

**MASON COUNTY TREASURER
TAX JUDGMENT SALE REAL PROPERTY
TERMS OF THE SALE**

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

In accordance with Washington State law, real property pursuant to the Judgment and Order of Sale issued by the Mason County Superior Court under Cause Number 23-2-00418-23, on January 22nd, 2024 is being sold.

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 oneself or acting as agent.

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.

A single Bid Deposit (plus a \$35 non-refundable 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.

Bid4Assets charges all successful bidders a bidder fee of 5% of the final sales price. For more information or questions please contact Bid4Assets directly at <http://www.bid4assets.com/MasonWA> or calling Bid4Assets at 1-877-427-7387.

- **Monday, January 8th, 2024** – Sale information available for public preview on Bid4Assets website at <http://www.bid4assets.com/MasonWA>
- **Friday, February 2nd, 2024 - Last day for bid deposits to be accepted.** 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, February 2nd, 2024, at 1:00 p.m. PT/4:00 p.m. ET.**
- 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, February 8th, 2024** - The auction **will begin at 8 AM PT / 11:00 AM ET.**

- **Friday, February 9th, 2024** - The auction **will begin closing at 10:00 AM PT / 1:00 PM ET.**
- **Tuesday, February 13th, 2024** - Unless otherwise noted, **payment in full by wire transfer or cashier's check will be required by 1:00 PM PT / 4:00 PM. ET, two (2) business days after the foreclosure sale closes.** To ensure that a cashier's check payment is received timely, please employ a reliable delivery service. A \$35 per parcel non-refundable processing fee will be required in addition to the winning bid. No personal checks or credit cards payments will be accepted.
- **Tuesday, February 13th, 2024** - 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.
- **If no bid is made on a property or is unsold, the Treasurer may open the bidding again on a date as listed below, on Friday, February 20th, 2024, beginning at 8:00 AM PT/ 11 AM ET.**
- **Thursday February 15th, 2024** - Bidders participating in the re-offer that have not remitted a bid deposit from the original auction must submit their deposit to Bid4Assets by Thursday, February 15th, 2024. 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 Thursday, February 15th, 2024 at 1:00 PM PT / 4:00 PM ET.**
- **Tuesday, February 20th, 2024 – Re-Offer Auction (if necessary)** will be held on **Tuesday February 20th, 2024, starting at 8:00 AM PT / 11:00 AM ET.** Bidding will close on Wednesday February 21st, 2024. Closing times will vary; check listing for details.
- **Friday, February 23rd, 2024 – Re-Offer Auction – Successful Bidders** - Unless otherwise noted, **payment in full by wire transfer or cashier's check will be required by 1:00 PM PT / 4:00 PM. ET, two (2) business days after the re-offer sale closes.** To ensure that a cashier's check payment is received timely, please employ a reliable delivery service. A \$35 per parcel non-refundable processing fee will be required in addition to the winning bid. No personal checks or credit cards payments will be accepted.
- **Friday, February 23rd, 2024 – Re-Offer Auction - Successful Bidders** 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.

Payments in excess of the total purchase price will be refunded by the county (upon receipt by the county) via mail within 10 business days.

Treasurer's Tax Deed will be issued within thirty (30) days of the close of the auction and funds are received by the county treasure from Bid4Assets. All fees to complete and record the deed are included in the minimum bid amount.

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.

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 for determining 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. There may be additional unknown liens.

Redemption Rights

No one claiming any right, title, interest, or estate in property may redeem at this time or hereafter. An exception is made for minor, or persons adjudicated to be legally incompetent may redeem their property at any time within three (3) years after the date of the sale. Title companies may not insure for a period of three years following a foreclosure sale. A quiet title process may be obtained through the courts.

Excess Proceeds

The County Treasurer will hold any proceeds from the sale in excess of minimum bid for a period of up to three (3) years. Pursuant to RCW 84.64.080 (10) Funds will be refunded, upon proper application of claim by the owner of record. The owner of record is determined as of the date the Certificate of Delinquency was issued.

County as Bidder

If no one bids the minimum bid amount on any property, at the close of the auction that property shall become the trust property of Mason County.

Research and inspect thoroughly before you bid

This is a **BUYER BEWARE** sale. Chapter 84.64 RCW does not provide the right of rescission and RCW 58.17.210 does not provide a remedy. The County Treasurer makes no warranty, whether 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. All properties are offered for sale on a "where is" and "as is" basis without any representation or warranty, expressed or implied. **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.**

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.

Possession of Property

The successful bidder may take possession of the property after the payment has been received and the Tax Deed has been recorded. The County Treasurer has thirty (30) days from the end of the tax sale to record and mail the Tax Deed to the successful bidder.

2024 Property Taxes

2024 property taxes are not known at this time and were not included in the minimum bid listed in auction. Successful bidders will be mailed a 2024 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 any way, be equated to real estate sales by licensed sales people, brokers or realtors. The County Treasurer makes no guarantee, expressed or implied, relative to the title, location, or condition of the properties for sale.

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

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TO THE COMMENCEMENT OF THE SALE.**

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

ALL SALES ARE FINAL – THERE ARE ABSOLUTELY NO REFUNDS