

County of Tulare

Office of the Treasurer/Tax Collector

Terms and Conditions of Sale

Important Information you should know before auction participation:

As a participant in the auction, you are responsible to know the laws pertaining to tax auctions, and the laws pertaining to property ownership and the associated liability of property ownership you will assume upon becoming the successful bidder. You may access the California Codes through the links below.

Research and Inspect Thoroughly Before You Bid. Prospective purchasers are urged to examine the title, location and desirability of the properties available to their own satisfaction prior to the sale. The County of Tulare assumes no liability for any other possible liens, encumbrances or easements, recorded or not recorded. Research the item prior to bidding. Due diligence research is incumbent on the bidder. **Properties are sold "AS IS".** The County of Tulare makes no guarantee, expressed or implied, relative to the title, location or condition of the properties for sale.

The County of Tulare is not liable for the failure of any device that prevents a person from participating in any sale. "Device" includes, but is not limited to, computer hardware, a computer network, a computer software application, and a computer Web site.

California Revenue and Taxation Codes, Sections 3691 - 3731.1

Neither the State of California, nor the County of Tulare, nor any person designated by these agencies are liable for damages sustained to the property purchased at auction from the time of the sale until the recordation of the tax deed, or thereafter.

The online sale at www.bid4assets.com will begin at 8:00 a.m. Pacific Time on the 6th day of August 2015, and close at staggering times starting at 10:00 a.m. Pacific Time on the 10th day of August 2015. Please check each auction item for the specific ending time. Sale will be to the highest bidder in guaranteed funds, (wire transfer, certified check/cashier's check, or money order) in lawful money of the United States, for not less than the minimum bid as shown on this notice. Only bids submitted to the internet will be accepted. Pre-registration is required at www.bid4assets.com. Bidders must submit a refundable deposit of \$5,000.00 in guaranteed funds, (wire transfer, certified check/cashier's check, or money order). The deposit will be applied to the successful bidder's purchase price. Full deed information indicating how title should be vested is required with 48 hours after the end of the sale.

A California transfer tax will be added to and collected with the purchase price and is calculated at \$.55 per each \$500.00 or fraction thereof. **If a parcel does not receive the minimum bid, the Tax Collector will re-offer the parcel at the end of the auction at a lower minimum bid starting at 8:00 a.m. November 5, 2015 through 10:00 a.m. November 9, 2015,** online with www.bid4assets.com, or hold the property until the next annually scheduled auction. The winning bidder is legally obligated to purchase the item.

The right of redemption will cease on Wednesday, August 5, 2015 at 5:00 p.m. in our office, and properties not redeemed will be offered for sale. If a parcel is not sold, the right of redemption revives up to the close of business of the last business day prior to the next scheduled sale.

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Tax Sale Cancellation Rights of the County of Tulare Tax Collector:

As a condition of participating in the Tulare County auction, the successful bidder consents

to the rescission of the sale as provided by Revenue and Taxation Code (§3731), if the County subsequently determines that a property sold by the Tax Collector should not have been sold because it was publicly owned property, not in tax-default or for any other legal reason. To rescind the sale, if a tax deed has been recorded, the **registered bidder agrees to sign all required forms to cancel and rescind the erroneous sale** and understands that the County will refund only the purchase amount paid and that the Tax Collector and the County of Tulare have no further liability in the matter. If the tax deed has not been recorded, the County of Tulare has the right to refund the purchase price without further action by the purchaser and without the Bidder's prior consent or signature. Bidders will be informed of any cancelled sales.

Acknowledgement Of Terms And Conditions:

Any bid at the auction is made subject to all of the foregoing terms and conditions, and by bidding , the bidder acknowledges and agrees to such terms and conditions and expressly waives any objection, claim or right to rescind a bid or any purchase arising therefrom. Any information provided by the bidder on the registration form is considered public information.
