

TERMS OF THE SALE
Pierce County Finance Department
Personal Property Tax Sale
September 16, 2019

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 (2019 and prior), interest, penalties, and distraint costs through September 2019. 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.

A single \$250.00 deposit & \$35.00 processing fee is required to bid on all property in this auction. All deposits must be received by Bid4Assets no later than September 9, 2019 (4:00 PM ET/1:00PM PT). Bidders must register BEFORE they post their deposit in order to insure that the deposit process completes correctly. Please finalize your deposit well in advance of the auction to insure 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 in excess of the total amount of your purchase, a refund will be processed to you within 45 business days after the close of the sale.

If you are not a successful bidder, your \$250.00 deposit & \$35 processing fee 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 has to be for all of them. If you do not pay for all that you are a winning bidder on, you will forfeit your deposit, processing fee and you will not become the owner of the subject manufactured / mobile homes.

If you are a successful bidder, but you fail to submit any balance due on your auction purchase to Pierce County Finance Department by 4:00 pm, PT, Tuesday, September 17, 2019 via wire transfer, mail or in-person you will forfeit your deposit, 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.

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.

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 September 16, 2019 starting at 8:00 AM (PT) and the auctions will close at the time shown on each auction item on September 16, 2019.

Only bids submitted via the Internet will be accepted. Pre-registration is required. 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.

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. Bids on property will have a \$48 title transfer fee. Bids on property that are located in a mobile home park with a bid amount \$5000 and over will have an additional \$100.00 title transfer fee. 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, then sales tax will apply. These fees (**except sales tax and \$100 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.

A bidder is legally and financially responsible for all parcels bid upon whether representing ones self or acting as an agent. By 4:00 pm, PT, Tuesday, September 17, 2019 funds must be received by Pierce County Finance Department via wire transfer, mail or in-person. All payments must be in the form of cash, cashier's check or wire transfer. Payment in person will be accepted only at the Pierce County Finance Department's office located at 950 Fawcett Ave, Suite 100 Tacoma, Washington 98402-5603 between the hours of 8:00 am and 4:00 pm PT. If mailing overnight payment, send to Pierce County Finance Department, Attention MH Distraint, 950 Fawcett Ave,

Suite 100 Tacoma, Washington 98402-5603. Wire instructions are available to successful bidders only through the Bid4Assets website or can be received by contacting the distraint department at 253-798-7458. **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, September 20, 2019, 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 September 24, 2019, closing on September 24, 2019 with funds due by 4:00 pm, PT September 25, 2019. By September 27, 2019, successful bidders must complete the title information.

Any cashier's check that is 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 any proceeds from any sale in excess of the minimum bid for the owner, or his legal representative, 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.