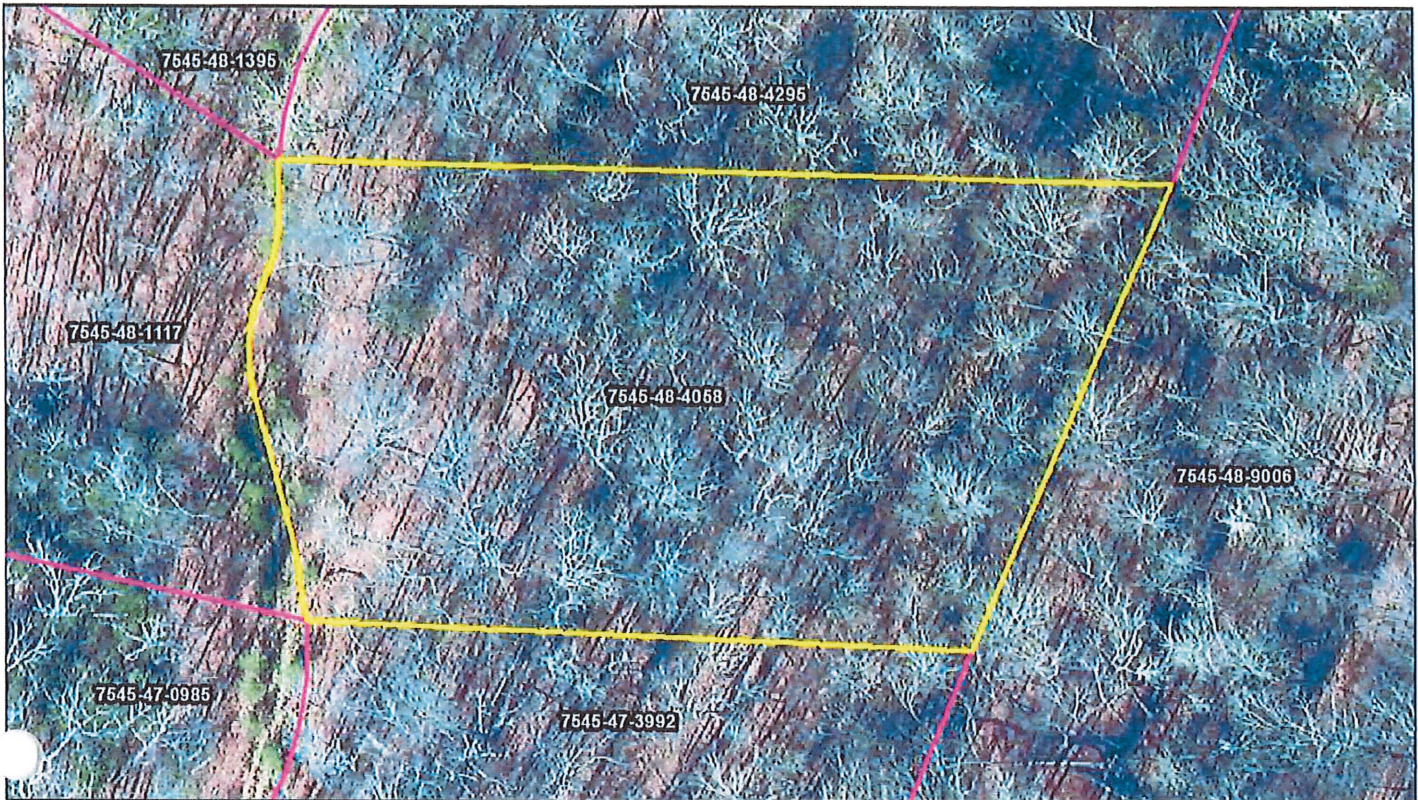
EMAIL: J.C.Franks97@gmail.com

TELEPHONE: 828-283-4278

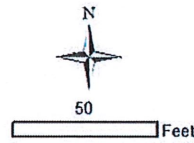
~~JACOB FRANKS~~ 8/12/24
Signature/Date Signature/Date

Property Report for 7545-48-4058

10/16/2023



Centerlines
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 contents of this map.

<p>Parcel Information</p> <p>Parcel ID: 7545-48-4058 Parcel Address: LT 61 WOLF KNOB RD Neighborhood Name: Bear Pen Property Description: LT 61 BEAR PEN Sale Date: 2016-04-25 Sale Price: \$10,500 Plat Reference: 14/578 Transferring Reference: 2131/684 Township: MOUNTAIN Assessed Acres: 1.01</p>	<p>Ownership Information</p> <p>Owner Name #1: COUNTY OF JACKSON Owner Name #2: None Mailing Address 1: 401 GRINDSTAFF COVE RD STE 207 Mailing Address 2: None City/State/Zip: SYLVAN NC 28779 Owner Account: 76990</p>	<p>Tax/Value Information</p> <p>Fire District: CASHIERS 6 MI Building Value: \$0 Land Value: \$12,000 Assessed Total Value: \$0</p> <p>Zoning Information</p> <p>Zoning District: None Zoning Area: None Jurisdiction: None</p>
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COUNTY JACKSON
 401 GRINDSTAFF COVE RD STE 207
 SYLVA, NC 28779-3244
 ACCOUNT NUMBER: 76990

Jackson County North Carolina

Parcel: 545484058
 Tax Year: 2023
 Reval Year: 2021
 Appraised By: LKF on 06/04/2020
 Information Source: E - E

Tax Districts
 General County Tax, Cashiers Fire Tax

PARCEL INFORMATION		PROPERTY DESCRIPTION				VALUE SUMMARY	
Address:	LT 61 WOLF KNOB RD	LT 61 BEAR PEN				LAND:	12,000
Neighborhood:	17002 - Bear Pen	1.0100 AC				BUILDING:	0
Road Type:	T - Dirt Private	PERMIT INFORMATION				OBXF:	0
Township:	17 - MOUNTAIN	Code	Date	Permit #	Amount	MARKET VALUE:	12,000
Utilities:						DEFERRED AMOUNT:	0
View:						EXEMPT VALUE:	12,000
NOTES		SALES INFORMATION				NET TAXABLE:	0
		Date	Sales Price	Valid	Book/Page		
		4/25/2016	10,500	N	2131/0684		
		1/23/2006	420,000	N	1563/0333		
		1/23/2006		N	1563/0341		
		1/13/2006	288,000	N	1562/0043		
		Plat Book:		Plat Card:			

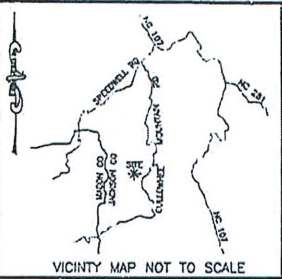
LAND DATA - MARKET VALUE											
MTH	CODE	DESCRIPTION	ZONING	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
1	L	0110 Residential		12,000	1.000					12,000	
Total Acres:					1.000	Total Land Value:				12,000	

OUTBUILDING DATA															
CODE	DESC	CT	LN	WD	UNITS	GRADE	AYB	EYB	COND	PHYS	FUNC	ECON	% CMPLT	TAX VALUE	NOTES

BUILDING DESCRIPTION	BUILDING SKETCH
VALUATION METHOD: USE CODE: STYLE: FOUNDATION: EXTERIOR WALL 1: EXTERIOR WALL 2: ROOF STRUCTURE: ROOF COVER: BEDROOMS: FULL BATHS: HALF BATHS: ADDITIONAL FIXTURES: FIREPLACE TYPE/CNT/OPN/CH: ELEVATOR TYPE/COUNT/STOPS: PHYS OVERRIDE: ECONOMIC DEPRECIATION: FUNCTIONAL DEPRECIATION: SPECIAL CONDITION CODE: SPECIAL CONDITION VALUE: DESCRIPTION: REMARKS: HEATED SQUARE FEET:	
BUILDING COMPUTATION	
REPLACEMENT COST NEW PHYSICAL DEPRECIATION FUNCTIONAL DEPRECIATION ECONOMIC DEPRECIATION % COMPLETE REPLACEMENT COST NEW LESS DEPRECIATION	

BUILDING SECTION DETAIL

TYPE	AREA	Wall Ht	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE



PLAT NORTH
PLAT CABINET 10, SLIDE 563

- NOTES:**
- * TOTAL AREA IS 149,525 ACRES.
 - * ALL AREAS CALCULATED BY COORDINATE COMPUTATION METHOD.
 - * THIS SURVEY IS SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND RESTRICTIONS WRITTEN AND UNWRITTEN, RECORDED AND UNRECORDED.
 - * ADJOINING PROPERTY OWNER INFORMATION TAKEN FROM THE JACKSON COUNTY TAX RECORDS.
 - * NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.
 - * NO HORIZONTAL CONTROL FOUND WITHIN 2000'.
 - * THIS PROPERTY IS NOT MAPPED IN A FEMA SPECIAL FLOOD HAZARD AREA.
 - * ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - * ALL PARCELS DESIGNATED AS 'COMMON AREA' THAT ARE LESS THAN 1/2 (ONE-HALF) ACRE ARE 'NOT FOR BUILDING PURPOSES'.

I, DALTON W. FOX, N.C. P.L.S., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PROPERTY DESCRIPTION RECORDED IN DEED BOOK 1210, PAGE 158; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES AS DRAWN FROM INFORMATION FOUND IN DEED BOOKS AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I ALSO HEREBY CERTIFY THAT THIS SURVEY IS OF THE FOLLOWING CATEGORY AS DESCRIBED IN G.S. 47-30(K11):

(A) THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 16TH DAY OF DECEMBER, A.D., 2005.

PIN 7545-59-1926
FRED L. HOOPER, JR.
DB 250, PAGE 187

W. Fox
H.C. PROFESSIONAL LAND SURVEYOR

L-3328
LICENSE #



STATE OF NORTH CAROLINA
COUNTY OF JACKSON

THE FOREGOING CERTIFICATES OF DALTON W. FOX, P.L.S. L-3328 ARE CERTIFIED TO BE CORRECT. THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDED IN THIS OFFICE IN PLAT CABINET 14, SHEET 578, THIS 16TH DAY OF Dec., 2005 AT 1:28 O'CLOCK, P.M.

Joe Hamilton
REGISTER OF DEEDS

STATE OF NORTH CAROLINA
COUNTY OF JACKSON

I, *Suzie Nicholson*, REVIEW OFFICER OF JACKSON COUNTY, CERTIFY THAT THIS MAP OR PLAT TO WHICH THIS CERTIFICATION IS ATTACHED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Suzie Nicholson by WBS Dec 19, 2005
REVIEW OFFICER DATE

NOTICE: THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED - DEVELOPMENT RESTRICTIONS MAY APPLY.

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE WATERSHED PROTECTION ORDINANCE AND IS APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

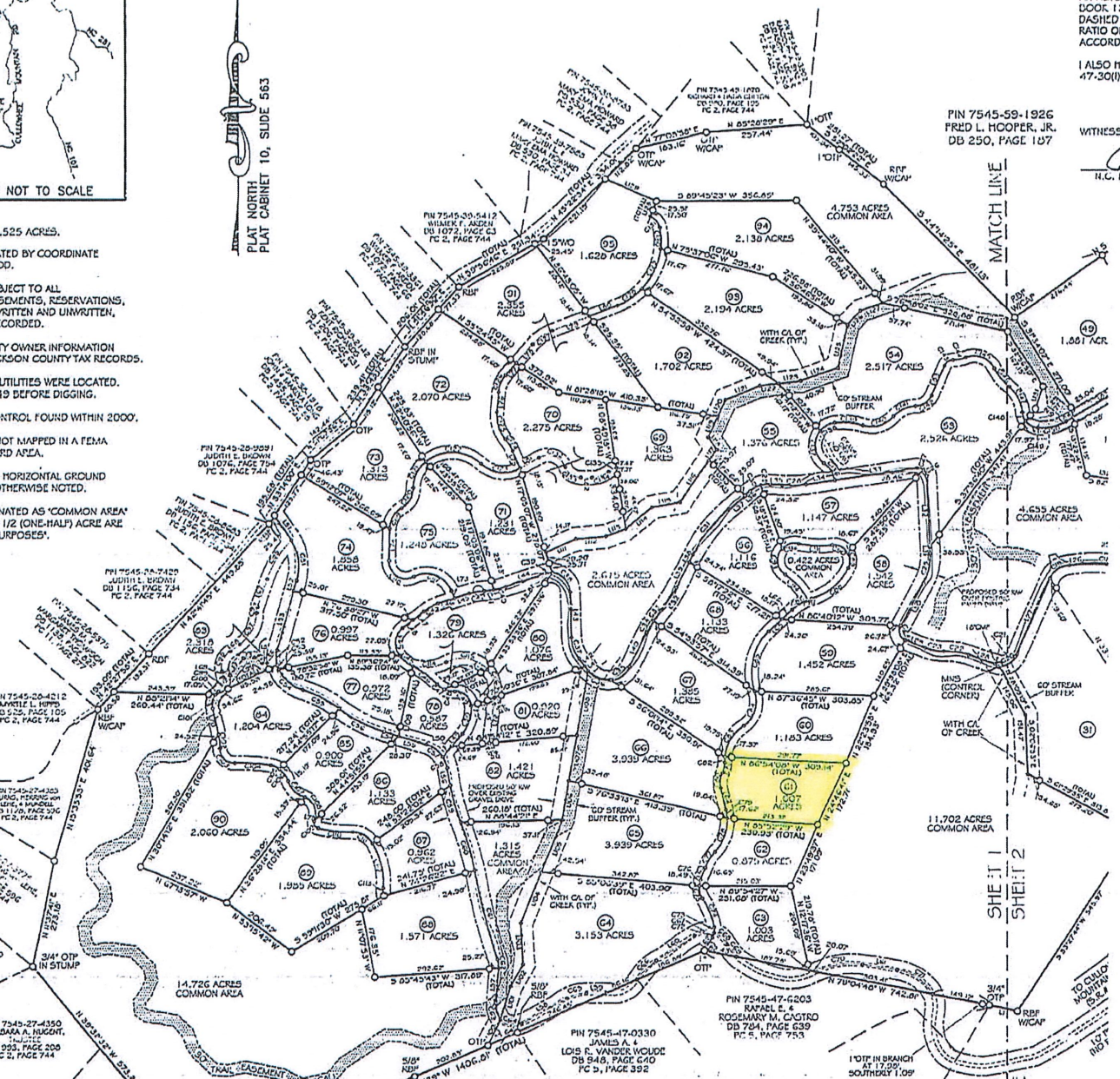
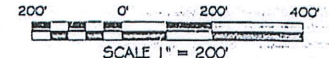
Dec 19, 2005 *Suzie Nicholson by WBS*
DATE WATERSHED SUBDIVISION ADMINISTRATOR

**SUBDIVISION SURVEY FOR
BEARPEN, LLC
SECOND PHASE**

BEING A SUBDIVISION OF THE
FOLLOWING EXISTING PARCEL:

PIN	DEED BK/PAGE	PLAT BK/PAGE
7545-48-8703	1210/158	10/563

MOUNTAIN TOWNSHIP, JACKSON COUNTY, N.C.
DATE: 12-16-2005 DRAWN BY: M. EDGERTON
JOB #051001 CHECKED BY: D. FOX



- LEGEND:**
- SIP = SET IRON PIN #4 REBAR
 - OTIP = OPEN TOP PIPE FOUND
 - CTIP = CEMENT TOP PIPE
 - RFP = REBAR FOUND
 - MNS = MAG NAIL SET
 - R/W = RIGHT OF WAY
 - EP = EDGE OF PAVEMENT
 - HP = POWER POLE
 - CMP = CORRUGATED METAL PIPE
 - OU = OVERHEAD UTILITY LINE
 - = LIMIT OF GRAVEL
 - = CALCULATED POINT

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	
8502-42-6606	\$12,500	Clark, Rennie Jr	Lt 62 Un 6 Holly Forest	\$ 3,240.00	\$ -	11/2023	Offer Accepted, Upset Bid Period
7622-66-5196	\$22,420	Cunningham, Diane	Kittyhawk Rd of Dicks Creek Rd	\$ 8,800.00	\$ 85.20	1/2024	
7545-48-4058	\$12,000	DelVecchio, Robert	Lt 61 Ph 2 Bear Pen	\$ 10,400.00	\$ -	4/2016	
7556-74-2791	\$45,000	Heino, Olga	Lt 71 Still Woods Trl, River Rock	\$ 10,700.00	\$ -	7/2024	
7527-20-6106	\$11,480	Simmons, Brandi	Singing Ridge off Sassafrass	\$ 5,200.00	\$ -	11/2023	
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 #7545-48-4058 containing approximately 1.01 acres. Being located in Mountain Township as further described in Deed Book 2131, Page 684 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 \$1,000.00 as submitted by Jacob Franks; and

WHEREAS, Jacob Franks 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 Franks.

Adopted August 20, 2024.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
MARK A. LETSON, Chairman

Attest:

ANGELA M. WINCHESTER, Clerk to the Board