

**RESOLUTION AUTHORIZING THE SALE OF A CERTAIN CITY-OWNED VACANT  
LOT ON 1011 EAST CLEMMONSVILLE ROAD UNDER THE UPSET BID  
PROCEDURE (N.C.G.S. 160A-269)**

**WHEREAS**, the City is the owner of a vacant lot located at 1011 East Clemmons ville Road, further identified as Tax PIN 6844-03-0549, Forsyth County Tax Map, that is surplus to the City's needs; and

**WHEREAS**, the City has received an offer to purchase this lot and advertise it for upset bids all in accordance with N.C.G.S. 160A-269; and

**WHEREAS**, Juan Rocha, 1505 Jubilee Trail, Winston-Salem, NC 27284, has submitted an offer of \$5,900 for the approximately 16,988 sq. ft. lot; and

**WHEREAS**, no warranty of merchantability, fitness for a particular purpose, or condition is made by the City relating to the sale of the property and the property is purchased "As Is/Where Is And With All Faults".

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and City Council of the City of Winston-Salem, upon the recommendation of the Finance Committee, that the City Council hereby authorizes sale of Tax PIN 6844-03-0549, to Juan Rocha for \$5,900 under the provisions of N.C.G.S. 160A-269; that the City Secretary shall cause a notice of proposed sale, containing a general description of the property, amount and terms of the offer, and a notice that within ten days any person may raise the bid by not less than ten percent of the first \$1,000 and five percent of the remainder, be published, without further authorization of the City Council, shall re-advertise the offer at the increased bid; and this procedure shall be repeated until no further qualifying bids are received, at which time the City Council may accept the offer and sell the property to the highest bidder or reject any and all offers.

**BE IT FURTHER RESOLVED,** in the event that no raised bid is received, the offer set forth above is hereby accepted and the appropriate City officials are hereby authorized to execute instruments required to complete the conveyance to Juan Rocha or his assigns as stated herein.

**BE IT FURTHER RESOLVED,** the purchase of the property is voided and the refund of the earnest money or bid deposit is authorized if it is requested by the buyer within the due diligence period as specified in the Offer to Purchase Contract or the Bid Purchase of City Property Offer.