

TERMS OF SALE
PROPERTY TAX FORECLOSURE AUCTION
November 18, 2020

The legally described parcels of real property set forth in Pend Oreille County Superior Court will be sold pursuant to Judgment and Order of Sale of the Pend Oreille County Superior Court under Cause No. 20-2-00094-26.

All sales will be made to the highest bidder. The auction will be conducted via Bid4Assets, www.bid4assets.com, internet website only. The auction will begin on Wednesday, November 18, 2020 starting at 10:00 AM (PST) and the auctions will close at 12:00 PM (PST). The Treasurer may withdraw any parcel from the auction at any time.

THIS IS A "BUYER BEWARE" SALE. It is up to you to know exactly what you are bidding on. The County makes **NO GUARANTEES** whatsoever on parcels sold at a Treasurer's Tax Foreclosure Sale. We cannot stress this too strongly. Prior to bid submittal, bidders should exercise due diligence and thoroughly research all properties upon which they intend to bid. A bid is an irrevocable offer to purchase property and once made, is a binding contract. The bidder is solely responsible to determine the extent, if any, to which the parcel they are bidding on is or may be subject to liens or land use regulations.

ALL SALES ARE FINAL. Properties are sold on a "**WHERE IS**" and "**AS IS**" basis.

We do not overturn a sale and refund the purchase price because a bidder did not know what they were bidding on.

All research must be done by the interested party. It is important that you complete this research before the day of the sale. The Treasurer's Office will provide as much information as it has available. However, the Treasurer Office is only a starting point. It is up to the potential purchaser to pursue other resources. Title reports, maps, appraisal sheets, and tax information are some items that will help you in your research. Title reports can be viewed in the Treasurer's Office, copies cost \$0.15 per page. Maps, and some other parcel information, may be found by searching for the parcel on the Assessor/Treasurer website.

Pend Oreille County does not warrant or make any express or implied representations regarding the physical condition of any parcel or its fitness for any use or purpose including, but not limited to, whether the parcel is contaminated with hazardous waste or contamination from any source. As a potential buyer, you must be aware that any parcel of property subject to foreclosure could have environmental issues. It shall be the buyer's sole responsibility to make a determination whether any such contamination exists or whether the property is restricted in any manner.

Minimum bids include all delinquent taxes, interest, penalties and foreclosure costs. The minimum bid increment is \$100 in even dollar amounts.

In accordance with Revised Code of Washington 84.64.080, no person who is a Pend Oreille 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.

Within 24 hours of a winning bid, successful bidders MUST complete the deed information through the deed wizard on the Bid4Assets website. The deed wizard will close immediately following the 24-hour period. Failure to complete the Bid4Assets deed wizard within the 24-hour period 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 whether recorded or not. Any re-record will be at the expense of the purchaser. The Treasurer's Deed will be issued within 30 days of this sale. All fees to complete and record the deed are included in the minimum bid amount. Some title companies may not provide title insurance for a period of time from the date of sale. Policies vary with each title company.

Bidders are **legally** and **financially** responsible for all parcels bid upon, whether representing oneself or acting as an agent. If any party is the successful bidder on multiple parcels, **only** payment in full for all parcels will be accepted. Selective payments **will not** be allowed, and all transactions will be deemed in default resulting in the parcels being placed for re-offer at a time to be determined at a later date. The party who defaulted may be banned by Bid4Assets from the re-offer auction. By 4:00 PM, ET, Friday, November 20, 2020, all funds must be received by Bid4Assets. Payment must be in the form of wire transfer of immediately available funds. Wire instructions are available to successful bidders only through the Bid4Assets website.

Pend Oreille 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.

Any proceeds from any sale more than the minimum bid, after payment of all water and sewer district liens will be refunded by Pend Oreille County, upon receipt of a proper application to the person(s) who held record title on the date of issuance of the Certificate of Delinquency.

There is no redemption period after the sale except in cases where the owner on the day of the sale was either a minor child or a person adjudicated to be legally incompetent. In those cases, there is a three-year redemption period (RCW 84.64.070). If the IRS has a lien on the property, there is also a 120-day redemption period.

Properties not sold at the auction are acquired by Pend Oreille County. These parcels are thereafter "Tax Title Properties" in which the County holds the tax title property in trust for the taxing district. The County has the option of offering Tax Title Properties for sale at a future date after the foreclosure sale with proper application by interested parties. For information regarding Tax Title Properties call the Pend Oreille County Commissioners office or the Pend Oreille County Treasurer's office.

Pend Oreille 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 right 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.