

# BENTON COUNTY TREASURER'S 2019 TAX JUDGMENT SALE

## Terms of Sale/Disclaimers

### Terms of the Sale

All sales will be made by auction to the highest bidder. The auction will be conducted via Bid4Assets' Internet website only. The auction will begin on Tuesday, November 12, 2019 at 8 AM PST and close on Tuesday, November 13, 2019 at staggered closing times starting at 12 PM PST. On any remaining unsold properties, the sale will continue Monday, November 18, 2019, from 8 AM to 12 PM (PST) until each property is sold or if the Treasurer determines no bids were received.

The County of Benton 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, network, software application, or Web site.

The parcels are offered for sale "**where is**" and "**as is**" without any representation or warranty, expressed or implied. The County has furnished title reports for viewing purposes only, and should not be relied upon as official title reports for personal use. It is the buyer's responsibility to determine to their satisfaction, before the sale, any liens, irrigation assessments, easements, conditions, leases, rental agreements, covenants, location, desirability or other encumbrances to which the property will be subject in the hands of the buyer.

**The bidder is solely responsible for determining the extent, if any, to which the property will or may be subject to liens. Any property with a County Road Improvement District assessment will be sold subject to the CRID assessment.**

A single Bid Deposit (plus a \$35 processing fee) will be required to bid on any and all properties offered for sale. The amount of the deposit will be identified on the county's foreclosure sale storefront or on the individual parcel description. Bid Deposits must be in the form of a wire transfer or cashier's check and must be in the custody of Bid4Assets no later than Tuesday, November 5, 2019 at 4 PM EST (1PM PST). Please contact Bid4Assets directly for instructions and questions pertaining to Bid Deposits.

A bidder is legally and financially responsible for all properties bid upon, whether representing ones-self or acting as an agent. Unless otherwise noted, payment in full by wire transfer or cashier's check will be required by 4 PM EST (1 PM PST), Thursday, November 14, 2019. If sale takes place on November 18, 2019 for unsold properties unless otherwise noted, payment in full by wire transfer or cashier's check will be required by 4 PM EST (1 PM PST), Tuesday, November 19, 2019. A \$35 processing fee may be required in addition to the

winning bid. No personal checks or credit card payments will be accepted. To ensure that a cashier's check payment is received timely, please employ a reliable overnight delivery service. If payment policy is not adhered to, the successful bidder will be considered in default, the entire Bid Deposit will be forfeited to the Benton County Treasurer, and the successful bidder may be banned from future sales. The Benton County Treasurer reserves the right to pursue all available legal remedies against a non-paying bidder.

The Treasurer's Tax Deed will be issued within thirty (30) days of this sale.

### **Qualified Bidders**

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

### **Competing Liens**

The sale of these properties should not, in any way, be equated to real estate sales by licensed salespeople, brokers or realtors. All current and delinquent property taxes will be paid from the proceeds of the sale, plus any irrigation district liens for Columbia, Kiona and Benton Irrigation Districts. The purchaser assumes the responsibility for any unpaid irrigation assessments of any other district.

Properties are sold free and clear of liens and encumbrances except some government liens such as those for abatement of unfit structures and nuisances, IRS liens, irrigation district liens, local improvement district liens and most easements. Sale may be subject to special assessment liens of other taxing districts or competing federal liens of the Internal Revenue Service that are not extinguished by this sale, whether they are known or unknown.

### **Redemption Rights**

In accordance with RCW 84.64.070, there will be no right of redemption except for the property of minors or any person adjudicated to be legally incompetent. The property may then be redeemed at any time within three (3) years after the date of sale.

**Note:** If a property is in foreclosure due only to delinquent County Road Improvement District assessments (C.R.I.D), the property is subject to the right-of-redemption within 2 years from the date of sale per RCW 35.50.270.

### **Excess Proceeds**

Any proceeds from the sale in excess of the minimum bid will be held by the County Treasurer up to three (3) years, and can be refunded upon proper application by the record title owner(s) at the time of the filing of the Certificate of Delinquency.

### **Unsold Property**

If no bid is made on a parcel, the Treasurer can open the bidding again the following week or withdraw the property from sale.

**County as Bidder**

If no minimum bid is received on any parcel, that parcel shall be announced as sold to the county.

**TERMS OF SALE ARE SUBJECT TO MODIFICATION PRIOR TO THE COMMENCEMENT OF THE SALE.**

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