



CLARK COUNTY WASHINGTON

TREASURER

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## TAX JUDGMENT SALE REAL PROPERTY Terms of 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 of the Clark County Superior Court under Cause Number 24-2-02674-06 is being sold.

All sales are made by auction to the highest bidder. The auction is conducted by Bid4Assets on their internet website only. The auction begins at 9 am PST (12 pm EST), Tuesday, Feb. 11, 2025. The auction begins to close at noon PST (3 pm EST) on Wednesday, Feb. 12, 2025, in 15-minute intervals. The auction may continue, on any parcels unsold, until each parcel is sold, or the Treasurer determines no bids were received. The Treasurer may withdraw any property from the sale at any time.

Bidders are required 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 to determine the extent, if any, to which the property they are bidding on will or may be subject to liens. Properties listed for auction may currently be occupied. Buyer assumes full responsibility for following legal eviction procedures in accordance with state law. Clark County and the Clark County Treasurer assume no responsibility for occupants that are uncooperative in vacating the property.

A single bid deposit, plus a \$35 processing fee, is required to bid on properties offered for sale. The amount of the deposit is identified on the Clark County Treasurer's foreclosure sale storefront or on the individual parcel description. 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 1 pm PST (4 pm ET), Tuesday, Feb. 4, 2025.

For instructions and questions, visit Bid4Assets' website:  
<http://www.bid4assets.com/ClarkWA> or call 1.877.427.7387.

A bidder is legally and financially responsible for all property bids whether representing oneself or acting as an agent. Unless otherwise noted, payment in full by wire transfer or cashier's check is required within forty-eight hours of the date and time the foreclosure sale closes. A \$35 per parcel processing fee is required in addition to the winning bid amount. No personal checks or credit card payments are accepted. Payments which exceed the total purchase price will be refunded directly to buyer by Bid4Assets, minus a \$50 fee. If the overpayment is less than \$50, Bid4Assets will retain the overpayment. To ensure timely cashier's check payment, please employ a

reliable delivery service. If payment policy is not adhered to, the successful bidder will be considered in default, the entire bid deposit will be forfeited to the Clark County Treasurer, and the successful bidder may be banned from future sales. The Clark County Treasurer reserves the right to pursue all available legal remedies against a non-paying bidder.

Washington State law prohibits county officers and employees from directly or indirectly purchasing property at this sale.

All bidders must complete the deed information by Thursday, Feb. 13, 2025. A Treasurer's Tax Deed will be issued within thirty (30) days of the close of the auction. All fees to complete and record the deed are included in the minimum bid amount. Title companies may not insure for a period of three years following the foreclosure sale. A quiet title process may be obtained through the courts.

### **Competing Liens**

Properties in a tax foreclosure sale may be subject to special assessment liens of other taxing districts, code enforcement, federal and other government agencies that are not extinguished by this sale, whether known or unknown. Properties that have an Internal Revenue Services (IRS), city local improvement district (L.I.D) or utility local improvement district (U.L.I.D.) lien against them, where known, are reflected on the title report or recorded with the Clark County Auditor. 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. Recorded easements are not extinguished by a tax sale.

### **Redemption Rights**

Following the sale, no one claiming any right, title, interest, or estate in property may redeem the property. An exception is made for minors or persons adjudicated to be legally incompetent who can redeem their property at any time within three (3) years after the date of sale.

### **Unsold Property (Re-offer)**

If no bid is made on a property or is unsold, the Clark County Treasurer at their discretion may open the bidding again beginning at 9 am PST (12 pm EST), Thursday, Feb 20, 2025. The bidding will close on Friday, Feb. 21, 2025; closing times may vary; check listing for details. Bidders participating in the re-offer that have not remitted a bid deposit from the original auction must submit their deposit to Bid4Assets via wire transfer by Wednesday, Feb. 19, 2025. A successful bidder must complete the necessary deed transfer information using the Bid4Assets Deed Wizard by Monday, Feb. 24, 2025, as well as remit payment in full to Bid4Assets by Tuesday, Feb. 25, 2025. The Clark County Treasurer may withdraw any property from the sale at any time.

### **Excess Proceeds**

The Clark County Treasurer will hold any proceeds from the sale which exceed the minimum bid, for a period up to three (3) years. 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 certificates of delinquency are issued.

### **Clark County as Bidder**

At the close of the auction, if there is no minimum bid on a property, Clark County shall acquire the property in trust for the taxing districts (RCW 84.64.200).

### **Research and Inspect Thoroughly Before You Bid**

Prospective purchasers are urged to examine the title, location, and desirability of the properties available to their own satisfaction **prior** to the sale. The Clark County Treasurer makes no warranty, either expressed or implied, relative to the usability, location, property lines, or topography.

### **All Properties are Sold "As-is."**

The sale of tax foreclosed properties should not, in anyway, be equated to real estate sales by licensed salespeople, brokers or realtors. The Clark County Treasurer makes no guarantee, expressed or implied, relative to the title, location, or condition of the properties for sale.

Clark County and the Clark County Treasurer do not guarantee that all properties are buildable lots. Per RCW 84.64.080 all properties are offered for sale on an "as is" basis without any guarantee or warranty, expressed or implied. 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 Clark County Treasurer is not responsible for identifying legal boundary lines for prospective buyers' properties that are being auctioned.

### **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 Clark County Treasurer has thirty (30) days from the end of the tax sale to record and mail the Tax Deed to the successful bidder.

**Clark County and the Clark County Treasurer do not issue tax lien certificates, as Washington State is not a tax lien state.**

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

**All sales are final. there are absolutely no refunds.**