

BENTON COUNTY TREASURER'S 2009 TAX JUDGMENT SALE

Terms of Sale

Pursuant to the Revised Code of Washington Title 84.64, real property pursuant to the "Judgment and Order of Sale" of the Benton County Superior Court dated November 6th, 2009, under Superior Court Cause Number 09-2-01604-3 and County Road Improvement Assessments pursuant to the Judgment and Order of Sale of the Benton County Superior Court dated November 6th, 2009, under Superior Court Cause Number 09-2-01757-1 is being sold.

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 Monday, December 7, 2009 at 8 AM PST and close on Wednesday, December 9, 2009 at staggered closing times starting at 12 PM PST.

The parcels are offered for sale "**where is**" and "**as is**" without any representation or warranty, expressed or implied. It is the buyer's responsibility to determine to their satisfaction, before the sale, any liens, irrigation assessments, easements, conditions, leases, rental agreements, covenants or other encumbrances to which the property will be subject in the hands of the buyer.

The Benton County Treasurer represents only Columbia, Benton, Kiona and Grandview irrigation districts in the foreclosure action. The purchaser assumes the responsibility for any unpaid irrigation assessments of any other district.

The bidder is solely responsible for determining the extent, if any, to which the property will or may be subject to liens.

A bidder is legally and financially responsible for all properties bid upon, whether representing ones-self or acting as an agent. By 5 PM PST Friday, December 11, 2009, funds must be received via wire or in-person delivery of cash or certified funds for the amount of the successful bid. 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 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

This 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 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.