

TAX FORECLOSURE GENERAL INFORMATION

1. Tax Foreclosure Sales are generally held once a year, usually in January or February, however can be as late as April. Tax Surplus sales are held throughout the year as needed. Once a date for the current year foreclosure sale has been scheduled it will be posted on the website along with the list of parcels remaining in foreclosure.
2. Mason County issues a Treasurer's Deed within 45 days of the sale date. There are no rights of redemption at a Tax Foreclosure Sale except for a minor, or persons adjudged to be incompetent. There would be a three year redemption period in those instances.
3. Washington State does not sell tax certificates or deeds of any nature.
4. Properties not sold at a Tax Foreclosure Sale are noted as sold to Mason County and can be put up for sale at a later date as Tax Surplus property.
5. ALL SALES ARE FINAL. PROPERTIES ARE SOLD ON A "WHERE IS" AND "AS IS" BASIS.
All research must be done by the interested party. The Treasurer's Office never suggests trespassing on the property during your research. Once the title reports are received a copy will be available for review in the Treasurer's Office. If you purchase a piece of property and the property is occupied, it is between you and the parties on the property to resolve. The Treasurer's Office is unable to assist in any way.
6. If there are liens on the property the Treasurer's Office makes no guarantees that that lien is extinguished from a parcel. You may want to consult an attorney for legal advice in that case.
7. When property goes to tax sale the minimum bid amount is taxes, interest, penalties, and costs. If the property is sold for more than the minimum bid the difference becomes surplus funds. The Treasurer will send a certified letter to the property owner of record as shown on the certificate of delinquency filed with the court. The owner has three years from the sale date to request the surplus funds.
8. Tax Foreclosure Sales are held on line. You can find more information on their website at Bid4assets.com.

**FOR ANY OTHER QUESTIONS CONTACT TERI MILLS FORECLOSURE DEPUTY AT
360 427 9670 EXT 488 OR BY EMAIL AT TMills@masoncountywa.gov**