

Spokane County Treasurer 2025 Property Tax Foreclosure Sale Fact Sheet

1. The Spokane County Treasurer conducts a property tax foreclosure auction pursuant to RCW 84.64. Properties with delinquent taxes not redeemed prior to the sale date are sold at a public auction held once a year. The date of this year's internet-based foreclosure auction will be December 8, 2025, starting at 8:00AM PT, and will close December 9, 2025. The foreclosure sale may reopen Wednesday, December 17, 2025, at 8:00AM PT if all properties are not sold.
2. The public notice is tentatively set to be published on Monday, November 14, 2025.
3. A current list of properties in foreclosure is available and maintained in the Treasurer's Office and on our web site at www.spokanecounty.gov/treasurer. The list is updated monthly.
4. The last day to redeem and pay the 2025 and all prior years taxes, and to keep from being sold in our tax sale, is Friday, December 5, 2025. **Payment must be in our office by 4:00PM PT, cash or cashier's check only, payable to the Spokane County Treasurer.** Our physical address is 1116 W Broadway Ave, Spokane WA 99260.
5. The final listing will be available December 5, 2025 on the Spokane County Treasurer's web site at www.spokanecounty.gov/treasurer. This list will include the opening bid amounts. If the sale reopens the week after, then the final listing will be available December 15, 2025.
6. An open internet-based auction is facilitated by an online auction site; the property is awarded to the highest bidder. All sales are final. Property is sold "as is". Do your research thoroughly before you bid. Purchasers are urged to examine the property title, location, and desirability prior to bidding. Recorded easements are not extinguished by a tax sale.
7. A representative may purchase property provided they register at the foreclosure auction web site along with all auction bidders.
8. Approximately 10 to 50 properties go to sale each year.
9. Properties are sold free and clear of all liens and encumbrances except Internal Revenue Service liens and Municipal liens such as Local Improvement District Assessment liens.
10. A Treasurers deed is issued within 30 days of the close of the auction in the name of the purchaser.
11. 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 the sale.
12. Properties that do not sell at the foreclosure sale revert back to the county and are handled by Deborah Firkins, in the Spokane County Engineers office at www.spokanecounty.gov/surplusproperty or 1026 W Broadway Ave, Spokane WA 99260.

Spokane County Treasurer 2025 Tax Foreclosure Sale Terms of Sale

In accordance with Washington State law, real property pursuant to the Judgment and Order of Sale of the Spokane County Superior Court under Cause Number 25-2-01607-32 is being sold.

Auction: All sales will be made by auction to the highest bidder. The auction will be conducted via an online auction website only. The auction will begin on Monday, December 8, 2025, starting at 8:00AM PT, and will close on Tuesday, December 9, 2025. A Treasurer's Tax Deed will be issued within thirty days of the close of the auction.

The opening bid includes all delinquent unpaid taxes, interest, penalties, and costs. All fees have been added to the minimum bid.

The Treasurer retains the right to reject any and all bids for any reason, withdraw any property from the sale at any time, or close the auction at any time.

Bid Deposits: The County requires a deposit to bid on any and all properties offered for sale. Bid deposits will be made directly to the online auction site at least one week before the auction begins. The deposit will be returned if the bidder does not win the auction. The deposit will be retained if the winning bidder defaults.

Bidding: A bidder is legally and financially responsible for all properties bid upon, whether representing oneself or acting as an agent. A bid is an irrevocable offer to purchase property. The Spokane County Treasurer reserves the right to pursue all available legal remedies against a non-paying bidder. All bidders must be 18 years of age or older.

Washington State law, RCW 84.64.080 prohibits Spokane County officers and employees from directly or indirectly purchasing property at this sale. Including an immediate family member of and residing with a Spokane County employee nor may such person act as an agent or allow any agent to bid on their behalf.

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 the internet, hardware, networks, software applications, and web sites.

Payment: Full settlement of any balances must be made with Bid4Assets.com by certified funds no later than December 11, 2025. Acceptable forms of payment are certified funds, cashier's check or bank wire. **Payments will be made directly to Bid4Assets.** Payment instructions will be given after the auction closes.

If you are the successful bidder, and you fail to submit any balance due on your auction purchase per these terms of sale, you will not become the owner of the subject property. You may also be banned from future sales through our office and/or banned by the company we use to conduct the auction. If any party is the successful bidder on multiple parcels, only payment in full for all parcels will be accepted. Selective payments will not be allowed, and all transactions will be deemed in default, resulting in the parcels being placed for re-offer at a later date and time.

Deed Preparation:

Within 24 hours of a winning bid, successful bidders MUST complete the deed information through the deed wizard on the Bid4Assets website. Failure to complete the Bid4Assets deed wizard within the 24-hour period 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 whether recorded or not. Any re-record will be at the expense of the purchaser. All fees to complete and record the deed and excise affidavit will be collected from Bid4Assets. 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.

Properties are sold “AS IS”

Bidders should conduct any research they wish to conduct prior to bid submittal. 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. It is the responsibility of the winning bidder to handle the removal of occupants.

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.

Spokane County has not made, does not make, and specifically negates and disclaims any representations, warranties, promises, covenants, contracts or guarantees of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning, or with respect to the value, nature, quality, or condition of the properties, compliance of the property with any applicable laws, or any other matter concerning the properties, including without limitation, matters related to Hazardous Substances or Environmental Laws.

Under these Terms of Sale, the term “Environmental Law” shall mean: any federal, state or local statute, regulation, code, rule, ordinance, order, judgment, decree, injunction or common law pertaining in any way to the protection of human health, safety, or the environment, including without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. § 9602 et. seq. (“CERCLA”); the Resource Conservation and Recovery Act of 1976, 42 U.S.C. § 6901 et seq. (“RCRA”); the Washington State Model Toxics Control Act, RCW ch. 70.105D (“MTCA”); the Washington Hazardous Waste Management Act, RCW ch. 70.105; the Federal Water Pollution Control Act, 33 U.S.C. § 1251 et seq., the Washington Water Pollution Control Act, RCW ch. 90.48, and any laws concerning above ground or underground storage tanks. The term “Hazardous Substance” shall mean: any waste, pollutant, contaminant, or other material that now or in the future becomes regulated or defined under any Environmental Law.

Bidders shall have no recourse against Spokane County for, and waives, releases and discharges forever Spokane County from, any and all past, present or future claims or demands, and any and all

past, present or future damages, losses, injuries, liabilities, causes of actions (including, without limitation, causes of action in tort) costs and expenses (including, without limitation fines, penalties and judgments, and attorneys' fees) of any and every kind or character, known or unknown (collectively, "Losses"), which the Bidder might have asserted or alleged against Spokane County arising from or in any way related to the Condition of the Property, including without limitation, matters related to Hazardous Substances or Environmental Laws.

Photographs of an asset are for general representation purposes only. Spokane County will not assume any liability for alleged loss or damages which may result from the purchase of property relied upon via a photograph.

The County has posted physical notice on properties where the Assessor has determined an existing structure. To the best of our knowledge, the County has accurately identified those properties. The Treasurer is not responsible for identifying or locating, for prospective buyers, properties that are being auctioned.

Competing Liens

These properties 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, LID lien against them, where known, have been listed online. There may be additional unknown liens. Recorded easements are not extinguished by a tax sale. It is the buyer's responsibility to research and determine whether parcels are subject to liens that will not be extinguished by the foreclosure sale.

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 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. The IRS has a redemption right to acquire the property within 120 days of this sale.

Excess Proceeds

The County Treasurer will hold any proceeds from the sale in excess of the minimum bid for a period of up to three (3) years. Excess funds will be refunded upon proper application of claim by the owner of record or their legal representative, subject to an interpleader action upon the presentation of conflicting claims or right to the surplus. The owner of record is determined by the title report as of the date the Certificate of Delinquency was filed.

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.

Title Reports

The Treasurer's Office has furnished title reports for viewing purposes only. These documents are offered as a public record and should not be relied upon as official title reports 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. Title reports obtained by our office disclose the full legal description, which is used for issuing the Tax Deeds. The full legal description and parcel identification number issued on title reports designate the property offered for sale. Physical addresses are information provided to the Treasurer by local jurisdictions and may not

correspond to the legal description. Prospective purchasers are urged to examine the title, location, and desirability of the properties available to their own satisfaction prior to the sale.

Tax Title Property

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

Research and Inspect Thoroughly Prior to Bid: Bidders are to conduct all due diligence of the property(s) prior to submitting a bid. Bidders are to rely solely on their own investigation of the property(s) they wish to bid on and shall not rely on any information provided to or be provided by Spokane County. By submitting a bid, Bidders approve and accept the Condition of the Property for which they bid and agree to purchase the property and accept the Condition of the Property "AS IS, WHERE IS" with all faults and patent or latent defects.

Possession of Property

The successful bidder may take possession of the property after the payment has been received and the Treasurer's Deed has been recorded through the County Auditor's Office. The Treasurer's Office has 30 days from the **end of the tax sale** to record and mail the Treasurer's Deed to the successful bidder. The Treasurer's Office will be unable to complete this process until all appropriate information and paperwork is completed and submitted to our office per these terms of sale.

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

TERMS OF SALE 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.