

IRON COUNTY AUDITOR 2020 REAL PROPERTY TAX SALE

TERMS OF SALE/DISCLAIMERS

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

All sales will be made by auction to the highest bidder. The auction will be conducted via the Bid4Assets internet website ONLY. The auction will begin Thursday May 28, 2020 at 10:00 AM MDT (12:00 PM EST) and close on the same day at times shown on each auction item.

In order to bid, you must register and make your Bid Deposit at www.bid4assets.com no later than Wednesday, May 20, 2020 at 2:00 PM MDT (4:00 PM EST).

Iron County is not liable for the failure of any electronic device which prevents a person from participating in the auction. "Device" includes, but is not limited to, cellphone, computer hardware, network, Internet connection, software application and/or website.

The Tax Sale list is updated daily and will not be finalized until 10:00 AM MDT (12:00 PM EST) the day of the sale. Please read and check all available information.

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 the map provided on each auction item on Bid4Assets. The County makes no assurances the improvements, which may be shown on the tax assessment roll, exist at the time of purchase or what condition they may be in.

The right of the owner on record to redeem their parcel is forfeited on Thursday, May 28, 2020 as soon as the sale begins. Properties redeemed or removed from the sale will be noted as soon as possible.

ALL PROPERTIES ARE SOLD AS IS. The County makes no warranty or guarantee, either expressed or implied relative to usability, the exact location, desirability or usefulness of the properties, or boundary lines of the properties. The bidder is solely responsible for determining the extent, if any, to which the property will or may be subject to liens and encumbrances, easements recorded or not recorded, determining the condition of the property, the physical aspects of the land, its geological location, accessibility and correct acreage. Prospective purchasers are urged to examine the title, location and desirability of the properties available to their own satisfaction prior to the sale. Parcel information and map is available at <https://www.ironcounty.net/department/auditor/>

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, penalties and interest. The County does not guarantee the condition of the property nor assume any responsibility for conformance to codes, permits or zoning ordinances.

A single Bid Deposit (plus a \$35.00 non-refundable processing fee) will be required to bid on any and all properties offered for sale. The amount of the deposit required will be listed at www.bid4assets.com or on the individual parcel descriptions. The Bid Deposit must be in the form of a certified check/money order, or wire transfer and **MUST BE IN THE CUSTODY OF Bid4Assets NO LATER THAN WEDNESDAY,**

MAY 20, 2020 AT 2:00 PM MDT (4:00 PM EST). Please contact Bid4Assets directly for instructions and questions pertaining to Bid Deposits. Iron County nor Bid4Assets can or will be held responsible for late or misdirected Bid Deposits.

Your bid is an irrevocable offer to purchase the property in question. A bidder is legally and financially responsible for all properties bid upon. Payment in full by certified check/money order or wire transfer will be required by Tuesday, June 3, 2020 at 2:00 PM MDT (4:00 PM EST) which is three (3) business days after the Tax Sale closes. NO personal checks will be accepted and no financing is available.

A \$40.00 recording fee is required in addition to the winning bid. There is a 10% Buyer's Premium (a \$100.00 minimum) associated with the sale of this parcel. This amount will be added to the winning bid and will be included in the total purchase price paid by the Buyer to the Seller. To ensure a wire transfer or certified check/money order payment is received in a timely manner, it is suggested you employ a reliable overnight delivery service. If the payment policy is not adhered to, the successful bidder will be considered in default, the Bid Deposit will be forfeited to the Iron County Treasurer and the successful bidder will be banned from future sales. The Iron County Treasurer reserves the right to pursue all available legal remedies against a non-paying bidder.

Successful bidders will be asked to complete a Deed Information form showing how they want the title to the property to be held (vested) and must be completed within 48 hours after the close of the auction.

The Iron County Commission reserves the right to rule on what is considered and what is not considered to be an acceptable bid. The Iron County Commission reserves the right to deny a bid if deemed necessary. The Tax Sale is not considered final and possession is not granted to successful bidder(s) until after the Auditor's Deed has been recorded. The County Auditor will mail an original Auditor's Deed to the purchaser after the Tax Sale has been record, usually within four to six weeks following the close of the Tax Sale. This deed conveys all rights, title, and interest to the property.

Iron County is not liable in any way whatsoever for damages sustained to property purchased from the time of sale until the recordation of the Auditor's Deed to a purchaser.

Only a successful bidder has the opportunity to take part in the Iron County Tax Sale. If the successful bidder defaults, the County can resort to the second highest bidder, and will bar the default bidder from participating in any future sales. 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.

Any personal property or equipment on the property, is not a part of the sale.

All properties sold at the Iron County Tax Sale are under the rule of caveat emptor, or let the buyer beware and ALL purchasers are accordingly hereby so notified.

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