

OPENING STATEMENT
TAX TITLE SALE 2021
January 25, 2021

THE LEGALLY DESCRIBED PARCELS OF TAX TITLE LAND SET FORTH BY EXECUTIVE SURPLUS PER COUNCIL ORDINANCE WILL BE SOLD BY PUBLIC AUCTION SALE BY ELECTRONIC MEDIA PURSUANT TO RCW 36.35.120.

All sales will be made to the highest bidder **AS-IS**. The auction will be conducted via Bid4Assets internet website only at www.bid4assets.com. The auction will begin on Monday, January 25, 2021 at 8:30 AM (PST) and will end at the time shown on each auction item on January 26, 2021. The auction may continue on any parcels unsold, until each parcel is sold or Pierce County determines no bids were received. Pierce County may withdraw any parcel from the auction at any time.

These parcels have been through a previous foreclosure auction and were not bid on due to some undesirable quality and thus forced into the tax title status. Bidders are required to conduct any due diligence research of the parcels prior to bid submittal. A bid is an irrevocable offer to purchase property and once made, is a binding contract. The bidder is solely responsible for determining the extent, if any, to which the parcel they are bidding on will or may be subject to liens. No representation or warranty is made as to the existence or non-existence of any interest, encumbrance, defect, condition or lien which may survive the sale under applicable law, whether known or unknown.

Minimum bids include recording and real estate excise tax affidavit fees, as well as auction costs. The minimum bid increment is \$50 in whole dollar amounts.

In accordance with Revised Code of Washington 84.64.080, no person who is a Pierce County officer or employee may bid at this sale, nor may such person bid as an agent for another or allow any other person to bid on an employee's behalf.

By Wednesday, January 27, 2021, successful bidders must complete the deed information form available through the Bid4Assets website. Bid4Assets requires a 10% buyer's fee. All county fees to complete and record the deed are included in the minimum bid amount. A Treasurer's Deed will be issued approximately 120 days after this sale.

A bidder is legally and financially responsible for all parcels bid upon whether representing oneself or acting as an agent. By 4:30 pm, PST, Wednesday, January 27, 2021, funds must be received by Bid4Assets via wire transfer. All payments must be in the form of wire transfer. Payment in person is not available. Wire instructions are available to successful bidders only through the Bid4Assets website. The Pierce County Department of Facilities Management reserves the right to pursue all available legal remedies against a non-paying bidder.

Pierce County is not liable for the failure of any device which prevents a person from participating in any sale. "Device" includes, but is not limited to; computer hardware, networks, software applications or website.

If no bid is made on a parcel, the Pierce County Department of Facilities Management may open the bidding again the following week.

Pierce County retains the right to reject any and all bids for any reason, may withdraw any property from the auction at any time before or during the auction and reserves the rights to cancel the sale of a parcel any time prior to issuance of the Treasurer's Deed.

By submitting a bid, you agree to the terms of sale as posted at the time bid is submitted.