

**MASON COUNTY TREASURER
TAX TITLE REAL PROPERTY AUCTION
TERMS OF THE SALE**

**TERMS OF SALES ARE SUBJECT TO MODIFICATION PRIOR TO THE
COMMENCEMENT OF THE SALE**

In accordance with Washington State law, The Board of Mason County Commissioners has issued to the Mason County Treasurer an "Order of Sale" dated September 17th, 2019. The Mason County Treasurer shall sell the tax title properties listed in the "Order of Sale" by electronic means pursuant to RCW 36.16.145 as follows:

All sales will be made by auction to the highest bidder. The auction will be conducted via Bid4Assets Internet website only. A bidder is legally and financially responsible for all properties bid upon whether representing one's self or acting as agent.

- **Friday, October 25th, 2019** - A single Bid Deposit (plus a \$35 processing fee) will be required to bid on any and all properties offered for sale. The amount of the deposit will be identified on the county's foreclosure sale storefront or on the individual parcel description. 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 **Friday, November 8th, 2019 at 4:00 p.m. EST (1:00 p.m. PST)**. Please contact Bid4Assets directly for instructions and questions pertaining to Bid Deposits by going to <http://www.bid4assets.com/MasonWA> or calling Bid4Assets at 877-4ASSETS (1-877-427-7387).
- **Thursday, November 14th, 2019** - The auction will begin at 11 AM EST (8 AM PST).
- **Friday, November 15th, 2019** - The auction will begin closing beginning at 1:00 PM EST (10:00 AM PST).
- **Tuesday, November 19th, 2019** - Unless otherwise noted, payment in full by wire transfer or cashier's check will be required by 4:00 p.m. EST (1:00 p.m. PST), two (2) business days after the foreclosure sale closes. A \$35 per parcel processing fee will be required in addition to the winning bid. No personal checks or credit cards payments will be accepted. Payments in excess of the total purchase price will be refunded by the county via mail within 10 business days. To ensure that a cashier's check payment is received timely, please employ a reliable delivery service. **If the payment policy is not adhered to, the successful bidder will be considered in default, the entire Bid Deposit will be forfeited to the Mason County Treasurer, and the successful bidder may be banned from future sales. The Mason County Treasurer reserves the right to pursue all available legal remedies against a non-paying bidder.**

- **Tuesday, November 19th, 2019** - A bidder must complete the Bid4Assets deed wizard information. **Failure to complete the Bid4Assets deed wizard will result in the deed being recorded in the registered name of the successful bidder as supplied to Bid4Assets during bidder registration. No Changes will be made to the deed once it is recorded.** A County Treasurer's Deed will be issued within thirty (30) days from the date that the Treasurer's Office receives payment from Bid4Assets. All fees to complete and record the deed are included in the minimum bid amount.
- **Thursday, December 5th, 2019** - **If no bid is made on a property or property is unsold**, the Treasurer **may** re-open the bidding again starting Thursday, December 5th, 2019 at 12 P.M. (9:00 A.M. PST). The bidding will close on Friday, December 6th, 2019; closing times may vary; check listing for details. Bidders participating in the re-offer that have not remitted a bid deposit from the original auction must submit their deposit to Bid4Assets by **Wednesday, November 27th, 2019**. The Treasurer may withdraw any property from the sale at any time.

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

The County is not liable for the failure of any device that is not owned, operated and managed by the county, which prevents a person from participating in any sale. "Device" includes, but is not limited to; computers, and other equipment used to access the internet, hardware, networks, software applications and websites.

Due Diligence

Bidders are urged to perform property research and due diligence prior to bid submittal. A bid is an irrevocable offer to purchase property and once made, is a binding contract. The Bidder is solely responsible to determine the extent, if any, to which the property they are bidding on will or may be subject to liens. Prospective bidders are urged to examine the title, location and desirability of the properties available to their own satisfaction prior to the sale. The County Treasurer makes no warranty, either expressed or implied, to the title, the usability, location, property lines or topography of the properties listed. Bidders are further advised that certain properties may be subject to easements or use restrictions. Recorded easements are not extinguished by a tax sale. The property address where listed is not from a verified source, but the Treasurer is required to use it. Therefore, the address may, or may not be correct.

Bidder's Prohibited

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

Competing Liens

These sales 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 lien against them, where known, have been listed on-line. The IRS has the right to acquire the property within 120 days of this sale by reimbursing the purchaser.

County as Bidder

If no one bids the minimum bid amount on any property, at the close of the auction that property shall continue to be held in trust by Mason County.

Research and Inspect thoroughly before you bid

The County Treasurer makes no warranty, either expressed or implied, as to title, the usability, location, property lines or topography of the parcels listed. The County does not guarantee that all properties are buildable lots. **Pursuant to RCW 84.64.080 (4): States in part..... "All properties are offered on an "as is" basis. There is no guarantee or warranty of any kind, expressed or implied, relative to: Title, eligibility to build upon or subdivide the property; zoning classification, size, location, fitness for any use or purpose; or any other feature or condition"....**

It is the responsibility of the purchaser to do their own research as to the use of the properties for their intended purpose and to inspect the property personally to determine if it will be suitable for the purposes for which it is purchased. The Treasurer is not responsible for surveying, identifying or locating property boundaries for prospective buyers. The property address where listed is not from a verified source, but the Treasurer is required to use it. Therefore, the address may, or may not be correct.

These terms and conditions shall serve as actual notice under RCW 58.17.210 to all purchasers and transferees that any real properties in this sale, divided in violation of local and state regulation, are ineligible for development permits unless otherwise determined by Mason County.

Possession of Property

The successful bidder may take possession of the property after the payment has been received and the County Treasurer's Deed has been recorded. The County Treasurer has thirty days (30) days from the date that payment is received by the Treasurer's Office to record and mail the County Treasurer's Deed to the successful bidder.

Balance of 2019 Property Taxes

Any taxes due for the remainder of 2019 are not known at this time and were not included in the minimum bid listed in the auction. Successful bidders will be mailed a 2019 property tax statement separately after the tax deed has been recorded.

ALL PROPERTIES ARE SOLD “AS IS” “WHERE IS”

The sale of these properties should not, in anyway, be equated to real estate sales by licensed sales people, brokers or realtors. The County Treasurer makes no guarantee, expressed or implied, relative to: Title, eligibility to build upon or subdivide the property; zoning classification, size, location, fitness for any use or purpose; or any other feature or condition.

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

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**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