

## Purchasing Distraigned Manufactured / Mobile Homes

Tough collection provisions in the law direct Pierce County Finance Department to Distrain (seize and sell) manufactured / mobile homes when taxes become delinquent.

The 2023 auction will be held online, facilitated by Bid4Assets. The auction is scheduled for October 23, 2023.

Anyone considering buying property at the Distraint Sale should be aware there are risks involved.

When selling a manufactured/mobile home, the Pierce County Finance Department conveys the entirety of the interest that it is legally capable of transferring, unless otherwise noted. However, the Pierce County Finance Department does not guarantee or provide warranty as to the extent of the interest. The Pierce County Finance Department makes no guarantees whatsoever on manufactured/mobile homes sold at the Distraint Sale.

**Prospective purchasers must do all research.** No representation of any official or employee concerning the condition of the manufactured/mobile home or title thereto is authorized by Pierce County Finance Department. It is your responsibility as a bidder to investigate any manufactured/mobile home you wish to bid on. **Prospective purchasers are urged to examine the title, location, and desirability of the manufactured/mobile homes available to their own satisfaction, prior to the sale.** NOTE: Owners maintain ownership of the property until the sale and have a right to privacy.

This could include checking the Pierce County Assessor/Treasurer's website: <https://atip.piercecountywa.gov/app/v2/parcelSearch/search>; doing an on-site inspection from the street or sidewalk; talking to a land/park owner and verifying if removal is required, etc. Some manufactured/mobile homes may be subject to specific requirements by other governmental agencies to make them suitable for habitat.

**You must know exactly what you are bidding on. No sale will be overturned due to lack of research.**

Manufactured/Mobile homes are sold subject to Federal Tax Liens, if any, when the items are up for bid.

Inventory lists will be available on this website and at the office of Pierce County Finance Department before the auction, whenever an auction is scheduled. The list will be updated as needed online so individuals can determine which properties have been redeemed as the auction date nears. For more information contact the Pierce County Finance Department by calling 253-798-7458 or sending an email to: [Jason.Thiessen@piercecountywa.gov](mailto:Jason.Thiessen@piercecountywa.gov).

Manufactured/Mobile homes may be redeemed from distraint at any time up to 4:00 PM PT the workday (weekends and holidays excluded) prior to the auction by paying the total amount owing for tax, interest, penalties, and cost. We do not know what is in the sale until the morning of the auction.

ALL POTENTIAL BIDDERS ARE REQUIRED TO READ AND UNDERSTAND THE TERMS OF SALE FOR PIERCE COUNTY POSTED AT THE BID4ASSETS WEBSITE.

**Bidder Information:**

The manufactured / mobile homes are offered on an "as is" and "where is" basis, and the Pierce County Finance Department makes no representation of warranty, expressed or implied, nor any guaranty of warranty, expressed or implied, as to the condition of title to any item nor the physical condition, occupied or vacant, of any manufactured / mobile home or its fitness for any use or purposes.

Only bids submitted via the Internet will be accepted. Pre-registration is required. Register on-line at [www.Bid4Assets.com](http://www.Bid4Assets.com). Bidders wanting the Title issued in their business/company name MUST register as a company. No changes will be made after award. Pierce County Finance Department will not be registering bidders, accepting deposits, or accepting bids and all questions regarding registration will be directed to [Bid4Assets.com](http://Bid4Assets.com).

All bidders must be at least 18 years of age.

Bid4assets will charge a buyer's premium of 10% of the winning bid amount or \$100.00 (whichever is greater depending on the winning bid amount).

A single \$250.00 deposit & \$35.00 non-refundable processing fee is required to bid on all property in this auction. All deposits must be received per Bid4Assets requirements. Bidders must register BEFORE they post their deposit to ensure that the deposit process completes correctly. Please finalize your deposit well in advance of the auction to ensure your eligibility to bid. All deposits will be accepted via wire transfer or by mailing a certified check to Bid4Assets.

If you are the successful bidder, your \$250.00 deposit will be applied to your purchase price. If your deposit amount is in excess of the total amount of your purchase, a refund will be processed to you within 30 business days after the close of the sale.

If you are not a successful bidder, your \$250.00 deposit will be refunded to you. This refund will be processed within 10 business days after the close of the sale.

If you are a successful bidder, but you fail to submit any balance due on your auction purchase to Bid4assets by 4:00 PM ET (1:00 PM PT) on Wednesday, October 25, 2023 via a certified/cashier's check or wire transfer you will forfeit your deposit and you will not become the owner of the subject manufactured / mobile home(s).

The successful bidder will be responsible for all title transfer fees through the Auditor's Licensing Department. Bids on property will have a \$50.50 title transfer fee. Bids on property that are located in a mobile home park will have an additional title transfer fee - The amount of the fee that the department must collect must be 0.25 percent of the sale price of the manufactured home, but in no case may the fee be less than one hundred dollars or greater than five hundred dollars. There is also a \$10 Mobile Home Real Estate Excise Tax fee through

the Auditor's Excise Department. If the mobile home is to be moved, sales tax will apply. These fees (**except sales tax and park fee**) have been added to the minimum bid. An individual will need to provide a driver's license number and a business will need to provide a UBI (Unified Business Identifier) number to complete the title transfer paperwork. Consider the possible costs of the sales tax or park fee (\$100 min to \$500 max) when you are bidding. The additional title costs are not included in the winning bid.

A bidder is legally and financially responsible for all parcels bid upon whether representing one's self or acting as an agent. By 4:00 PM ET (1:00 PM PT) on Wednesday, October 25, 2023 funds must be received by Bid4assets via a certified/cashier's check or wire transfer. All payments must be in the form of a certified/cashier's check or wire transfer. Wire instructions are available to successful bidders only through the Bid4Assets website. Be aware of same day wire transfer cut-off deadlines on October 25, 2023. The Pierce County Finance Department reserves the right to pursue all available legal remedies against a non-paying bidder.

By Friday, October 27, 2023, successful bidders must complete the title information. The successful bidder will receive a manufactured / mobile home title without any expressed or implied warranty. This will be completed once a notarized Vehicle Certificate of Ownership (Title) Application is returned.

If a manufactured / mobile home remains unsold, Pierce County Finance Department may reopen the bidding to the registered bidders on October 31, 2023, closing on October 31, 2023 with funds due by 4:00 PM ET (1:00 PM PT) November 2, 2023. By November 6, 2023, successful bidders must complete the title information.

Parcel listing, Terms of Sale, Assessed Values, Photos, etc. will be available for viewing at [www.Bid4Assets.com](http://www.Bid4Assets.com) on September 22, 2023.

The parcel information is being updated daily and will not be finalized until the day of the sale.

Please read all due diligence materials and check Bid4Assets for all updates.

Please review all parcel information first before you contact any of the offices involved so you can ask informed questions.

No representation or warranty is made as to the existence or non-existence of any interest, liens, encumbrances, or condition, which may survive the sale under applicable law, whether known or unknown.

The items are offered on an "as is" and "where is" basis, and Pierce County Finance Department makes no representation of warranty, expressed or implied, nor any guaranty of warranty, expressed or implied, as to the condition of title to any item nor the physical condition, occupied or vacant, of any item or its fitness for any use or purposes. Physical inspection of the property is recommended prior to purchase. Pierce County Finance Department does not have the authority to grant access to property and does not condone trespassing.

The Pierce County Finance Department will hold any proceeds from any sale in excess of the minimum bid for the owner, or his legal representative, subject to the County's right to interplead said proceeds upon the presentation of conflicting claims or right, including claims of creditors.

Pierce County Finance Department and its employees are not liable for the failure of any electronic equipment that may prevent a person from participating in the sale.

Pierce County Finance Department does not warrant the accuracy, reliability, or timeliness of any information in this system and shall not be held liable for losses caused by using this information.

**Buyer is hereby notified that local jurisdictions may deny a permit to site a mobile home manufactured before June 15, 1976 if it fails to meet either: Federal Housing and Urban Development standards and Fire and safety inspection by the Department of Labor and Industries. Certificate of inspection may be required.**

Any photographs of an asset are for general representation purposes only. Pierce County Finance Department will not assume any liability for alleged loss or damage which may result from reliance upon any photograph.

Use of this information by any person does so at his or her own risk.

I understand that Washington State Law, RCW 42.56.070 section (9) prohibits the use of lists of individuals for "commercial purposes."

I understand that the use for "commercial purposes" of said records may also violate the rights of the individual(s) named therein and may subject me to liability for such commercial use.

I understand that "commercial purposes" means that the person requesting the record intends that the list will be used for general business purposes, including but not limited to communicating with the individual(s) named in the record for the purpose of facilitating profit expecting activity.

I acknowledge and agree to the prohibitions listed in RCW 42.56.070 section (9) against releasing and/or using lists of individuals for commercial purposes when I click the "I Accept" box to access these records.

**I Accept**