

Spokane County Treasurer 2015 Property Tax Foreclosure Sale Fact Sheet

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 in January. The date of this year's internet-based foreclosure auction will be January 11, 2016, starting at 8:00AM PT, and will close January 12, 2016. The foreclosure sale may reopen Thursday, January 21, 2016, at 8:00AM PT if all properties are not sold.
2. The public notice is tentatively set to be published on Friday, November 13, 2015.
3. 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 monthly.
4. The last day to redeem and pay the 2015 and all prior years taxes, and to keep from being sold in our tax sale, is Friday, January 8, 2016. **Payment must be in our office by 1:00PM PT, cash or cashier's check only.**
5. The final listing will be available January 8, 2016 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 21, 2016.**
6. 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.
7. Payments must be made via wire transfer, overnight carrier or in person in the form of cash or cashier's 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 14, 2016-** see schedule on Bid4Assets website. **If the sale reopens on January 21, 2016 then payments must be received by 1:00PM PT January 22, 2016.**
8. A representative may purchase property provided they register at the foreclosure auction web site along with all auction bidders.
9. Approximately 10 to 50 properties go to sale each year.

10. Properties are sold free and clear of all liens and encumbrances except Internal Revenue Service liens and Municipal liens such as Local Improvement District Assessment liens.

11. A Treasurers deed is issued within 30 days of the close of the auction in the name of the purchaser.

12. 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.

13. 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

Spokane County Treasurer 2015 Tax Foreclosure Sale Terms of Sale

In accordance with Washington State law, real property pursuant to the Judgment and Order of Sale of the Spokane County Superior Court under Cause Number 15201657-6 is being sold.

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 Monday, January 11, 2016 starting at 8:00AM PT, and will close on Tuesday, January 12, 2016. By Wednesday, January 13, 2016, successful bidders must complete the deed information. A Treasurer's Tax Deed will be issued within thirty days of the close of the auction.

A single **Bid Deposit of \$1000.00** (plus a \$35.00 processing fee) will be required to bid on any and all properties offered for sale. 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, January 5, 2016 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. By 4:00PM PT, Thursday January 14, 2016, funds must be **received** by our office via wire, mail or in-person. All payments must be in the form of cash, cashier's check or wire. If mailing payment, send to Spokane County Treasurer's Office, 1116 W Broadway Ave, Spokane, WA 99260. Wire instruction can be received by contacting the County Treasurer's Office at 509-477-5769. If a property remains unsold, the Treasurer may reopen the bidding Thursday, January 21, 2016. Payment must be **received** by our office by 1:00PM PT, Friday January 22, 2016. If payment policy is not adhered to, the successful bidder will be considered in default, the entire Bid Deposit will be forfeited to the Spokane County Treasurer, and the successful bidder may be banned from future sales. The Spokane County Treasurer reserves the right to pursue all available legal remedies against a non-paying bidder.

All bidders must complete the deed information by Wednesday, January 13, 2016. A Treasurer's Tax Deed will be issued within thirty days of the close of the auction. All fees to complete and record the deed are included in the minimum bid amount. Title companies may not insure for a period of three years following the foreclosure sale. A quiet title process may be obtained through the courts.

The Treasurer retains the right to reject any and all bids for any reason, withdraw any property from the sale at any time, or close the auction at any time.

Washington State law, RCW 84.64.080 prohibits county officers and employees from directly or indirectly purchasing property at this sale.

Properties are sold “AS IS”

Bidders should conduct any research they wish to conduct prior to bid submittal. All properties are offered for sale on a “where is” and “as is” basis without any representation or warranty, expressed or implied. It is the responsibility of the purchaser to do their own research as to whether the property may be subject to liens, encumbrances, or restrictions and whether the property is suitable for their intended use. The properties may not be buildable lots. The Treasurer is not responsible for surveying, identifying or locating property boundaries for buyers.

The Treasurer’s Office makes no guarantee, expressed or implied, relative to the title, location or condition of the properties for sale, which include whether a parcel is contaminated with hazardous, toxic, or contamination of any kind from any source, or whether parcels are subject to restrictions based on sensitive areas, ordinances, applicable land use laws, or regulations. Bidders are further advised that certain properties may be subject to easements or use restrictions set forth in Covenants, Rights and Restrictions of certain Plats, as well as in zoning and other land use controls. Certain parcels may be designated as “Open Space”, “Open Areas”, “Common Space”, “Common Areas”, “Drainage”, “Private Roadway”, or other similar designations, and are subject to restrictions, which may include, but not limited to, prohibitions on placing improvements on such parcels. It is the buyer’s responsibility to make a determination whether the property is restricted in any manner.

Competing Liens

These properties may be subject to special assessment liens of other taxing districts and federal liens not extinguished by this sale, whether known or unknown. Properties that have an IRS, LID lien against them, where known, have been listed on-line. There may be additional unknown liens. Recorded easements are not extinguished by a tax sale.

Redemption Rights

No one claiming any right, title, interest or estate in property may redeem at this time or hereafter. An exception is made for minors or persons adjudicated to be legally incompetent who can redeem their property at any time within three (3) years after the date of sale. The IRS has a redemption right to acquire the property within 120 days of this sale.

Excess Proceeds

The County Treasurer will hold any proceeds from the sale in excess of the minimum bid for a period up to three (3) years. Funds will be refunded upon proper application of claim by the owner of record. The owner of record is determined as of the date the Certificate of Delinquency was filed.

Exemptions

Any property with a current senior or disability exemption will be canceled effective the date of sale. Per State law, the remainder of the tax year will be recalculated, and due to the county. These recalculated taxes are a lien upon the property and the new property owner will receive an updated tax statement.

Title Reports

The Treasurer’s Office has furnished title reports for viewing purposes only. These documents are offered as a public record, and should not be relied upon as official title reports for personal use. The Treasurer’s Office makes no guarantee or warrantee,

expressed or implied that the information contained in the title reports is accurate or complete in scope or substance. Title reports obtained by our office disclose the full legal description, which are used for issuing the Tax Deeds.

Tax Title Property

Property remaining unsold at the close of the auction will become the trust property of Spokane County. Property will be considered unsold and deemed trust property of Spokane County if a winning bidder does not follow these terms of sale once the auction is deemed closed.

Possession of Property

The successful bidder may take possession of the property after the payment has been received and the Treasurer's Deed has been recorded. The County Treasurer has 30 days from the **end of the tax sale** to record and mail the Treasurer's Deed to the successful bidder.

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

TERMS OF SALE ARE SUBJECT TO MODIFICATION.

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

ALL SALES ARE FINAL. THERE ARE ABSOLUTELY NO REFUNDS.