

PLEASE READ TERMS OF SALE BEFORE BIDDING

**County of Imperial
Treasurer-Tax Collector
Public Internet Auction of Tax Defaulted Property
To be held online at:**

<https://www.bid4assets.com/imperial>

Auction Bidding begins February 20, 2026 (11:00 AM ET/8:00 AM PT)

Auction Bidding closes February 23, 2026*

***Closing times will be scheduled for groups of parcels in 10 minute intervals. Please be sure to check the exact closing time of the parcel(s) you are interested in bidding on.**

A list of parcels is available now, complete with assessor maps and any available photographs.

****PROSPECTIVE BIDDERS - MUST READ****

- **A single \$2,500.00 deposit & \$35.00 (non-refundable) processing fee is required to bid on all property in this auction. All deposits must be received by *Bid4Assets* no later than Tuesday, February 17, 2026 (4:00 PM ET/1:00 PM PT). Bidders must register BEFORE they post their deposit in order to ensure that 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 or money order to *Bid4Assets*.**
- **If you are the successful bidder, your \$2,500.00 deposit will be applied to your purchase. If your deposit amount is more than the total amount of your purchase, a refund will be processed to you within 45 business days after the close of the sale.**
- **Successful bidders will be asked to complete a deed information form showing how they want the title to the property to be held (vesting). The Deed Information form will be provided to the winning bidders and must be completed within 48 hours following the close of the auction. The County Recorder will mail the original deed to the purchaser after recording, usually within four to six weeks. This deed conveys all right, title, and interest to the**

property in accordance with the provisions of Revenue and Taxation Code section 3712.

- If you are not a successful bidder, your \$2,500.00 deposit will be refunded to you. This refund will be processed within 10 business days after the close of the sale.
- If you are a successful bidder, but you fail to submit any balance due on your auction purchase to Bid4Assets by Thursday, February 26, 2026 (4:00 PM ET/ 1:00 PM PT) you will forfeit your deposit and you will not become the owner of the subject parcel(s). *Additionally, you will be barred from purchasing at any Imperial County Tax Defaulted Land Auction for a period of 5 (five) years.*
- The minimum bid amount is determined by the amount necessary to redeem, statutory fees and cost of the sale.
- Parcels will be sold to the highest bidder. Successful bidders will be notified by Bid4Assets.
- Personal Property, such as mobile homes and equipment not “permanently affixed” to the land, is not included in our sale. It is up to the prospective purchaser to investigate these in advance of bidding.
- On a rare occasion, an item up for auction may only consist of a portion of ownership interest. It is your responsibility to research these items prior to purchase and to be aware of exactly what property you are purchasing, or in this case, what interest you are purchasing in a particular property.
- The Treasurer-Tax Collector’s purpose is solely to collect unpaid taxes and to convey tax defaulted property to a responsible, new owner. No refunds will be made on any property purchase after the close of the sale.
- The sale of these properties should not, in any way, be equated to real estate sales by licensed salesmen, brokers or realtors. The Treasurer-Tax Collector does not guarantee the condition of the property, nor does she assume any responsibility for conformance to codes, permits or zoning ordinances.
- Pursuant to Section 3698.5(d) of the Revenue & Taxation Code, effective January 1, 2018, current owners of record may not purchase their property at tax sale under certain circumstances.

- **Legal Description Disclaimer:**

“ALL PROPERTY IS SOLD AS IS. Bidders are responsible for knowing what they are purchasing. Prospective purchasers are urged to inspect thoroughly and examine the title, location, and desirability of properties to their own satisfaction prior to the sale. The County of Imperial and Tax Collector assume no liability and make no guarantee or warranty, express or implied, relative to the title, condition, usability, or other amenities of properties listed, the accuracy or veracity of their legal descriptions, ground locations, boundaries, or property lines, whether in any materials or on the Tax Deed.

Whatever right, title, and/or interest the last assessee holds, as described in the legal description, is the same and only right, title, and/or interest that is conveyed at the time the Tax Deed is recorded. The property legal description should be reviewed to determine the property and interest that is to be conveyed by the Tax Deed. However, the property legal descriptions shown in the internet auction are the County Assessor’s brief legal descriptions for tax assessment purposes only. Full and/or complete property legal descriptions are available ONLY by researching recorded deeds and other documents affecting the property.

Vacant land has no street (situs) address. While the County Assessor’s plat maps and map books can determine a property’s approximate geographical location, exact boundary lines of a property can be determined only by a survey of the property undertaken at the purchaser’s expense.

All information concerning these properties and their location provided by the Tax Collector is a courtesy for general reference only, and the Tax Collector makes no warranty whatsoever as to the accuracy or veracity of any County map, County Assessor’s Parcel Map, other map(s), photograph, property description, legal description, property profile, property maps / images, or other information provided.”

Settlement:

The highest bidder is required to pay in full no later than Thursday, February 26, 2026 (4:00 PM ET/1:00 PM PT). Settlement will be with Bid4Assets. The only acceptable forms of payment will be:

- Certified Funds/Cashier's Check/Bank Money Orders
- Wire Transfer

Notes:

A documentary transfer tax of \$0.55 will be added for each \$500.00, or fraction thereof, of the final sale price.

A \$35.00 Bid4Assets settlement fee will be added to the sale price of each parcel you purchase.

Title:

It is the purchaser's responsibility to determine if there are any liens or encumbrances against the property that might survive the sale. Examples of such encumbrances would be liens for special assessments, easements, improvement bonds, Federal Internal Revenue Service liens, or Mello-Roos Community Facilities Act taxes. Bidder assumes all responsibility for "due diligence" in considering purchase at this auction. Please investigate before deciding to bid.

Tax deeds will be issued by the Imperial County Treasurer-Tax Collector's office within 30 days of the close of the auction. Successful bidders must provide a completed "deed slip" to Bid4Assets within 48 hours of the close of the auction.

Important Information:

Pursuant to R & T Code 3692(e) the Treasurer-Tax Collector has the ability, at his/her own discretion, to re-offer for sale all or a portion of the properties that did not sell in the original auction. The re-offer sale must be held within 90 days of the date of the original auction. If this option is exercised, the re-offer auction sale will be April 24, 2026 (11:00 AM ET/8:00 AM PT). If such a sale is held, all pre-auction information will be posted on the Imperial County Treasurer-Tax Collector's website, and the Bid4Assets website on March 6, 2026.