

PLEASE READ TERMS OF SALE BEFORE BIDDING

**County of Yuba
Treasurer and Tax Collector
Public Internet Auction of Tax Defaulted Property
Location: bid4assets.com
Dates: April 22 – 25, 2017**

Information is also available on our website at tax.yuba.org

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

The information provided below is for the 2017 auction only and is subject to change.

- A single bid deposit of \$2,000.00 (and a \$35.00 processing fee) is required to bid on any and all properties offered in this sale. All deposits must be received by Bid4Assets no later than Tuesday April 18, 2017 (1:00 PM PST/4:00 PM EST). 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 bid deposits must be submitted to Bid4Assets directly; acceptable forms of payment are a cashier's check or a wire transfer. Please contact Bid4Assets directly for instructions and questions pertaining to this process.
- If you are the successful bidder, your \$2,000.00 deposit will be applied to your purchase. 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 auction. Please allow up to 45 days for all deeds to be processed and recorded.
- If you are not a successful bidder, your \$2,000.00 deposit will be refunded to you by Bid4Assets. This refund will be processed within 10 business days after the close of the auction.
- Parcels will be sold to the highest bidder. Successful bidders will be notified by Bid4Assets.
- If you are a successful bidder, but you fail to submit any balance due on your auction purchase to Bid4Assets by Friday, April 28, 2017 (4:00 PM ET/1:00 PM PT) you will forfeit your deposit and your processing fee and you will **not** become the owner of the subject parcel(s). Additionally, you will be barred from participation in Yuba County Tax Defaulted Auctions for five (5) years.
- ALL PROPERTIES ARE OFFERED AND SOLD **"AS IS"**. Prospective bidders are responsible for researching the property(ies) in question thoroughly before bidding. The County does not guarantee the condition of the property, nor does it assume any responsibility for conformance to codes, permits, or zoning ordinances. The sale of these properties should not, in any way, be equated to real estate sales by a licensed sales person(s), broker(s), or realtor(s). The County assumes no liability for any possible liens, encumbrances, or easements (recorded or un-recorded).
- Yuba County Department contact information for more information regarding possible environmental concerns or conditions of property:
 - (530) 749-5440 Building/Code Enforcement
 - (530) 749-5450 Environmental Health
 - (530) 749-5470 Planning/Zoning

(530) 749-5420 Public Works
(530) 749-5430 Community Development Services Agency
(530) 749-7820 Assessor

- 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 bidding and to be aware of exactly what property you are bidding on, or in this case, what interest you are bidding on in a particular property.
- The County's purpose is solely to collect unpaid taxes and to transfer the tax defaulted property to a responsible new owner. No refunds will be made on any property purchase after the close of the auction.

Settlement:

The highest bidder is required to pay in full no later than Friday, April 28, 2017 (4:00 PM ET/1:00 PM PT) – **no** exceptions will be made. Settlement will be with *Bid4Assets*. The only acceptable forms of payment are those that are considered guaranteed funds:

- Cashier's Check
- Bank Certified Check
- Wire Transfer
- Money Orders (please keep in mind that these take longer to clear and can hold up your registration process)

If the payment policy is not adhered to, the winning bidder will forfeit their deposit to Yuba County and may be banned from future auctions.

The following fees will be added to the final sales price (per parcel):

- A California documentary transfer tax calculated at the rate of \$0.55 for each \$500.00 or fraction part thereof
- A Monument Fee of \$10.00
- A Recording Fee of \$ 17.00
- A \$35.00 per-parcel-won administrative fee

Notes:

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, 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 Yuba County 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.

The website will be updated with the final list to be auctioned on Friday April 21, 2017 by 5:30 p.m. PST.

For more detailed information please read and review Tax Sale Frequently Asked Questions (Tax Sale FAQs) that can be found on our website.

IMPORTANT: THIS IS A BUYER BEWARE SALE

Due Diligence in researching information regarding any properties offered at the public auction should be performed by any prospective buyer **prior** to the day of the sale.