

2013 Spokane County Tax Foreclosure Fact Sheet/Terms of Sale

1. The Spokane County Treasurer conducts a property tax foreclosure auction pursuant to RCW 84.64. Properties with delinquent taxes not redeemed prior to the sale date are sold at a public auction held once a year. The date of this year's **internet-based** foreclosure auction will be **January 6, 2014**, starting at 8:00AM PT, and will close **January 7, 2014**. The foreclosure sale may reopen Tuesday, January 14, 2014, at 8:00AM PT if all properties are not sold.
2. The first public notice was published in the Spokesman Review, a local newspaper, on Friday, June 28, 2013. We do not maintain a mailing list.
3. The second public notice is set to be published on Friday, November 15, 2013.
4. A current list of properties in foreclosure is available and maintained in the Treasurer's Office and on our web site at www.spokanecounty.org/treasurer. The list is updated weekly.
5. **The last day to redeem and pay 2013 and all prior years taxes, and to keep from being sold in our tax sale, is January 3, 2014. Payment must be in our office by 1:00PM PT.**
6. The final listing will be available January 3, 2014 on the Spokane County Treasurer's web site at www.spokanecounty.org/treasurer. This list will include the opening bid amounts. If the sale reopens the week after, then the final listing will be available January 10, 2014.
7. An open internet based auction is facilitated by www.bid4assets.com; the property is awarded to the highest bidder. All sales are final. Property is sold "as is". Do your research thoroughly before you bid. Purchasers are urged to examine the property title, location and desirability prior to bidding. Recorded easements are not extinguished by a tax sale.
8. A bidder is legally and financially responsible for all properties bid upon, whether representing ones-self or acting as an agent. If you are the successful bidder, in addition to the sale price, there is a \$90.00 fee for deed and excise recording.
9. Payments must be made via wire transfer, overnight carrier or in person in the form of cash or cashiers check payable to the Spokane County Treasurer. Our address is 1116 W Broadway Ave, Spokane WA 99260 and wire instructions are available to each successful bidder. **Payment must be received by 4:00PM PT January 9, 2014-** see schedule on Bid4Assets website. If the sale reopens on January 14, 2014 then payments must be received by 1:00PM PT January 17, 2014.
10. A representative may purchase property provided they register at the foreclosure auction web site along with all auction bidders.

11. In accordance with RCW 84.64.080, no person who is a county employee or officer may bid at this sale, nor may such person bid as an agent or allow an agent to bid on their behalf.

12. Spokane County does not issue Tax Lien Certificates as Washington State is not a Tax Lien state.

13. Approximately 10 to 50 properties go to sale each year.

14. This sale may be subject to special assessment liens or competing federal liens of the Internal Revenue Service that are not extinguished by this sale, whether they are known or unknown.

15. A Treasurer's deed is issued within 30 days in the name of the purchaser.

16. 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 the sale.

17. 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.

18. Properties that **do not** sell at the foreclosure sale revert back to the county and are handled by Deborah Firkins, in the Spokane County Engineers office at (509) 477-7414 or www.spokanecounty.org/surplusproperty or 1026 W Broadway Ave, Spokane WA 99260.

19. 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.