

**TOOELE COUNTY AUDITOR  
2021 REAL PROPERTY TAX SALE**

**TERMS OF SALE/DISCLAIMERS**

**ALL POTENTIAL BIDDERS ARE REQUIRED TO  
READ AND UNDERSTAND THESE TERMS**

All sales will be made by auction to the highest bidder. The auction will be conducted via the Bid4Assets internet website ONLY. The auction will begin Friday, May 21, 2021 at 10:00 AM MDT (12:00 PM EDT) and close on the same day at times shown on each auction item.

**To bid at the sale, you must register and make your Bid Deposit at [www.bid4assets.com](http://www.bid4assets.com) no later than Monday, May 17, 2021 at 2:00 PM MDT (4:00 PM EDT).**

Tooele County is not liable for the failure of any electronic device which prevents a person from participating in the auction. "Device" includes, but is not limited to, cellphone, computer hardware, network, Internet connection, software application and/or website.

The Tax Sale list is updated daily and will not be finalized until 10:00 AM MDT (12:00 PM EDT) the day of the sale. Please read and check all available information.

The descriptions provided are based on the Official Records of the Tooele County Recorder's Office and are presumed to be correct. Tooele County makes no assurances that the improvements, which may be shown on the tax assessment roll, exist at the time of purchase or the condition of any such improvements.

The right of the owner of record to redeem their parcel is forfeited on Friday, May 21, 2021 as soon as the sale begins. Properties redeemed or removed from the sale will be noted as soon as possible.

**ALL PROPERTIES ARE SOLD AS IS.** Tooele County makes no warranty or guarantee, either expressed or implied, relative to title, usability, the exact location, desirability or usefulness of the properties, compliance with codes, permits or ordinances, or boundary lines, of the properties. The bidder is solely responsible for determining the extent, if any, to which the property will or may be subject to liens and encumbrances, easements recorded or not recorded, determining the condition of the property, the physical aspects of the land, its geological location, accessibility and correct acreage. Prospective purchasers are urged to examine the title, location and desirability of the properties to their own satisfaction prior to the sale. Parcel information and map is available at [www.tooeleco.org](http://www.tooeleco.org).

The burden is solely on the purchaser to thoroughly research, before the sale, any matters relevant to the purchase.

A single Bid Deposit of \$200 (plus a \$35.00 non-refundable processing fee) will be required to bid on properties offered for sale. The amount of the deposit required will be listed at [www.bid4assets.com](http://www.bid4assets.com) or on the individual parcel descriptions. The Bid Deposit must be in the form of a certified check/money order, or wire transfer, and MUST BE IN THE CUSTODY OF Bid4Assets NO LATER THAN MONDAY, MAY 17, 2021 AT 2:00 PM MDT (4:00 PM EDT). Please contact Bid4Assets directly for instructions and questions pertaining to Bid Deposits. Neither Tooele County nor Bid4Assets is responsible for late or misdirected Bid Deposits.

Your bid is an irrevocable offer to purchase the property in question. A successful bidder is legally and financially responsible for all properties bid upon. Payment in full by certified check/money order or wire transfer is due by Tuesday, May 25, 2021 at 2:00 PM MDT (4:00 PM EDT). Personal checks will not be accepted, and no financing is available.

A \$40.00 recording fee is required in addition to the winning bid. There is also a 10% Buyer's Premium (\$100.00 minimum) associated with the sale of each parcel. This amount will be added to the winning bid and will be included in the total purchase price paid by the Buyer. To ensure a certified check/money order payment is received in a timely manner, it is suggested you employ a reliable overnight delivery service. If the payment policy is not adhered to, the successful bidder will be considered in default, the Bid Deposit will be forfeited to Tooele County, and the successful bidder will be banned from future sales. Tooele County reserves the right to pursue all available legal remedies against a non-paying bidder.

Successful bidders will be asked to complete a Deed Information form indicating how they want the title to the property to be held (vested). The form must be completed within 48 hours after the close of the auction.

The Tooele County Council reserves the right to rule on what is and what is not an acceptable bid. The Tooele County Council reserves the right to deny any and all bids. The Tax Sale is not considered final, and possession is not granted to successful bidder(s), until after the Auditor's Deed has been recorded. The County Auditor will mail an original, recorded Tax Deed to the purchaser after the Tax Sale has been approved, usually within four to six weeks following the close of the Tax Sale.

If the successful bidder defaults, Tooele County may resort to the second highest bidder, and may bar the defaulting bidder from participating in future sales. Failure on the part of the successful bidder to consummate the sale within the specified time shall result in the forfeiture of the deposit made and the forfeiture of all rights that the successful bidder may have had with respect to the property.

Any personal property or equipment on the property is not a part of the sale.

All properties sold at the Tooele County Tax Sale are sold "as is."

**ALL SALES ARE FINAL. THERE ARE ABSOLUTELY NO REFUNDS. SALE RULES ARE SUBJECT TO MODIFICATION BETWEEN NOW AND COMMENCEMENT OF SALE.**