

## TAX FORECLOSURE SALE

### GRAYS HARBOR COUNTY

9:00 A.M. FRIDAY

DECEMBER 2, 2022

I, Kenneth E. Albert, Treasurer in and for Grays Harbor County, State of Washington, do hereby certify, in accordance with the Judgment and Order of Sale entered on October 31, 2022 in the Superior Court of the State of Washington in and for Grays Harbor County under Cause Number 22-2-00299-14, that I will, on the 2nd day of December 2022 commencing at the hour of 9:00 a.m.(PST), will sell the legally described parcels of real property as listed at [www.bid4assets.com/graysharbor](http://www.bid4assets.com/graysharbor).

#### **QUALIFIED BIDDERS**

Qualified bidders must register an account on [www.bid4assets.com](http://www.bid4assets.com) and submit a \$1,000.00 (plus a \$35.00 non-refundable processing fee) bid deposit by Tuesday November 29, 2022 at 1:00 pm (PST). All bidders must read and agree to the terms of this sale.

In accordance with Revised Code of Washington 84.64.080, no person who is a Grays Harbor County employee, or officer of Grays Harbor County, may bid at this sale, nor may such person bid as an agent or allow any agent to bid on their behalf.

#### **SALE TERMS**

All sales will be made by auction to the highest bidder. This is a sale for the full amount of the final bid plus other fees as described below. The auction will be conducted via Bid4Assets, [www.bid4assets.com](http://www.bid4assets.com), internet website only. The auction will begin on Friday, December 2, 2022 starting at 9:00 AM (PST) and the auctions will close at the time shown on each auction item on Friday December 2, 2022. The Treasurer may withdraw any parcel from the auction at any time.

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

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 deemed sold to Grays Harbor County for the amount of the minimum bid. The party who defaulted will be deemed to be an

unreliable bidder and beginning immediately will not be allowed to bid at any Grays Harbor County Tax Foreclosure sale, surplus sale, or tax title sale for a period of three (3) years.

Payment must be in the form of a wire transfer of immediately available funds. Wire instructions are available to successful bidders only through the Bid4Assets website.

Any parcel not receiving a minimum bid will be deemed sold to Grays Harbor County for the amount of the minimum bid.

Grays Harbor 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.

### **FEES**

In addition to the full amount bid at the auction, successful bidders will be responsible for payment of the following fees in order to process each purchase: 1) a deed preparation fee of \$15.00; 2) a real estate excise tax processing fee of \$10.00 and 3) recording fees of \$203.50 for the first page and \$1.00 for any additional page of the deed and 4) \$35 per-parcel-won administrative fee will be added to the final sale price.

### **SALE DISCLAIMER**

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. These parcels are offered for sale on an "AS IS" and "WHERE IS" basis. The Treasurer makes absolutely no representation or warranty with respect to the existence or non-existence of any adverse interest, encumbrance, condition, zoning, development restriction or lien which may survive the sale under applicable law, whether known or unknown.

### **COMPETING LIENS**

The minimum bid, as shown on [www.bid4assets.com/graysharbor](http://www.bid4assets.com/graysharbor), includes all unpaid general real property taxes, all personal property taxes which have been certified to real property, all delinquent compensating use taxes, all special taxes (but NOT special assessments, unless specifically noted herein), interest to and including December 2, 2022, penalties and foreclosure costs. These sales are subject to all special assessment liens of other taxing districts and competing federal liens not extinguished by this sale, whether known or unknown, City LID liens and Federal Tax liens, WHERE KNOWN, will be announced.

## **REDEMPTION RIGHTS**

No one claiming any right, title, interest or estate in the property may redeem at this time or hereafter; EXCEPT, the real property of any minor or legally incompetent person may be redeemed at any time within three (3) years after the date of the Treasurer's Tax Judgment Deed. The United States through the Internal Revenue Service has certain rights of redemption on properties upon which it holds a prior lien.

## **AFTER SALE PROCEDURE**

**Within 24 hours of 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 Grays Harbor County Treasurer will issue Treasurer's Tax Judgment Deeds within 30 days of this sale.

Title companies may not insure title to any parcel for a period of three years following the foreclosure auction.

## **EXCESS PROCEEDS**

Any proceeds from any sale more than the minimum bid will be refunded by Grays Harbor 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 up to three (3) years.

Successful bidders request the services of Grays Harbor County to complete the Real Estate Excise Tax Affidavit on their behalf. This authorization constitutes your authority to act as my agent in completing this document.

Grays Harbor County Treasurer will be signing as the Seller/Grantor

Grays Harbor County Foreclosure Deputy will be signing on your behalf as the Buyer/Grantee

I, Buyer/Grantee, agree to indemnify, defend and hold Grays Harbor County and its departments, elected and appointed officials, employees, agents and volunteers harmless from and against any and all claims, damages, losses and expenses caused by any act or omission, negligent or otherwise arising out of efforts to handle this assignment except such as may be due to negligent or unlawful acts of Grays Harbor County or those representing or acting on its behalf.

**By submitting a bid, you agree to the terms of sale as posted.**