



AGENDA ITEM REPORT

Forsyth County

MEETING DATE: May 6, 2021

**CONTRACT
NUMBER:**

**STAFF
CONTACT:** Chelsea L Swaim,
Property Manager

DEPARTMENT: General Services

SUBJECT: RESOLUTION AUTHORIZING PUBLICATION OF AN OFFER TO PURCHASE COUNTY OWNED REAL PROPERTY BY NEGOTIATED OFFER, ADVERTISEMENT, AND UPSET BIDS PROCEDURE - 0 SHERATON STREET

ATTACHMENTS: [Resolution-2021-069 - Advertisement of Offer to Purchase - 0 Sheraton St - Pdf](#)

RESOLUTION AUTHORIZING PUBLICATION OF AN OFFER TO PURCHASE COUNTY OWNED REAL PROPERTY BY NEGOTIATED OFFER, ADVERTISEMENT, AND UPSET BIDS PROCEDURE - 0 SHERATON STREET

WHEREAS as a result of a property tax foreclosure proceeding, Forsyth County currently owns real property located at 0 Sheraton Street, Winston-Salem, N.C., and further identified as Parcel Identification Number 6837-33-4044.00; Lots 40, 41, 42, 43, Block 1687, for which the County has no use and wishes to sell to the highest bidder;

WHEREAS Forsyth County received and proposes to accept an offer in the amount of \$7,950.00 by Mr. Curtis Cazoe to purchase the above-described real property subject to advertisement and upset bids;

WHEREAS pursuant to the provisions of N.C.G.S. 160A-269, Forsyth County must require the offeror to deposit five percent (5%) of his bid with the Clerk to the Board prior to advertisement and the County is required to publish a notice of the offer for upset bids before accepting any offer;

WHEREAS the successful bidder's deposit will be applied against the Purchase Price of the Property less the cost of the advertisement and the cost of the advertisement shall be nonrefundable; and

WHEREAS Mr. Curtis Cazoe has deposited \$397.50 with the Clerk to the Board, which is the required five percent (5%) deposit;

NOW, THEREFORE, BE IT RESOLVED, by the Forsyth County Board of Commissioners 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 qualifying upset bid received as provided by law, and to sell the property to the highest bidder;

BE IT FURTHER RESOLVED, that the County Manager is hereby authorized to publish a notice of said offer as required by N.C.G.S. 160A-269 and to re-advertise the offer at any qualifying upset bid received until no further qualifying upset bids are received, at which time the Board of Commissioners may accept the final offer and sell the property to the highest bidder; and

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

Adopted this the 6th day of May 2021.



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:

Lot & Parcel Identification Number(s): 6837-33-4044

Street Address: 0 Sheraton ST

My bid for the property listed above is \$ 7,950.00. I understand that I will be required to deposit 5% of my bid amount in the form of certified funds made payable to Forsyth County with the Clerk to the Forsyth County Board of Commissioners prior to advertisement of my bid for upset bids as required by North Carolina law.

If my bid is the highest bid after all qualifying upset bids have been received, I request the Forsyth County Board of Commissioners accept my offer and sell the above listed property to me. I request Forsyth County prepare a quitclaim 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 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 accepted and I fail to pay the purchase price in full, I will forfeit to Forsyth County the amount of any deposit I have paid on the property.

Name: Curtis Cazoe

Title (if submitting on behalf of an LLC or business organization): _____

Address: 8510 Point Oak Dr. Colfax, NC 27235

Telephone: 336-253-3191

Email: ccazoe@hotmail.com

Signature: _____

Date: 2/18/2021

Please note:

Notification will be provided as to when deposits should be submitted. 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 to:

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