

**YAKIMA COUNTY TREASURER'S OFFICE
REAL PROPERTY TAX FORECLOSURE &
COUNTY SURPLUS REAL PROPERTY AUCTION**

TERMS OF SALE

All potential bidders are required to read and understand these terms.

In accordance with Washington State law, Real Property Tax Foreclosure properties are being sold pursuant to the Judgment and Order of Sale of the Yakima County Superior Court under Case No.'s 22-2-00996-39 and 23-2-01079-39. County Surplus real properties are being sold as authorized by the Yakima County Board of County Commissioner's under Resolution No.'s 086-2021 and 233-2023.

All sales will be made by auction to the highest bidder. The auction will be conducted via Bid4Assets website at www.bid4assets.com. The Treasurer reserves the right to re-offer parcels with no successful bid at the end of the auction. The Treasurer retains the right to reject any or all bids for any reason.

The auction will begin on Monday, December 4, 2023, at 9:00 AM PST (12:00 PM EST) and will close at the time shown on each auction item on Tuesday, December 5, 2023, with settlement of funds wired to BID4ASSETS by Thursday, December 7, 2023 no later than 1:00 PM PST (4 PM EST). The Treasurer reserves the right to withdraw any property from the sale at any time. **You must have registered and made your deposit at www.bid4assets.com no later than November 28, 2023.**

Prospective bidders will be required to complete the appropriate vesting information prior to accessing the deposit instructions on the Bid4Assets website. The Treasurer's Office will use this information to complete the Real Estate Excise Tax Affidavit and applicable deed for the successful bidder on each parcel. Within 30 days from the end of the auction, the Treasurer will record and mail the deed to the successful bidder. All fees to complete and record the deed are included in the minimum bid amount. The Treasurer reserves the right to cancel the sale of a property at any time prior to the issuance of the deed.

For properties included in the Real Property Foreclosure case, the County has posted physical notice on properties where the Assessor has determined there is a structure. To the best of our knowledge, the County has accurately identified those properties. The Treasurer is not responsible for identifying or locating, for prospective buyers, properties that are being auctioned.

The County is not liable for the failure of any device that is not owned, operated, and managed by the County, which prevents a person from participating in any on-line sale. "Device" includes but is not limited to; computers and other equipment needed to access internet, hardware, networks, software applications, and websites.

Research and Inspect Thoroughly Before You Bid

Prospective purchasers are urged to use due diligence in researching the particulars of the property they are interested in purchasing **prior to the auction. A bid is an irrevocable offer to purchase property and once made, is a binding contract.** Yakima County does not guarantee that all properties are buildable lots and makes no warranty, either expressed or implied, relative to the title, usability, location, condition, property lines, or topography. ALL PROPERTIES ARE SOLD AS IS and WHERE IS. The information provided on the properties is offered for informational purposes only, and Yakima County disclaims any and all liability to any bidder or third party if there are any inaccuracies and errors contained therein. The sale of these properties should not, in any way, be equated to real estate sales by licensed salespeople, brokers or realtors.

Qualified Bidders

Any person who is a Yakima County employee or officer shall not directly or indirectly be a purchaser at this sale, nor may such person bid on any property as an agent or allow any agent to bid on his/her behalf pursuant to statutory regulations.

Deposit Required For Successful Bidder

Prospective bidders will need to pre-register on-line at the Bid4Assets webpage (www.bid4assets.com) and make their \$1,000.00 bid deposit, **plus a \$35.00 non-refundable processing fee**, as outlined on that website by no later than November 28, 2023.

A bidder is legally and financially responsible for all properties bid upon whether representing one's self or acting as an agent. Wire instructions must be adhered to as provided on the BID4ASSETS website. Wire fees will apply. The Yakima County Treasurer reserves the right to pursue all available legal remedies against a non-paying bidder.

If any successful bidder fails to make payment on their purchase within the specified time the deposit is forfeited. The Yakima County Treasurer reserves the right to re-offer those parcels at the end of the auction. If no bids were received on Real Property Tax Foreclosure parcels those parcels will be marked as sold to Yakima County and inventoried as Tax Title Property. If no bids were received on County Surplus Real Property parcels those parcels will be marked as unsold and Yakima County will continue to inventory those properties.

Minimum Bid Amount

The minimum bid amount is stated on-line for each parcel involved in the auction. The minimum amount due for parcels in the Real Property Tax Foreclosure case includes delinquent property taxes, assessments, interest, penalties, costs, and any other fees that

the County Treasurer is responsible for collecting via a property tax statement. The minimum amount due for County Surplus Real Property parcels was approved by the Yakima County Board of Commission's Resolution No. 233-2023. Due to unforeseen circumstances, a minimum bid amount may change from the original storefront advertising up until the day before the auction begins on December 4, 2023.

Third Party Service Fees

All successful bidders will be charged a 5% Buyer's Premium (minimum \$100) per parcel which will be charged and collected by Bid4Assets. The Yakima County Treasurer receives no portion of the premium.

Legal Description

The full legal description and parcel identification number issued on title reports designate the property offered for sale. Physical addresses are information provided to the Treasurer by local jurisdictions and may not correspond to the legal description.

Competing Liens

The sale of these properties may be subject to special assessment liens of other taxing districts and competing Federal Liens or other liens, which are not extinguished by this sale, whether known or unknown. Currently liens held by the Sunnyside Valley, Yakima-Tieton and Roza Irrigation Districts, follow the property. There may be additional unknown liens for those properties that are being auctioned.

Any property with timber and/or mineral rights remain with the current holder of those rights. Where known, this information will be denoted on those parcels and listed on-line; however, properties are sold "where is and as is" without any representation or warranty, expressed or implied. Recorded easements are not extinguished when purchased and remain with the property.

Uninhabitable Property

Where known, if any property has been deemed uninhabitable and/or contaminated by a local governmental entity it will be so denoted on those parcels and listed on-line. Do not bid on these properties unless you understand the issues related to these types of properties.

Redemption Rights

There is no general right of redemption for properties sold in real property tax foreclosure auctions, whether by title, interest, or estate. An exception is made for minors or persons adjudicated to be legally incompetent who can redeem their property at any time within three (3) years after the date of sale. Interest is not earned on redemption. The IRS has a redemption right to acquire the property within 120 days of the sale.

There are no rights of redemption affiliated with the sale of County Surplus Real Property.

Unsold Real Property Tax Foreclosure Parcels/Yakima County As Bidder

If the highest bidder does not pay the bid amount awarded, the Treasurer reserves the right to reopen the bidding. Real property parcels in which no bids were received will be deemed as sold to Yakima County to hold in trust for certain taxing districts and inventoried as Tax Title Property.

Real Estate Excise Tax Affidavits and Tax Deeds

Prospective bidders will be required to complete the appropriate vesting information prior to accessing the deposit instructions on the Bid4Assets website. The Treasurer's Office will use this information to complete the Real Estate Excise Tax Affidavit and applicable deed for the successful bidder on each parcel. Within 30 days from the end of the auction, the Treasurer will record and mail the deed to the successful bidder. There will be a \$35.00 per parcel settlement fee due to BID4Assets for the collection of the deed information. Fees to record the deed with the Yakima County Auditor are included in the minimum bid amount.

Refunds

Overpayments on purchase settlements made to Bid4Assets will be refunded by Yakima County Treasurer via check and issued within ten (10) business days after the close of the auction.

Non-winner deposits, less the \$35.00 processing fee, will be refunded by Bid4Assets via eCheck and emailed within ten (10) business days after the close of the auction.

Possession of Property

The successful bidder may take possession of the property after the payment has been received and the deed has been recorded. The County Treasurer has 30 days from the end of the tax sale to record and mail the Deed to the successful bidder.

Surplus Proceeds

The County Treasurer will hold any proceeds from the Real Property Tax Foreclosure Sale in excess of the minimum bid for a period up to three (3) years. Surplus monies will be refunded upon proper application of claim by the owner of record according to the title report purchased by the Yakima County Treasurer for the purposes of this foreclosure process.

ADA Accommodation

If you require assistance or would like to provide input as it relates to the [Americans with Disabilities Act](#), please contact us no later than five (5) working days prior to the date service is needed. To enable us to respond in a manner most helpful to you, please indicate the nature of your accessibility issue or concern and your contact information. Users who need accessibility assistance can also contact us by phone through the Federal Information Relay Service at [1-800-877-8339](tel:1-800-877-8339) for TTY/Voice communication. If you use assistive technology (such as a Braille reader, a screen reader, or TTY) and the format of any material on this website interferes with your ability to access information, please click on the contact link above to describe your issue. Yakima County's ADA Coordinator can also be reached at 509-574-2210.

An Offline Bid Form is also available by BID4Assets to participate in this auction.

Yakima County ADA Coordinator
Human Resources Department
128 N. 2nd Street, Room B-27
Yakima, WA 98901
509-574-2210