

AFFP

PUBLIC NOTICE SALE\_L. WEST

# Affidavit of Publication

STATE OF NC }  
COUNTY OF } Union SS

Kimberly Cook, being duly sworn, says:

That she is Billing Clerk of the The Enquirer Journal, a daily newspaper of general circulation, printed and published in Monroe, County, NC; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

October 12, 2024

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

*Kimberly Cook*

Billing Clerk

Subscribed to and sworn to me this 12th day of October 2024.

*Barbara M Daniels*

Barbara M Daniels, Notary, Guilford, County, NC

My commission expires: March 06, 2027

00003753 71074320

LYNN WEST  
UC BOCC LEGAL ACCOUNT  
500 N MAIN STREET  
ROOM 921  
MONROE, NC 28112



## PUBLIC NOTICE SALE OF UNION COUNTY PROPERTY

Union County owns a future, exorbitant interest in an approximately 8.15 acre parcel of land. The parcel is located on Old Charlotte Highway in Monroe, North Carolina, having property tax identification number 09-388-006 (the "Property"). Union County's future interest is identified and conveyed in the North Carolina Special Warranty Deed with Reverter ("Deed"), dated June 28, 2004, recorded in Book 3645, Page 445 in the office of the Union County Register of Deeds. Union County's future interest in the Property is hereinafter referred to as "Reverter". The Reverter is a future interest that does not vest unless the harvest of the following events occurs: (1) Union Academy's charter is terminated or not renewed for any reason; or (2) Union Academy ceases to occupy said property. The sale is for Union County's Reverter interest only. It is not a sale of a fee simple interest in the Property. An offer of \$50,000 has been submitted for the purchase of the Reverter.

Persons desiring to upset the offer that has been received shall submit a sealed bid with their offer to the office of the Clerk to the Board of Commissioners, 500 N. Main St., Room 914, Monroe, NC 28112, not later than 5:00 p.m. on October 22, 2024. The official time is kept by the clock in the Clerk to the Board's office. The Clerk shall date-stamp bids upon receipt. The envelope containing the bid shall be clearly marked "Sealed Bid for Reverter Interest Located at Tax Parcel 09-388-006." It shall be the specific responsibility of the bidder to deliver his or her bid to the Clerk to the Board at the appointed place and prior to the announced time for the opening of bids. Late delivery of a bid for any reason, including delivery by United States Mail or other carrier, will disqualify the bid.

At the appointed place and time, the Clerk to the Board shall open the bids, if any, and the highest qualifying bid will become the new offer. If there is more than one bid in the highest amount, the first such bid received will become the new offer.

A qualifying higher bid is one that raises the existing offer by not less than ten percent (10%) of the first one thousand dollars (\$1,000) and five percent (5%) of the remainder. 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. If the Board agrees to sell the Reverter, the County will return the deposit of the final high bidder at closing. If, after acceptance by the Board of the final high bid, the final high bidder fails to close the sale in accordance with the terms of the Resolution adopted by the Board on October 7, 2024, and any purchase agreement, then in such event the bid deposit of the high bidder shall be forfeited.

If a qualifying higher bid is received, the Clerk to the Board shall cause a new notice of upset bid to be published, and shall continue to do so until a 10-day period has passed without any qualifying upset bid having been received. At that time, the amount of the final high bid shall be reported to the Board of Commissioners. The Board shall determine whether or not to accept the final high bid not later than ninety (90) days after the final upset bid period has passed. The Board reserves the right to withdraw the Reverter from sale at any time before the final high bid is accepted and the right to reject all bids at any time.

Bidders shall not attach any conditions to their bids. Any conditions attached to bids received for purchase of the Reverter shall render the bid non-responsive, and such bid shall not be considered by the Board. The buyer must pay with cash at the time of closing. The Reverter will be purchased as is. No warranties or opinion of title to the Reverter shall be expressed or implied to the buyer. Title to the Reverter shall be transferred to the buyer by Quitclaim Deed. Purchase is subject to the Agreement For Purchase and Sale of Real Property set forth in the Resolution adopted by the Board of Commissioners on October 7, 2024.

A copy of the Resolution dated October 7, 2024, may be obtained at the office of the Clerk to the Board of Commissioners, 500 N. Main Street, Room 914, Monroe, NC 28112, or by request at telephone number (704) 683-3853, during normal business hours.

Lynn G. West  
Clerk to the Board of  
Commissioners

October 12, 2024