

THURSTON COUNTY TREASURER
MOBILE HOME/PERSONAL PROPERTY DISTRAINT TAX SALE 2020-2021
TERMS OF SALE

This sale is in accordance with Washington State law, RCW 84.56.070 & 36.16.145, and by virtue of the Mobile Home or Personal Property Tax Distraint issued by the Thurston County Treasurer effected at least thirty days prior to this sale. Notice of this sale has been given as required by law.

This tax sale is for mobile homes or personal property only and does not include any land parcels (real property). All sales will be made by auction to the highest bidder. The auction will be conducted via Bid4assets internet website only. A bidder is legally and financially responsible for all properties bid upon whether acting as one's self or acting as an agent. All bidders must be 18 years of age or older.

A single bid deposit of \$250.00 (plus a \$35.00 processing fee) will be required on each and all properties offered for sale. The successful bidder will have their deposit applied to the purchase price. **If you are the successful bidder, and you fail to submit any balance due on your auction purchase per these terms of sale, you will forfeit your deposit, processing fee, and you will not become the owner of the subject property.** You may also be banned from future sales through our office and banned by the company we use to conduct the auction. A non-successful bidder will have their deposit returned, minus a \$35.00 fee. **Deposits must be completed and received approximately one week prior to the start of the auction.** Deposit and pre-registration instructions will be posted on our Bid4assets Storefront. Contact Bid4assets for instructions and questions pertaining to deposits and registration.

The winning bidder also agrees to pay a buyer's premium of 10% in addition to the winning bid amount.

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- The auction will begin on Monday, March 15, 2021 at 8 AM PST and the bidding will close on Tuesday, March 16, 2021 starting at 11 AM PST.
- By Thursday, March 18, 2021, successful bidders must complete the deed wizard information. **Failure to complete the Bid4Assets deed wizard will result in the deed being recorded in the registered name of the successful bidder as supplied to Bid4Assets during bidder registration. No changes will be made to the deed once recorded.**
- Friday, March 19, 2021, funds must be received by Bid4assets via wire, or mail. All payments must be in the form of cashier's check, or wire.
 - If mailing payment it must sent via a dependable overnight carrier to: Bid4Assets, Inc., Escrow Account FBO Its Client, 8757 Georgia Ave. Ste 520, Silver Spring MD 20910.

- Wire instructions will be emailed to the winning bidders by Bid4Assets. If you choose to wire funds, they must be sent by 4:00 PM EST in order to be received timely.
 - Refer to property number and Auction ID on all payments.
- If a property remains unsold, the Treasurer may reopen the bidding Wednesday, March 24, 2021; closing Wednesday, Wednesday, March 24, 2021; deed information & payment due Friday, March 26, 2021 to Bid4Assets.

If the property remains unsold, the Treasurer may reopen the bidding and continue the auction at a different date.

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 sale. “Device” includes but is not limited to; computers and other equipment to access the internet, hardware, networks, software applications, and web sites.

The Treasurer retains the right to reject any and all bids for any reason, withdraw any property from the sale at any time prior to the issuance of the title, or close the auction at any time.

A bid is an irrevocable offer to purchase property. The Thurston County Treasurer reserves the right to pursue all available legal remedies against a non-paying bidder. Any non-paying bidder may be banned from future auctions.

Mobile Homes: The opening bid includes all delinquent unpaid taxes, interest, penalties, and costs. The successful bidder will be responsible for all title transfer fees through the Auditor’s Licensing Department. Bids on property will have a \$150.50 title transfer fee. Bids on property located in a mobile home park with a bid amount of \$5,000 or more will have an additional percentage added to the title transfer fee. There is a \$10.00 Mobile Home Excise Tax fee. All fees have been added to the minimum bid, except the possible additional percentage title transfer fee. **The successful bidder will be required to complete a Vehicle Certificate of Ownership (Title) Application and have it notarized prior to getting the title.** The Treasurer’s Office will process the appropriate paperwork and deliver to the Auditor’s County Licensing Department. Once this is completed, they will mail a title of the mobile home to the winning bidder.

Other Personal Property: The opening bid includes all delinquent unpaid taxes, interest, penalties, and costs. The Treasurer cannot guarantee all items will be available according to the listing provided by the Assessor. The winning bidder will receive a recorded bill of sale from the Thurston County Treasurer’s Office. The winning bidder is responsible to remove property from premises, or if the Treasurer has removed the property prior to sale the winning bidder is responsible for getting property from the Treasurer.

Washington State law prohibits county officers and employees from directly or indirectly purchasing property at this sale.

Properties are sold “AS IS.” Research and Inspect Thoroughly Prior to Bid

Prospective purchasers are urged to examine the title, location, and desirability of the properties available to their own satisfaction **prior** to the sale. The County Treasurer makes no warranty, either expressed or implied, relative to the usability, location, condition, livability, occupied or vacant, of the manufactured or mobile homes for sale.

Mobile homes going to tax sale are in mobile home parks and on leased land. Please make arrangements with the property owners, park owners and managers to verify if you qualify to live in the park, check on space rent issues, costs of utilities, the removal of mobile homes if needed, and any other questions you may have regarding the mobile home and its location **PRIOR** to bidding. The Treasurer’s Office does not assist with these issues.

All properties are offered for sale on a “buyer beware”, "where is", and "as is" basis without any representation or warranty, expressed or implied. It is the responsibility of the purchaser to do their own research as to whether the property may be subject to liens, encumbrances, or restrictions and whether the property is suitable for their intended use. If the property is occupied, it is the responsibility of the winning bidder to handle the removal of occupants.

Buyers are hereby notified that local jurisdictions may deny a permit to site a mobile home manufactured prior to June 15, 1976 if it fails to meet either; Federal Housing and Urban Development standards and fire and safety inspection by the Department of Labor & Industries.

Properties are sold subject to Federal Liens, if any, and any other liens as may be announced when the properties are up for bid.

Photographs of an asset are for general representation purposes only. Thurston County will not assume any liability for alleged loss or damages which may result from the purchase of property relied upon via a photograph.

Dimensions of mobile homes are only an estimate based on information received from the title or other departments. The Treasurer’s Office does not guarantee the exact dimensions prior to sale.

Exemptions

Any property with a current senior or disability exemption will be canceled effective the date of sale. Per State law, the remainder of the tax year will be recalculated, and due to the county. These recalculated taxes are a lien upon the property and the new property owner will receive an updated tax statement.

Excess Proceeds

The County Treasurer will hold any proceeds from the sale in excess of the minimum bid for a period up to three (3) years. Excess funds will be paid upon proper application of claim by the owner of record or to their legal representative, subject to an interpleader action upon the presentation of conflicting claims or right to the surplus. The owner of record is determined by the title or other documentation on record of a last known

purchaser, if unable to locate a title or documentation, then the owner record is determined by the tax rolls.

Tax Title Property

In the State of Washington, personal property and mobile homes on leased land DO NOT REVERT to the county if unsold at tax sale.

Possession of Property

The successful bidder may take possession of the property after the payment has been received and the appropriate paperwork has been completed through the Department of Licensing. The Treasurer's Office has 30 days to complete this process from the close of auction. The Treasurer's Office will be unable to complete this process until all appropriate information and paperwork is completed and submitted to our office per these terms of sale.

Thurston County does not issue Tax Lien Certificates, as Washington State is not a Tax Lien state.

TERMS OF SALES ARE SUBJECT TO MODIFICATION

BY SUBMITTING A BID, YOU AGREE TO THE TERMS OF THE SALE AS POSTED AT THE TIME BID IS SUBMITTED.

ALL SALES ARE FINAL. THERE ARE ABSOLUTELY NO REFUNDS.