



# Warning! Research Before you Bid

“CAVEAT EMPTOR” MEANS, “BUYER BEWARE”.

WARNING – RESEARCH BEFORE YOU BID!

- Tax Defaulted Property is sold on an “AS IS” basis.
- Any costs incurred by the purchaser during the process will be borne by the purchaser.
- There are absolutely NO refunds of expenses, purchases, nor refund of deposit.

The sale of these properties should not, in any way, be equated to real estate sales by licensed salesmen, brokers and realtors. The County of El Dorado Treasurer-Tax Collector cannot guarantee the current, future, or potential use/and or condition of the property nor assume any responsibility for conformance to codes, permits or zoning ordinances.

**The bidder(s) should inspect the property before investing. The burden is on the purchaser to thoroughly research, before the sale, any matters relevant to a decision to purchase. The County’s sole interest in the sale is the recovery of back taxes.**

If the successful purchaser desires a survey of the property, this must be done at the purchaser’s own initiative and expense. No warranty made by the County, either expressed or implied, relative to usability, the ground location, or property lines of the properties. The exact location, desirability, and usefulness of the properties must be determined by the prospective purchaser. **Refund of any purchase or any payment on a credit sale will not be made.**

**The County of El Dorado assumes no liability for any other possible liens, encumbrances, or easements, recorded or not recorded. When property, on which the IRS holds a tax lien, is sold at Public Auction, the United States has the right of redemption for 120 days from the date of such sale (26 USC §7425(d) and Revenue and Taxation Code §3712(g)).**