

## TERMS OF THE SALE

### Pierce County Finance Department

### Personal Property Tax Sale

October 27, 2025

This sale is pursuant to authority contained in R.C.W. 84.56.070 & 36.16.145 and by virtue of the Personal Property Tax Distraint of the Pierce County Finance Department effected at least thirty (30) days prior to this sale. Notice of this sale has been given in accordance with the requirements of law.

**This tax sale is for manufactured / mobile homes only and does not include any real property (land).**

The opening bid includes all delinquent unpaid personal property taxes (2025 and prior), interest, penalties, and distraint costs through October 2025. Items are sold subject to Federal Tax Liens, if any, and any other liens as may be announced when the items are up for bid.

All bidders must be at least 18 years of age. Bidders wanting the Title issued in their business/company name MUST register as a company. No changes will be made after award.

Bidders interested in offline bidding options should call Bid4Assets at 1-877-427-7387. There are certain deadlines to meet, so it is important to call at least 15 days prior to the sale.

Bid4assets will charge a buyer's premium of 10% of the winning bid amount or \$100.00 (whichever is greater depending on the winning bid amount).

A single \$250.00 deposit & \$35.00 non-refundable processing fee is required to bid on all property in this auction. All deposits must be received per Bid4Assets requirements. Bidders must register BEFORE they post their deposit to ensure the deposit process completes correctly. Please finalize your deposit well in advance of the auction to ensure your eligibility to bid. All deposits will be accepted via wire transfer or by mailing a certified check to Bid4Assets.

If you are the successful bidder, your \$250.00 deposit will be applied to your purchase price. If your deposit amount is more than the total amount of your purchase, a refund will be processed to you within 30 business days after the close of the sale.

If you are not a successful bidder, your \$250.00 deposit will be refunded to you. This refund will be processed within 10 business days after the close of the sale.

When you bid on multiple manufactured / mobile homes, payment must be for all of them. If you do not pay for all mobile homes for which you are the winning bidder, you will forfeit your deposit and processing fee, and you will not become the owner of the subject manufactured / mobile homes.

If you are a successful bidder, but fail to submit any balance due on your auction purchase to Bid4assets by 4:00 PM ET (1:00 PM PT) by Wednesday, October 29, 2025 via a certified/cashier's check or wire transfer, mail, or in-person, you will forfeit your deposit and processing fee, and you will not become the owner of the subject manufactured / mobile home(s).

Bidders are required to conduct any research of due diligence they wish to conduct 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 parcel they are bidding on will or may be subject to liens. The manufactured / mobile homes are offered on an "as is" and "where is" basis, and **the Pierce County Finance Department makes no representation of warranty, expressed or implied, nor any guaranty of warranty, expressed or implied, as to the condition of title to any manufactured / mobile home nor the physical condition, occupied or vacant, of any manufactured / mobile home or its fitness for any use or purposes.** Physical inspection of the property is recommended prior to purchase. Pierce County Finance Department does not have the authority to grant access to property and does not condone trespassing.

**Buyer is hereby notified that local jurisdictions may deny a permit to site a mobile home manufactured before June 15, 1976, if it fails to meet either: Federal Housing and Urban Development standards and Fire and safety inspection by the Department of Labor and Industries. Certificate of inspection may be required.**

Any photographs of an asset are for general representation purposes only. Pierce County Finance Department will not assume any liability for alleged loss or damage which may result from reliance upon any photograph.

All sales will be made to the highest bidder. The auction will be conducted via Bid4Assets internet website only. The auction will begin on October 27, 2025 starting at 8:00 AM (PT) and the auctions will close at the time shown on each auction item on October 27, 2025.

Only bids submitted via the Internet will be accepted. Pre-registration is required. Register on-line at [www.Bid4Assets.com](http://www.Bid4Assets.com). Pierce County Finance Department will not be registering bidders, accepting deposits, or accepting bids and all questions regarding registration will be directed to Bid4Assets.com.

Minimum bid includes all delinquent taxes, interest and distraint costs. The minimum bid increment is \$50 in even dollar amounts.

**The successful bidder will be responsible for all title transfer fees through the Auditor's Licensing Department.**

Additionally, bids on property located in a mobile home park will have an additional title transfer fee – this fee must be 0.25 percent of the sale price of the manufactured home, but in no case may the fee be less than one hundred dollars or greater than five hundred dollars. **There is also a \$10 Mobile Home Real Estate Excise Tax fee through the Auditor's Excise Department. If the mobile home is to be moved, sales tax will apply.** These fees (*except sales tax and park fee*) have been added to the minimum bid. An individual will need to provide a driver's license number and a business will need to provide a UBI (Unified Business Identifier) number to complete the title transfer paperwork. **Consider the possible costs of the sales tax, or park fee (\$100 min to \$500 max), when you are bidding. These additional costs are not included in the winning bid.**

A bidder is legally and financially responsible for all parcels bid upon whether representing one's self or acting as an agent. By 4:00 PM ET (1:00 PM PT) Wednesday, October 29, 2025, funds must be received by Bid4assets via a certified/cashier's check or wire transfer. All payments must be in the form of a certified/cashier's check or wire transfer. **Be aware of same day wire transfer cut-off deadlines.** Pierce County Finance Department reserves the right to pursue all available legal remedies against a non-paying bidder.

By Friday, October 31, 2025, successful bidders must complete the title information. The successful bidder will receive a manufactured / mobile home title without any expressed or implied warranty. This will be completed once a notarized Vehicle Certificate of Ownership (Title) Application is returned.

If a manufactured / mobile home remains unsold, Pierce County Finance Department may reopen the bidding to the registered bidders on November 4, 2025, closing on November 4, 2025, with funds due by 4:00 pm, PT November 6, 2025. By November 12, 2025, successful bidders must complete the title information.

Any cashier's check returned as non-negotiable by any financial institution for any reason whatsoever shall cause the sale of the subject parcel to be null and void. The property or properties shall be sold at a later date to be determined by Pierce County Finance Department.

The Pierce County Finance Department will hold for the owner or his/her legal representative, any proceeds from any sale in excess of the minimum bid, subject to the County's right to interplead said proceeds upon the presentation of conflicting claims or right, including claims of creditors.

Pierce County Finance Department retains the right to reject any and all bids for any reason, may withdraw any property from the auction at any time before or during the auction and reserves the rights to cancel the sale of a parcel any time prior to issuance of the manufactured / mobile home title.

Terms of sales are subject to modification prior to the commencement of the sale.

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

All sales are final. There are absolutely no refunds.