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PUBLIC NOTICE OF SALE BY UPSET BID
Pursuant to N.C. Gen. Stat. § 160A-269

An offer of \$45,000.00 has been submitted for the purchase of certain property owned by the Town of Benson, more particularly described as follows:

Parcel Tax ID #01-0-35-022

Address: 302 W Woodall St, Benson, NC 27504

Size of Lot: 0.27 Acre

Brief Description: Corner lot at the Northeast intersection of S. Ryals and W Woodall Streets. Being that same lot more particularly described in Deed recorded in Book 4261, Page 363, Johnston County Registry.

Persons wishing to upset the offer that has been received shall submit a bid with their offer to the office of the Town Clerk, located at Benson Town Hall, 303 E. Church Street, Benson, NC 27504, by **5:00 p.m., on the 5th day of April, 2021**. Qualifying bids received before such time shall initiate a new 10-day upset period.

A qualifying higher bid is one that raises the existing offer by \$2,300.00 to a total bid amount not less than \$47,300.00.

A qualifying higher bid must be accompanied by a deposit in the amount of five percent (5%) of the bid; the deposit may be made in cash, check, cashier's check, or certified check. The Town 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. The Town will return the deposit of the final high bidder at closing. The buyer must pay cash at closing, which must occur within thirty (30) days of the acceptance of the bid by the Board of Commissioners.

The Town of Benson Board of Commissioners must approve the final high offer before the sale is closed, which it will do within 30 days after the final upset bid period has passed or at the next regular meeting of the Board. The Town 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.