

PLEASE READ TERMS OF SALE BEFORE BIDDING

County of Yuba
Treasurer & Tax Collector
Public Internet Auction of Tax Defaulted Property
To be held online at www.bid4Assets.com

Information is also available on our website:
www.tax.yuba.org

Auction bidding begins February 11, 2012 11:00 AM ET (8:00 AM PT)

Auction bidding closes February 14, 2012*

*Closing times will be scheduled for groups of parcels in 15 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 and \$35.00 processing fee is required to bid on all property in this auction. All deposits must be received by *Bid4Assets* no later than Tuesday February 7, 2012 (4:00 PM ET/1:00 PM 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 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 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.
- If you are not a successful bidder, your \$2,500.00 deposit and \$35.00 processing fee will be refunded to you. This refund will be processed within 10 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, February 17, 2012 (4:00 PM ET/1:00 PM PT) you will forfeit your deposit, processing fee and you will **not** become the owner of the subject parcel(s). Additionally, you will be barred from purchasing at any Yuba County Tax Defaulted Auction for a period of 5 (five) 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 licensed sales person,

brokers or realtors. 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
- 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 for 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, February 17, 2012 (4:00 PM ET/1:00 PM PT) – **no** exceptions will be made. Settlement will be with *Bid4Assets*. The only acceptable forms of payment will be:

- Certified funds/Cashier's Check/Bank Money Order
- Wire Transfer

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:

- 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, 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 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.