

# TERMS OF SALE

For the Auction Commencing on December 9, 2016

## ALL POTENTIAL BIDDERS ARE REQUIRED TO READ AND UNDERSTAND THESE TERMS.

1. The public auction sale of tax-defaulted properties in Mono County will begin at 8:00 a.m. PST (11:00 a.m. EST) on December 9, 2016 and the auction will close at the time shown on each auction item on December 12, 2016. This is a public auction to the highest bidder for not less than the minimum bid.
2. The asset information is being updated daily and will not be finalized until the day of the sale. Please read all due diligence information and check all materials presented under General Tax Sale Information for updates.
3. The descriptions provided are based on the Official Records of the County Recorder's Office and are presumed to be correct. The property to be sold may be approximately located from maps provided in the Due Diligence information on each auction item on Bid4Assets.com.
4. The right of the former owner to redeem any parcel is forfeited as of 5:00 p.m. PST on December 8, 2016. Any remittance sent by mail or personally delivered for redemption of tax-defaulted property **must be received** in the Tax Collector's Office by 5:00 p.m. December 8, 2016, in the form of cash, cashier check, or bank money order. Properties removed from the sale will be so indicated on the Asset Page listing for a specific property.
5. Prospective purchasers are urged to examine the title, location and desirability of the properties available to their own satisfaction prior to the sale. **ALL PROPERTIES ARE SOLD AS IS. The County makes no guarantee, expressed or implied, relative to the title, location, acreage or condition of the properties for sale. The County assumes no liability for any other possible liens, encumbrances or easements, recorded or not recorded.**
6. **Notice of Contaminated / Possible Contaminated Properties:** When we become aware of properties on our sales list that are known or suspected to be contaminated, we will identify these properties and the Lead Agency's name and address where all available information may be reviewed. **DO NOT** bid on these properties unless you understand the issues related to contaminated properties. Prior to bidding, you should contact your attorney regarding the possible purchase of contaminated properties. The County of Mono, in no way, assumes any responsibility, implied or otherwise, for any costs or liability of any kind imposed upon or voluntarily assumed by a purchaser or any other owner to clean up, or otherwise bring into compliance according to federal, state, or local environmental laws for any parcel purchased.
7. **Prospective purchasers are advised that some bonds or other assessments which are levied by agencies or offices other than the Treasurer-Tax Collector may still be outstanding after the tax sale.**
8. Some properties may have 1911, 1913 and/or 1915 Improvement Act Bonds, or Mello Roos Bonds, which are noted on the Asset Page listing of the property.
9. When property is sold at public auction on which the IRS holds a tax lien, the United States has the right of redemption for 120 days from the date of such sale (26 USC Sec. 3712(g) and 7425(d)). The IRS will pay the actual amount paid for the property by the bidder, plus interest at 6% per annum from the date of sale, plus the expenses of sale that exceed any income received from the property.

10. If the successful purchaser desires a survey of the property, it will be at the purchaser's own initiative and expense. The County makes no warranty, either expressed or implied, relative to the usability, the ground location, or property lines of the properties. The prospective purchaser must determine the exact location, desirability, and usefulness of the properties.
11. The sale of these properties should not, in any way, be equated to real estate sales by licensed salesmen, brokers and realtors. The County Tax Collector cannot guarantee the condition of the property nor assume any responsibility for conformance to codes, permits or zoning ordinances. **You should inspect the property before investing. The burden is on the purchaser to thoroughly research, before the sale, any matters relevant to his or her decision to purchase, rather than on the county, whose sole interest is the recovery of back taxes.**
12. Your bid is an **irrevocable offer** to purchase the asset.
13. Successful bidders will be asked to complete a deed information form showing how they want the title to the property to be held (vesting). **The Deed Information form will be provided to the winning bidders and must be completed within 48 hours following the close of the auction.** The County Recorder will mail the original deed to the purchaser after recording, usually within four to six weeks. This deed conveys all right, title, and interest to the property in accordance with the provisions of Revenue and Taxation Code section 3712.
14. **A California documentary transfer tax will be added to, and collected with, the full purchase price. This tax is calculated at the rate of \$.55 for each \$500.00 or fractional part thereof, if the purchase price exceeds \$100.00.**
15. The notification of winning bid will include the total purchase price, including documentary transfer tax, with instructions concerning the various payment methods.
16. **Unless otherwise noted**, payment in full by wire transfer will be required by 1:00 p.m. PST, December 14, 2016, two (2) business days after sale closes. A \$35 processing fee may be required in addition to the winning bid. ***No personal checks or credit card payments will be accepted.*** Payments in excess of the total purchase price will be refunded by mail from the county within 45 days. **If payment policy is not adhered to, the successful bidder may be banned from future sales.**
17. A \$2,500 (plus a \$35 processing fee) will be required to bid on any and all properties offered for sale for this specific auction. **Bid Deposits must be in the form of a wire transfer, cashier's check or money order and must be in the custody of Bid4Assets no later than Monday, December 5, 2016 at 1:00 p.m. PST (4:00 p.m. EST).** Following an auction, the deposit will be applied to the successful bidder's purchase price, all unsuccessful bidders will receive a refund of their deposit within ten (10) business days after the close of an auction. Please contact Bid4Assets directly for instructions and questions pertaining to Bid Deposits.
18. Only a successful bidder has the opportunity to purchase tax-defaulted properties. If the successful bidder defaults, under California State Law, the County cannot resort to the second highest bidder, and will be required to take **appropriate legal action against the bidder who defaults. 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 all rights that the purchaser may have had with respect to the property.**
19. The successful bidder may take possession of the property after the tax deed to purchase has been recorded. Most title companies will not insure title on properties sold at public auction for at least one (1) year after the tax deed has been recorded. Legal action to challenge a tax sale must be commenced within one (1) year of the tax deed recording date.

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