



**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 #8502-42-6606 containing approximately 0.46 acres. Being located in Cashiers Township as further described in Deed Book 2366, Page 533 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 \$3,240.00 as submitted by Devis Ulloa; and

WHEREAS, Devis Ulloa 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 YTHRON, LLC.

Adopted July 16, 2024.

JACKSON COUNTY BOARD OF COMMISSIONERS

By: _____
MARK A. LETSON, Chairman

Attest:

ANGELA M. WINCHESTER, Clerk to the Board

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# 8502-42-6606

STREET ADDRESS/BRIEF DESCRIPTION LT 62, Unit 6, Holly Forest

BID IN THE AMOUNT OF: 3,240.00

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):

YTHRON, LLC

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: DEVIS ULLOA

ADDRESS: 257 glendale circle, Sanford NC 27332

EMAIL: devisronalnc@gmail.com

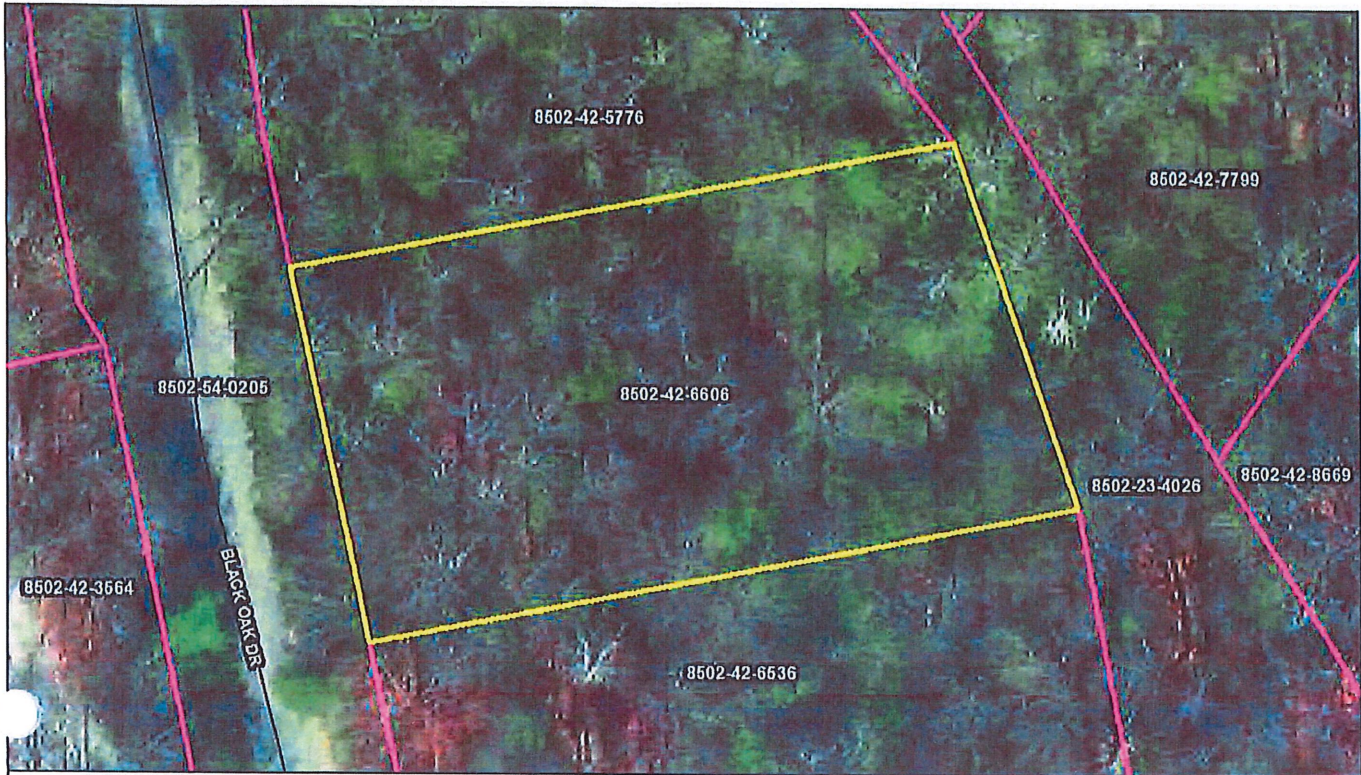
TELEPHONE: 910-264-8255 / 703-943-8877

Devis Ulloa 05/25/2024
Signature/Date

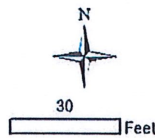
Devis Ronal Ulloa 06/12/24
Signature/Date

Property Report for 8502-42-6606

2/28/2024



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: 8502-42-6606 Parcel Address: LT 62 BLACK OAK DR Neighborhood Name: Holly Forest Property Description: LT 62 UN 6 HOLLY FOREST Sale Date: 2023-11-03 Sale Price: \$0 Plat Reference: 3/209 Transferring Reference: 2366/533 Township: CASHIERS Assessed Acres: 0.46</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: SYLVA NC 28779 Owner Account: 76990</p>	<p>Tax/Value Information</p> <p>Fire District: CASHIERS 5 MI Building Value: \$0 Land Value: \$12,500 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 GRINDS TAFF COVE RD STE 207
 SYLVA, NC 28779-3244
 ACCOUNT NUMBER: 76990

Jackson County, North Carolina

Parcel 02426606
 Tax Year: 2024
 Reval Year: 2021
 Appraised By: LKF on 01/13/2020
 Information Source: E - E

Tax Districts
 General County Tax, Cashiers Fire Tax

PARCEL INFORMATION		PROPERTY DESCRIPTION				VALUE SUMMARY																	
Address:	LT 62 BLACK OAK DR	LT 62 UN 6 HOLLY FOREST				LAND:	12,500																
Neighborhood:	07040 - Holly Forest	0.4600 AC				BUILDING:	0																
Road Type:	R - Paved Private	<table border="1"> <thead> <tr> <th colspan="4">PERMIT INFORMATION</th> </tr> <tr> <th>Code</th> <th>Date</th> <th>Permit #</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				PERMIT INFORMATION				Code	Date	Permit #	Amount									OBXF:	0
PERMIT INFORMATION																							
Code	Date	Permit #	Amount																				
Township:	07 - CASHIERS					MARKET VALUE:	12,500																
Utilities:						DEFERRED AMOUNT:	0																
View:						EXEMPT VALUE:	12,500																
NOTES		SALES INFORMATION				NET TAXABLE:	0																
		Date	Sales Price	Valid	Book/Page																		
		11/3/2023		N	2366/533																		
		5/18/2004	9,000	N	1422/171																		
		6/2/2003	12,500	N	1188/91																		
		7/8/1999	21,000	N	1052/228																		
		Plat Book: 00		Plat Card: 000																			

LAND DATA - MARKET VALUE													
MTH	CODE	DESCRIPTION	ZONING	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES		
1	L	0130 Resort		12,500	1.000					12,500			
Total Acres:				1.000	Total Land Value:				12,500				

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

BUILDING DESCRIPTION

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:

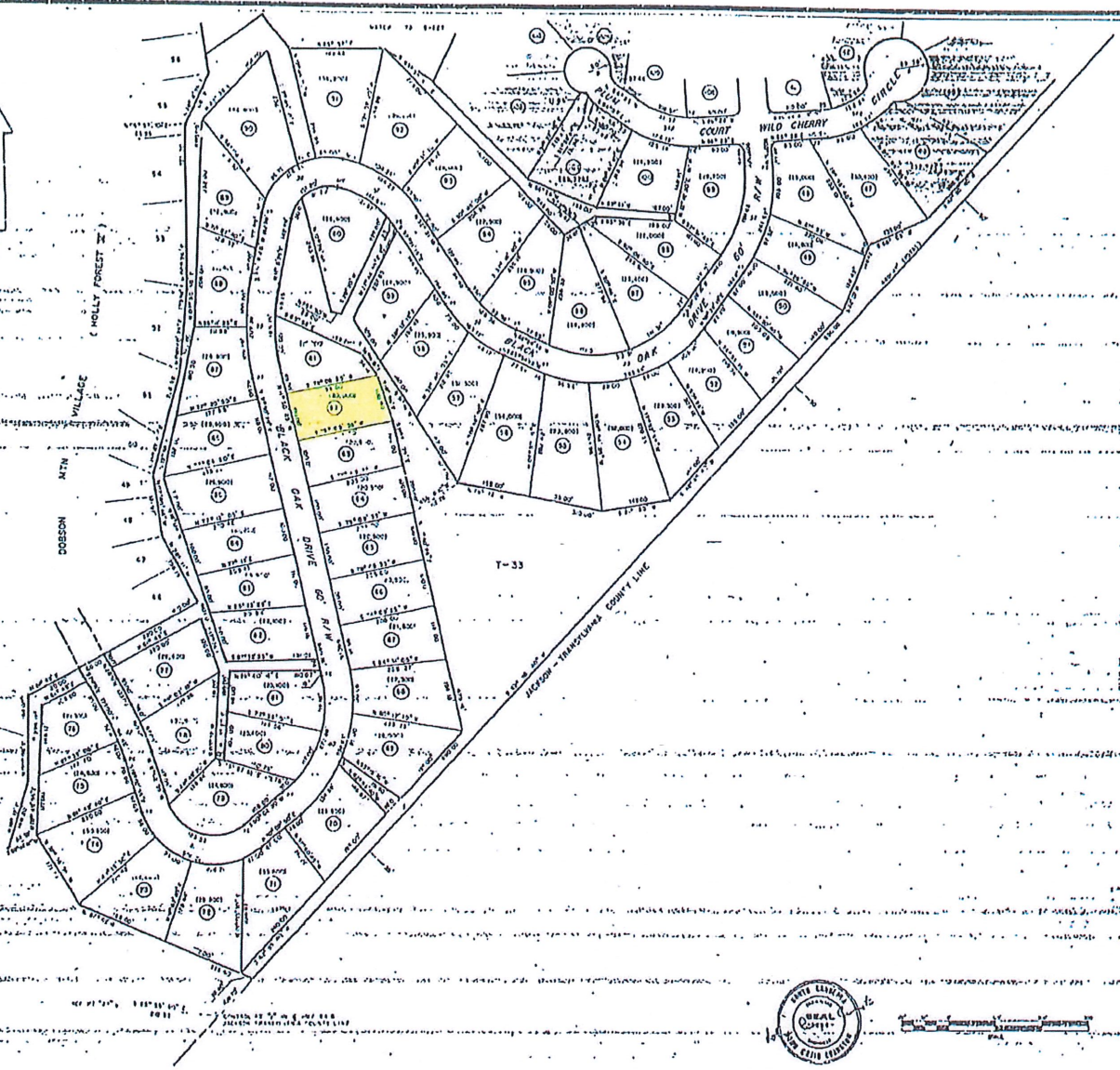
BUILDING SKETCH

BUILDING COMPUTATION

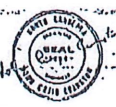
REPLACEMENT COST NEW
 PHYSICAL DEPRECIATION
 FUNCTIONAL DEPRECIATION
 ECONOMIC DEPRECIATION
 % COMPLETE
 REPLACEMENT COST NEW LESS DEPRECIATION

BUILDING SECTION DETAIL

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



STATION	CHORD	ARC	DELTA	TANGENT	CHORD
0+00	0.00	0.00	0.00	0.00	0.00
0+10	100.00	100.00	0.00	0.00	0.00
0+20	200.00	200.00	0.00	0.00	0.00
0+30	300.00	300.00	0.00	0.00	0.00
0+40	400.00	400.00	0.00	0.00	0.00
0+50	500.00	500.00	0.00	0.00	0.00
0+60	600.00	600.00	0.00	0.00	0.00
0+70	700.00	700.00	0.00	0.00	0.00
0+80	800.00	800.00	0.00	0.00	0.00
0+90	900.00	900.00	0.00	0.00	0.00
1+00	1000.00	1000.00	0.00	0.00	0.00
1+10	1100.00	1100.00	0.00	0.00	0.00
1+20	1200.00	1200.00	0.00	0.00	0.00
1+30	1300.00	1300.00	0.00	0.00	0.00
1+40	1400.00	1400.00	0.00	0.00	0.00
1+50	1500.00	1500.00	0.00	0.00	0.00
1+60	1600.00	1600.00	0.00	0.00	0.00
1+70	1700.00	1700.00	0.00	0.00	0.00
1+80	1800.00	1800.00	0.00	0.00	0.00
1+90	1900.00	1900.00	0.00	0.00	0.00
2+00	2000.00	2000.00	0.00	0.00	0.00
2+10	2100.00	2100.00	0.00	0.00	0.00
2+20	2200.00	2200.00	0.00	0.00	0.00
2+30	2300.00	2300.00	0.00	0.00	0.00
2+40	2400.00	2400.00	0.00	0.00	0.00
2+50	2500.00	2500.00	0.00	0.00	0.00
2+60	2600.00	2600.00	0.00	0.00	0.00
2+70	2700.00	2700.00	0.00	0.00	0.00
2+80	2800.00	2800.00	0.00	0.00	0.00
2+90	2900.00	2900.00	0.00	0.00	0.00
3+00	3000.00	3000.00	0.00	0.00	0.00
3+10	3100.00	3100.00	0.00	0.00	0.00
3+20	3200.00	3200.00	0.00	0.00	0.00
3+30	3300.00	3300.00	0.00	0.00	0.00
3+40	3400.00	3400.00	0.00	0.00	0.00
3+50	3500.00	3500.00	0.00	0.00	0.00
3+60	3600.00	3600.00	0.00	0.00	0.00
3+70	3700.00	3700.00	0.00	0.00	0.00
3+80	3800.00	3800.00	0.00	0.00	0.00
3+90	3900.00	3900.00	0.00	0.00	0.00
4+00	4000.00	4000.00	0.00	0.00	0.00



DOBSON MOUNTAIN VILLAGE
 (HOLLY FOREST ST)
 SHEET 1 of 2
 DATE: 12/31/2024
 SCALE: AS SHOWN

County Foreclosures

PIN#	Assessed Value	Previous Owner	Property Description	Total Costs	Add. Taxes	Deed Recorded	Comments
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	
7622-66-5196	\$22,420	Cunningham, Diane	Kittyhawk Rd of Dicks Creek Rd	\$8,800.00	\$ -	1/2024	
7545-48-4058	\$12,000	DelVecchio, Robert	Lt 61 Ph 2 Bear Pen	\$10,400.00	\$ -	4/2016	
7575-73-3611	\$208,200	Markopulos, Zisimos Heirs	Lt 28 Hampton Springs	\$28,374.00	\$ -	11/2022	Offer Accepted, Upset Bid Period
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	\$ -	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