

**FORSYTH COUNTY**  
**BOARD OF COMMISSIONERS**

MEETING DATE: APRIL 25, 2016 AGENDA ITEM NUMBER: 10

**SUBJECT: RESOLUTION AUTHORIZING PUBLICATION OF AN OFFER TO PURCHASE COUNTY OWNED REAL PROPERTY BY NEGOTIATED OFFER, ADVERTISEMENT, AND UPSET BIDS PROCEDURE AND REJECTING ALL OTHER OFFERS (2421 CLEVELAND AVENUE)**

**COUNTY MANAGER'S RECOMMENDATION OR COMMENTS:** Recommend Approval

**SUMMARY OF INFORMATION:**

See attached

ATTACHMENTS:  YES  NO

SIGNATURE: *J. Randle Watts, Jr.* DATE: April 20, 2016  
COUNTY MANAGER

**RESOLUTION AUTHORIZING PUBLICATION OF AN OFFER TO PURCHASE  
COUNTY OWNED REAL PROPERTY BY NEGOTIATED OFFER,  
ADVERTISEMENT, AND UPSET BIDS PROCEDURE AND  
REJECTING ALL OTHER OFFERS  
(2421 CLEVELAND AVENUE)**

**WHEREAS**, as a result of a property tax foreclosure proceeding, Forsyth County currently owns property located at 2421 Cleveland Avenue, Winston-Salem, N.C. and further identified as Parcel Identification Number 6836-65-6490.00, Tax Block 332, Lot 109, for which the County has no use and wishes to sell to the highest bidder; and

**WHEREAS**, on February 22, 2016 Forsyth County received an offer in the amount of \$1,900.00 and received full payment of the offer amount by postal money order from Angel Lozada Evans to purchase the above-described real property, subject to advertisement and increased/upset bids; and

**WHEREAS**, pursuant to the provisions of N.C.G.S. 160A-269, Forsyth County is required to publish a notice of the offer for increased/upset bids;

**NOW, THEREFORE BE IT RESOLVED** that the Forsyth County Board of Commissioners hereby rejects all prior offers received on the 2421 Cleveland Avenue property.

**BE IT FURTHER RESOLVED** pursuant to the provisions of N.C.G.S. 153A-176 and 160A-269, that Forsyth County plans to sell the above described real property by negotiated offer, advertisement, and upset bids procedure and has received an offer as described above and the Board proposes to accept the said offer or any valid increased/upset bid received as provided by law, and to sell the property to the highest bidder.

**BE IT FURTHER RESOLVED** that the Clerk to the Board is hereby authorized and required to collect the bid amount of Angel Lozada Evans and a deposit of five percent (5%) of the bid amount of any subsequent qualifying increased/upset bid.

**BE IT FURTHER RESOLVED** that the County Manager is hereby authorized to publish a notice of the said offer as required by N.C.G.S. 160A-269 and to re-advertise the offer at any increased/upset bid received until no further qualifying increased/upset bids are received.

**BE IT FURTHER RESOLVED** that Forsyth County may at any time reject any and all offers.

Adopted this the 25<sup>th</sup> day of April 2016.

**NOTICE OF OFFER  
TO PURCHASE REAL PROPERTY  
OWNED BY FORSYTH COUNTY  
AND REQUEST FOR INCREASED/UPSET BIDS**

As authorized by Resolution adopted by the Forsyth County Board of Commissioners on April 25, 2016, Forsyth County hereby publishes notice, pursuant to the provisions of N.C.G.S. 160A-269, of an offer summarized below, to purchase real property owned by Forsyth County. The offeror has already paid the full amount of the offer to the Clerk to the Board.

<u>Offer Received From:</u>	<u>Offer Amount:</u>	<u>Property Address:</u>	<u>Tax Block/Lot/PIN:</u>
Angel Lozada Evans	\$1,900.00	2421 Cleveland Avenue	0332/109/6836-65-6490.00

The terms of the said offer to purchase are cash payment at closing in the full amount of the offer. Notice is hereby given that within ten (10) days of the date of publication of this notice, any person may raise the bid by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder. Any qualifying increased/upset bidder will be required to deposit with the Clerk to the Board five percent (5%) of the total increased bid and the Clerk shall re-advertise the offer at the increased bid amount. This procedure will be repeated until no further qualifying upset bids are received, at which time the Forsyth County Board of Commissioners may accept the final offer and sell the above-described property to the highest bidder.

The Forsyth County Board of Commissioners may at any time reject any and all offers.

This 25<sup>th</sup> day of April 2016.

FORSYTH COUNTY

By: \_\_\_\_\_  
Carla D. Holt  
Clerk to the Board



# Forsyth County Government

Surplus Property

## OFFER TO PURCHASE

I hereby submit a bid and offer to purchase certain real property owned by Forsyth County.

The property is identified as:

Parcel Identification Number: 6836-65-6490.00

Street Address: 2421 CLEVELAND AVE

My bid for the property listed above is \$ <sup>\$1800.00</sup> ~~1900.00~~. Attached is a certified check or money order in the amount of \$ 1900.00 as a deposit of not less than 5% of my total bid (please make checks payable to Forsyth County). I understand that a receipt for my payment will be mailed to me within a week of the County receiving my payment.

If my bid is the highest bid after all qualifying upset bids are received and advertised for upset bids, I request the Forsyth County Board of Commissioners accept the offer and sell the property to me. I request Forsyth County prepare a deed for the property listed above in the following name(s) as Grantee(s):

Upon notification that my offer has been accepted, I will pay the balance of the purchase price in full by certified check or money order payable to Forsyth County. I understand that I will be responsible for recording the deed and all expenses associated therewith. I further understand that should my bid be upset, my deposit will not be refunded until the successful completion of the entire bidding process. I further understand that should my bid be accepted and I fail to pay the balance of the purchase price in full, I will forfeit to Forsyth County the amount of any deposit I have paid on the property.

Name: ANGEL LOZADA EVANS

Address: 2410 NE JACKSON BLVD  
WINSTON-SALEM, NC 27105

Telephone: (336) 912-5148

Email: angel.evans99@outlook.com

Signature: Angel

Date: 2/22/2016

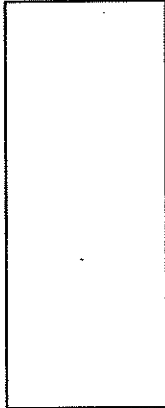
\*\*\* Please note that not all bids received will be accepted for advertisement. Should your bid not be accepted, you will receive written notification as soon as a decision has been reached. Please mail all bid forms and deposits to:

Forsyth County General Services  
Attention: Kirby Robinson, Property Manager  
201 N. Chestnut Street  
Winston-Salem, NC 27101

UNITED STATES POSTAL SERVICE		POSTAL MONEY ORDER		
Serial Number	Year, Month, Day	Post Office	U.S. Dollars and Cents	
22401889558	2016-02-22	271050	\$1000.00	
	Amount		One Thousand Dollars and 00/100 *****	
Pay to	Forsyth County General Services			Clerk 1
Address	201 N. Chestnut Street, Winston-Salem NC	From	AUGEL C	
Memo	Address 2410 NE JACKSON AVE WILMINGTON SA/NC			
© 2008 United States Postal Service. All Rights Reserved.		SEE REVERSE WARNING • NEGOTIABLE ONLY IN THE U.S. AND POSSESSIONS		
⑆00000800⑆		22401889558⑈		

UNITED STATES POSTAL SERVICE		POSTAL MONEY ORDER		
Serial Number	Year, Month, Day	Post Office	U.S. Dollars and Cents	
22401889560	2016-02-22	271050	\$900.00	
	Amount		Nine Hundred Dollars and 00/100 *****	
Pay to	Forsyth County General Services			Clerk 1
Address	201 N. Chestnut	From	AUGEL C	
Memo	Address 2410 NE JACKSON AVE WILMINGTON SA/NC			
© 2008 United States Postal Service. All Rights Reserved.		SEE REVERSE WARNING • NEGOTIABLE ONLY IN THE U.S. AND POSSESSIONS		
⑆00000800⑆		22401889560⑈		

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DATE 2/26/16 **RECEIPT** 485457

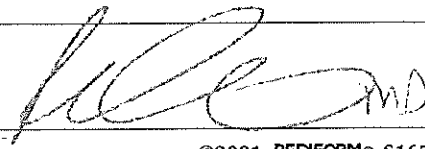
RECEIVED FROM A. Amell

ADDRESS 240 NE Jackson Ave WNC

DOLLARS \$ 900.00

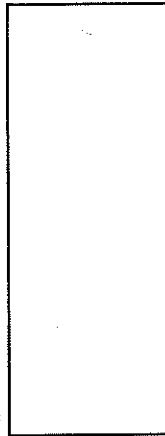
FOR bid Cleveland Ave

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK	
BALANCE DUE		MONEY ORDER	

BY 

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DATE 2/26/16 **RECEIPT** 485458

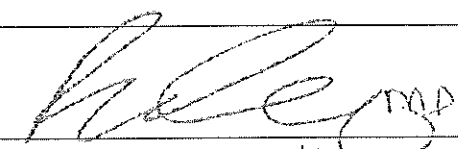
RECEIVED FROM A. Amell

ADDRESS 240 NE Jackson Ave WNC

DOLLARS \$ 1000.00

FOR BA Cleveland Ave

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK	
BALANCE DUE		MONEY ORDER	

BY 

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