

Frequently Asked Questions About Manufactured / Mobile Home Distraint Sales

My property is in a Distraint Sale

Taxpayers have until 4:00pm the workday (weekends and holidays excluded) before the sale to redeem the manufactured / mobile home from the distraint sale. For the 2025 distraint year, the last day to redeem a manufactured/mobile home is October 24, 2025. The distraint sale is scheduled for October 27, 2025.

Contact the Pierce County Finance Department at (253) 798-7458 with your 10-digit parcel number for current redemption amounts. All amounts due and owing must be paid by cash or cashier's check. **There is no right of redemption for parcels sold.**

If you have a mortgage company, please notify them of the impending distraint sale. They may pay to protect their interest. Mortgage company liens are subordinate to county liens.

If you are senior citizen 61 years of age or older or disabled, you should immediately call the Senior / Disable Department at (253) 798-2169 to ask about exemptions and/or deferral of your property tax.

One-time interest and penalty waiver

Per RCW 84.56.070 (4) (a) a one-time interest and penalty waiver may be available if your income meets the requirements of RCW 84.36.381 (5) (a) as verified by the Pierce County Assessor-Treasurers Office. A completed application and payment need to be received at least 14 days prior to recording of the Notice of Distraint on June 1, of each year. If you have any questions or wish to apply, please call 253-798-2717 & 253-798-2728 or email pcatrfrc1@piercecountywa.gov.

Do you have to be present to bid?

Only bids submitted via the Internet will be accepted. Pre-registration is required. Bidders wanting the Title issued in their business/company name MUST register as a company. No changes will be made after award. 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 by Bid4Assets no later than October 21, 2025 (4:00 PM ET/1:00PM PT).

Bidders must register BEFORE they post their deposit 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 to Bid4Assets. Register on-line at 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. 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).

What forms of payments do you accept?

Please follow the guidelines provided by Bid4Assets.

What happens to liens if I am the successful bidder?

The bidder is solely responsible for determining the extent, if any, to which the item will or may be subject to liens. It is the buyer's responsibility to determine to his/her satisfaction, before sale, any liens, encumbrances, and conditions to which the item will be subject in the hands of the buyer. Pierce County Finance Department

makes no representation or warranty as to the existence or non-existence of any interest, liens, encumbrances, or condition, which may survive the sale under applicable law, whether known or unknown.

What happens to the mobile homes that do not sell?

The manufactured / mobile home will be put up for sale at a later date or released from distraint.

When is your next Distraint Sale?

The sales occur every October (subject to change), held online and facilitated by Bid4Assets. You will need to contact us for the specific date, which is determined in April.

Where do you advertise for the sale?

We will advertise in the local paper awarded the inclusive bid for publication of Pierce County legal/public notices and any other newspaper deemed necessary. Notices are also posted in two publicly accessible government locations in Pierce County. We also evaluate the need to publish on Craig's List.

Can I make a bid offline?

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.