

DOUGLAS COUNTY TREASURER

2017 REAL PROPERTY

TAX FORECLOSURE SALE

Terms of Sale/Disclaimers

Terms of the Sale

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 at 9:00 AM PST, Wednesday, December 6, 2017, 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 1:00 PM (PST) on November 29, 2017.**

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

The parcels are offered for sale "**WHERE IS**" and "**AS IS**" without any representations or warranties, expressed or implied. **ALL SALES ARE FINAL! The bidder is solely responsible for determining the extent, if any, to which the property will or may be subject to liens and encumbrances in the hands of the buyer, and for determining the condition of the property.**

The County has furnished copies of title reports for viewing by bidders. The title reports are not official documents issued by Douglas County. Douglas County makes no representations or warranties, expressed or implied, that the information contained in the title reports is accurate or complete in scope or substance. Bidders may **not** rely upon the information in the title reports instead of conducting bidders' own investigation regarding the property and title to the property, including investigation of liens, assessments, easements, encumbrances, covenants, restrictions, leases, rental agreements and occupancies, and the condition, location, desirability and boundaries of and the access to the property.

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 Douglas County's foreclosure sale storefront 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 bank electronic funds transfer and must be in the custody of Bid4Assets no later than Wednesday, November 29, 2017, at 4:00 PM EST (1:00 PM PST). Please contact Bid4Assets directly for instructions and questions pertaining to Bid Deposits.

A bidder is legally and financially responsible for all properties bid upon, whether representing one-self or acting as an agent. Unless otherwise noted, payment in full by certified check, money order or bank electronic funds transfer

will be required by 4:00 PM EST (1:00 PM PST), December 7, 2017, which is one (1) business day after the foreclosure 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. To ensure that a certified check or money order payment is timely received, employ a reliable overnight 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 Douglas County Treasurer, and the successful bidder may be banned from future sales. The Douglas County Treasurer reserves the right to pursue all available legal remedies against a non-paying bidder.

Real Estate Excise Tax Affidavits and Deeds

Successful bidders must complete the deed information requested on the Bid4Assets website by Thursday, December 7, 2017.

The Treasurer's Tax Deed will be issued within thirty (30) days after the sale.

Qualified Bidders

Bidders must be at least 18 years of age.

In accordance with RCW 84.64.080, no person who is a Douglas County officer or employee may bid at this sale, nor may the officer or employee bid as an agent for another or allow any other person or agent to bid on the officer's or employee's behalf.

Competing Liens

The sale of these properties should not, in any way, be equated to real estate sales by licensed salespeople, brokers or realtors. All current and delinquent property taxes, interest, penalties and costs will be paid from the proceeds of the sale, plus any delinquent irrigation district liens listed in the foreclosure proceedings.

Redemption Rights

In accordance with RCW 84.64.070, there will be no right of redemption except for the property of minors or any person adjudicated to be legally incompetent. The property may then be redeemed at any time within three (3) years after the date of sale.

Excess Proceeds

Any proceeds from the sale in excess of the minimum bid will be held by the County Treasurer for up to three (3) years after the date of sale and, upon proper application, will be refunded to the title owner(s) of record at the time the Certificate of Delinquency was filed.

Unsold Property

If no bid is made on a parcel the County Treasurer may, in the County Treasurer's sole discretion, re-auction the parcel the following week.

ALL TERMS OF SALE ARE SUBJECT TO MODIFICATION PRIOR TO

THE COMMENCEMENT OF THE SALE.

**BY SUBMITTING A BID, YOU AGREE TO ALL TERMS OF SALE
POSTED AT THE TIME BID IS SUBMITTED.**