

**THURSTON COUNTY TREASURER
TAX JUDGMENT SALE REAL PROPERTY 2025
Terms of the Sale**

In accordance with Washington State law, real property is being sold pursuant to the Judgment and Order of Sale of the Thurston County Superior Court under Cause Number 25-2-02115-34.

A single bid deposit of \$1000.00 (plus a \$35.00 non-refundable processing fee) will be required to bid on properties offered for sale. The winning bidder will also be charged a \$35.00 additional processing fee. **If you are the successful bidder, and you fail to submit any balance due on your auction purchase or purchases per these terms of sale, you will forfeit your deposit, processing fee, and you will not become the owner of any of the subject property or properties.** Deposit instructions will be posted on our Bid4assets Storefront and on each property auction page. **Deposits must be completed and received approximately one week prior to the start of the auction.** Contact Bid4Assets for instructions and questions pertaining to deposits.

The winning bidder also agrees to pay a buyer's premium of 5% or \$100.00 minimum in addition to the winning bid amount.

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 one's self or acting as an agent.

- The auction will begin on Monday, January 12, 2026 at 8 AM PST and the bidding will close on Tuesday, January 13, 2026 starting at 11 AM PST.
- By Thursday, January 15, 2026, successful bidders must complete the 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 recorded.**
- Friday, January 16, 2026, funds must be received by Bid4assets via wire, or mail. All payments must be in the form of cashier's check, or wire.
 - If mailing payment it must sent via a dependable overnight carrier to: Bid4Assets, Inc., Escrow Account FBO Its Client, 8757 Georgia Ave. Ste 520, Silver Spring MD 20910.
 - Wire instructions will be emailed to the winning bidders by Bid4Assets. If you choose to wire funds, they must be sent by 4:00 PM EST in order to be received timely.
 - Refer to property number and Auction ID on all payments.
- If a property remains unsold, the Treasurer may reopen the bidding Tuesday, January 27, 2026; closing Wednesday, January 28, 2026; deed information & payment due Friday, January 30, 2026 to Bid4Assets.

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 to access internet, hardware, networks, software applications, and web sites.

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 bid is an irrevocable offer to purchase property. The Thurston County Treasurer reserves the right to pursue all available legal remedies against a non-paying bidder. Any nonpaying bidder may be banned from future auctions.

All fees to complete and record the deed are included in the minimum bid amount. A Treasurer's Tax Deed will be issued within thirty days of the close of the auction.

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.

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

Properties are sold "AS IS" Research and Inspect Thoroughly Prior to 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 County Treasurer makes no representation of warranty, nor any guarantee of warranty, either expressed or implied, relative to the usability, location, property lines, topography, physical condition, address, or fitness for any use or purpose.

Per RCW 84.64.080, all properties are offered for sale on a "where is" and "as is" basis without any representation or warranty, expressed or implied. It is the responsibility of the purchaser to do their own research as to whether the property may be subject to liens, encumbrances, or restrictions and whether the property is suitable for their intended use. The properties may not be buildable lots. The Treasurer is not responsible for surveying, identifying, or locating property boundaries for buyers.

The Treasurer's Office makes no guarantee, expressed or implied, relative to the title, location or condition of the properties for sale, which include whether a parcel is contaminated with hazardous, toxic, or contamination of any kind from any source, or whether parcels are subject to restrictions based on sensitive areas ordinances, applicable land use laws, or regulations. Bidders are further advised that certain properties may be subject to easements or use restrictions set forth in Covenants, Rights and Restrictions of certain Plats, as well as in zoning and other land use controls. Certain parcels may be designated as "Open Space", "Open Areas", "Common Space", "Common Areas", "Drainage", "Private Roadway", or other similar designations, and are subject to restrictions, which may include, but not limited to, prohibitions on placing improvements on such parcels. It is the buyer's responsibility to make a determination whether the property is restricted in any manner.

Chapter 84.64 RCW of the tax foreclosure statute does not provide the right of rescission and RCW 58.17.210 does not provide a remedy. 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 regulations, are ineligible for development unless otherwise determined by Thurston County.

Properties listed for auction may currently be occupied. Buyer assumes full responsibility for following legal eviction procedures in accordance with state law. Thurston County assumes no responsibility for occupants that are uncooperative in vacating the property.

Title Reports

The Treasurer's Office has furnished title reports for informational purposes only. The full legal description and parcel identification number issued on title reports designate the property offered for sale. Physical addresses may not correspond to the legal description. The title reports should not be relied upon for personal use. The Treasurer's Office makes no guarantee or warranty, expressed or implied that the information contained in the title reports is accurate or complete in scope or substance.

Competing Liens

Properties are sold free and clear of liens and encumbrances except Internal Revenue Service liens and certain municipal liens, such as Local Improvement District Assessment liens (LID), or Utility Local Improvement District lien (ULID), Road Improvement District lien (RID). Properties 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. There may be additional unknown liens. Recorded easements are not extinguished by a tax sale.

Redemption Rights

After the sale, there is no right to redeem the property, except minors or persons adjudicated to be legally incompetent may redeem their property within three years, and the United States/IRS may redeem the property within 120 days. An active military service member may also have redemption rights.

Exemptions

Any property with a current senior or disability exemption will be canceled effective the date of sale. Per State law, the remainder of the tax year will be recalculated, and due to the county. These recalculated taxes are a lien upon the property and the new property owner will receive an updated tax statement.

Excess Proceeds

The County Treasurer will hold any proceeds from the sale in excess of the minimum bid for a period up to three (3) years. Excess funds will be paid 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.

Tax Title Property (RCW 84.64.200)

Property remaining unsold at the close of the auction will become the trust property of Thurston County. Property will be considered unsold and deemed trust property of Thurston County if a winning bidder does not follow these terms of sale once the auction is deemed closed.

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 30 days from the **end of the tax sale** to record and mail the Tax Deed to the successful bidder.

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

TERMS OF SALES ARE SUBJECT TO MODIFICATION

**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.