**TERMS OF SALE**
**PROPERTY TAX FORECLOSURE AUCTION**
**PARCEL 0419104072 only**

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THE LEGALLY DESCRIBED PARCELS OF REAL PROPERTY SET FORTH IN PIERCE COUNTY SUPERIOR COURT WILL BE SOLD PURSUANT TO JUDGMENT AND ORDER OF SALE OF THE PIERCE COUNTY SUPERIOR COURT UNDER CAUSE NO 19-2-07637-8.

All sales will be made to the highest bidder. The auction will be conducted via Bid4Assets, www.bid4assets.com, internet website only. The auction will begin on Wednesday, February 12, 2020 starting at 8:30 AM (PST) and the auctions will close at the time shown on each auction item on Wednesday, February 12, 2020. The auction may continue on any parcels unsold, until each parcel is sold, or the Assessor-Treasurer determines no bids were received. The Assessor-Treasurer may withdraw any parcel from the auction at any time.

Prior to bid submittal, bidders should exercise due diligence and thoroughly research all properties upon which they intend to bid. 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 parcel they are bidding on is or may be subject to liens or land use regulations. The Assessor-Treasurer makes absolutely no representation or warranty with respect to the existence or non-existence of any adverse interest, encumbrance, condition, zoning, development restriction or lien which may survive the sale under applicable law, whether known or unknown.

Minimum bids include all delinquent taxes, interest, penalties and foreclosure costs. The minimum bid increment is $100 in even dollar amounts.

In accordance with Revised Code of Washington 84.64.080, no person who is a Pierce County officer or employee may bid at this sale, nor may such person bid as an agent for another or allow any other person to bid on an employee's behalf.

**Within 48 hours of winning bid, successful bidders MUST complete the deed information through the deed wizard on the Bid4Assets website. The deed wizard will close immediately following the 48-hour period**. **Failure to complete the Bid4Assets deed wizard within the 48-hour period 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 whether recorded or not. Any re-record will be at the expense of the purchaser.** The treasurer's deed will be issued within 30 days of this sale. All fees to complete and record the deed are included in the minimum bid amount. Title companies may not insure title to any parcel for a period of three years following the foreclosure auction.

Bidders are **legally** and **financially** responsible for all parcels bid upon, whether representing oneself or acting as an agent. If any party is the successful bidder on multiple parcels, **only** payment in full for all parcels will be accepted. Selective payments **will not** be allowed, and all transactions will be deemed in default resulting in the parcels being placed for re-offer at a time to be determined at a later date. The party who defaulted may be banned by Bid4Assets from the re-offer auction. All funds must be received by Bid4Assets within 48 hours of successful bid. Payment must be in the form of wire transfer of immediately available funds. Wire instructions are available to successful bidders only through the Bid4Assets website.

Pierce County is not liable for the failure of any device which prevents a person from participating in any sale. "Device" includes, but is not limited to, computer hardware, networks, software applications or website.

Any proceeds from any sale more than the minimum bid, after payment of all water and sewer district liens will be refunded by Pierce County, upon receipt of a proper application to the person(s) who held record title on the date of issuance of the Certificate of Delinquency.

No one claiming any right, title, interest or estate in the property may redeem at this time or hereafter, **EXCEPT** the real property of any minor or incompetent person may be redeemed at any time within three (3) years after the date of the Treasurer's Deed and except for redemption by the United States, if any, as authorized by applicable federal law.

If no bid is made on a parcel, the Assessor-Treasurer may open the bidding again. If no minimum bid is received for any parcel, that parcel will be transferred to and held by Pierce County as tax title land in default of bids.

Pierce County retains the right to reject any and all bids for any reason, may withdraw any property from the auction at any time before or during the auction and reserves the right to cancel the sale of a parcel any time prior to issuance of the Treasurer's Deed.

**By submitting a bid, you agree to the terms of sale as posted.**