

# LINCOLN COUNTY, WASHINGTON - TAX FORECLOSURE SALE

## TENTATIVE TERMS OF SALE

The opening bid, as announced, includes all unpaid real property taxes, noxious weed or soil conservation assessments, and weed liens, which have been certified to the County Treasurer, interest, penalties and foreclosure costs. Properties are sold subject to other special assessments and Federal Tax liens, known and unknown, and any other liens if known, as may be announced when the parcel is up for bid.

All sales will be made by auction to the highest and best bidder. Bids must be made in increments of no less than \$50.00, in even dollar amounts. ONLY cash money, certified or cashier's checks and money orders will be accepted and the successful bidder must pay in-full within one (1) hour of the conclusion of this sale. Personal or business checks **will not** be accepted, nor any form of payment not specified above. Any certified check, cashier's check or money order which is returned to us 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 shall then be sold at a later date to be determined by Lincoln County.

If, within one (1) hour of the conclusion of this sale, the highest bidder on any parcel does not have the exact amount of the bid, such bidder will be deemed rejected, the bidding on that parcel will be re-opened, and the defaulting bidder will be excluded from the bidding.

The parcels are offered on a "where is" and "as is" basis, and the County makes no representation of warranty, expressed or implied, nor any guaranty of warranty, expressed or implied, as to the condition of title to any property nor the physical condition of any property or its fitness for any use or purposes.

The Treasurer's Tax Deed will be issued within 60 days of this sale. The cost for the deed, affidavit, and recording fees are included in the minimum bid.

The sale of each parcel shall be considered final and closed upon acceptance of the winning bid. Unsold properties will be offered a second time at the end of the sale and if there are again no bids, the property will be sold to Lincoln County.

No county employee or officer, or person, who is an immediate family member of and residing with a county employee, may bid at the sale, nor may such person bid as an agent or allow any agent to bid on their behalf. **RCW 84.64.060**

### **COMPETING LIENS:**

These sales may be subject to special assessments liens of the other taxing districts and title to certain parcels may be encumbered by a Federal Tax Lien if that fact was reported to us by Pioneer Title Company. Announcement will be made prior to the bidding on any parcel to which this applies. Whether or not we make such announcement, parcels are sold subject to any Internal Revenue Service Lien with which they are presently encumbered. Any Road Improvement District liens will be announced. Also, City or Town liens, where known, will be announced.

### **REDEMPTION RIGHTS:**

No one claiming any right, title, interest or estate in the property may redeem at this time or hereafter; EXCEPT, the real property of any minor or any person adjudicated as legally incompetent may be redeemed at any time within three years after the date of the Tax Deed. **RCW 84.64.070**