

**Chelan County Treasurer**  
**REAL PROPERTY TAX JUDGMENT SALE**  
**2022 Terms of Sale – Tier One (Foreclosure Parcels)**

In accordance with Washington State law, real property is being sold pursuant to the Judgment and Order of Sale of the Chelan County Superior Court under Cause Number 22-2-00429-0.

**Bid Deposits**

Tax judgement (foreclosure) parcels are in the “Tier One” auction. The County requires a \$500.00 registration deposit in order to bid on Tier One parcels. Bidders will only pay one deposit no matter how many Tier One properties they bid on. The deposit will be applied to the winning bidder’s balance due. If a bidder does not win an auction, the deposit will be refunded by check within ten (10) business days of the end of the sale. **The deposit must be received by the Chelan County Treasurer by Friday, December 2, 2022 no later than 4:00 PM PST.** Acceptable forms of payment include cash, cashier's check, money order, or bank wire transfer (contact the Treasurer’s office for wire instructions). **No ACH payments will be accepted.**

**Auction**

The auction will be conducted via Public Surplus internet website only. All sales will be made through the auction site to the highest bidder. **A buyer’s premium of 4% for Tier One parcels will be added to the final sale price, in addition to the winning bid amount.** The auction will begin on Monday, December 5, 2022 at 8:00 AM PST and the bidding will close on Wednesday, December 7, 2022 at 2:00 PM PST; with deed information & payment due Friday, December 9, 2022 by 4:00 PM PST. The auction may be extended for certain scenarios, which is communicated by Public Surplus on each auction page. If any property remains unsold or payment is not received from the winning bidder by the time deadline, the Treasurer may reopen the bidding for an Extension of Tax Sale on Monday, December 12, 2022; closing Wednesday, December 14, 2022; with deed information & payment due Friday, December 16, 2022. Same time deadlines apply as the previous week.

The opening bid amount includes all unpaid delinquent taxes, interest, penalties and foreclosure costs. All fees have been added to the minimum bid advertised on the Public Surplus website, except for the 4% buyer's premium.

The Treasurer retains the right to reject any and all bids for any reason, withdraw any property from the sale at any time prior to the issuance of the Tax Deed, or close the auction at any time.

A bid is an irrevocable offer to purchase property. A bidder is legally and financially responsible for all properties bid upon whether representing one's self or acting as an agent.

The County is not liable for the failure of any device that is not owned, operated, and managed by the county, which prevents a person from participating in any sale. "Device" includes, but is not limited to: computers and other equipment to access the internet, hardware, networks, software applications, and web sites.

No Chelan County employee or officer may bid at the sale, nor may such person act as an agent or allow any agent to bid on their behalf.

## **Payment**

Full payment of the winning bid amount for the Tax Judgment Sale (less the deposit retainer), plus the 4% buyer's premium must be made with the Chelan County Treasurer by certified funds by Friday, December 9, 2022, no later than 4:00 PM PST. Full payment of any balances due in the Extension of Tax Sale must be made with the Chelan County Treasurer by certified funds by Friday, December 16, 2022, no later than 4:00 PM PST. Acceptable forms of payment include cash, cashier's check or money order to the Chelan County Treasurer at 350 Orondo Ave Suite 203, Wenatchee WA 98801; or by bank wire transfer. **No ACH payments will be accepted.** Wire instructions will be emailed to winning bidders upon request, and funds must be sent by 1:00 PM PST in order to be received timely. Refer to Auction ID and Property ID number for all payments.

**If you are the successful bidder, and you fail to pay the balance due on your auction purchase(s) per these terms of sale, you will forfeit your deposit, and you will not become the owner of any of the subject property or properties.** The Chelan County Treasurer reserves the right to pursue all available legal remedies against a non-paying bidder. Any nonpaying bidder may be banned from future auctions.

## **Foreclosure Property Disclaimer**

Properties are sold "as is". Prospective purchasers are urged to research and examine the location and desirability of the properties available to their own satisfaction prior to bidding. The County Treasurer makes no representation or guarantee of warranty, either expressed or implied, relative to the usability, location, property lines, topography, physical condition, address, or fitness for any use or purpose.

All properties are offered for sale on a "where is" and "as is" basis without any representation or warranty, expressed or implied. It is the responsibility of the purchaser to do their own research as to whether the property may be subject to liens, encumbrances, or restrictions and whether the property is suitable for their intended use. The properties may not be buildable lots. The Treasurer is not responsible for surveying, identifying or locating property boundaries for buyers.

The Treasurer's Office makes no guarantee, expressed or implied, relative to the title, location or condition of the properties for sale, which include whether a parcel is contaminated with hazardous, toxic, or contamination of any kind from any source, or whether parcels are subject to restrictions based on sensitive areas ordinances, applicable land use laws, or regulations. Bidders are further advised that certain properties may be subject to easements or use restrictions set forth in Covenants, Rights and Restrictions of certain Plats, as well as in zoning and other land use controls. Certain parcels may be designated as "Open Areas", "Common Space", "Common Areas", "Drainage", "Private Roadway", or other similar designations, and are subject to restrictions, which may include, but not limited to, prohibitions on placing improvements on such parcels. It is the buyer's responsibility to make a determination whether the property is restricted in any manner.

Chapter 84.64 RCW of the tax foreclosure statute does not provide the right of rescission and RCW 58.17.210 does not provide a remedy. These terms and conditions shall serve as actual notice, under RCW 58.17.210, to all purchasers and transferees that any real properties in this sale, divided in violation of local and state regulations, are ineligible for development unless otherwise determined by Chelan County.

Properties are sold free and clear of liens and encumbrances except Internal Revenue Service liens and certain municipal liens, such as Local Improvement District, and Irrigation Assessment liens made known to us. Recorded easements are not extinguished by a tax sale.

Photographs (if attached) of an asset are for general representation purposes only. Chelan County will not assume any liability for alleged loss or damages which may result from the purchase of property relied upon via photograph.

The County has posted physical notice on homes and commercial buildings. To the best of our knowledge, the County has accurately identified those properties. The Treasurer is not responsible for identifying or locating, for prospective buyers, properties that are being auctioned.

Title companies may not insure for a period of three years following the foreclosure sale. Talk to your title company to see what processes will be accepted for them to provide title insurance.

## **Redemption Rights**

There is no general right of redemption for properties sold in real property tax foreclosure auctions, whether by title, interest or estate. An exception is made for minors or persons adjudicated to be legally incompetent who can redeem their property at any time within three (3) years after the date of sale. Interest is not earned on redemption. The IRS has a redemption right to acquire the property within 120 days of a sale. An active military service member may also have redemption rights. Sales may be subject to rights of owners or interested persons established on appeal of the foreclosure judgment or in an action to recover property sold for taxes where allowed by law.

## **Exemptions**

Any property that currently qualifies for a senior citizen or disabled persons exemption will be removed effective as of the date of sale. Per State law, the property taxes for the remainder of the year will be recalculated at the full levy rate for the purchaser. These recalculated taxes are a lien upon the property and the new property owner will receive an updated tax statement. Certain parcels may have previously been classified as current use/open space lands and valued by the Assessor in accordance with the provisions of Chapters 84.33 and 84.34 of the Revised Code of Washington. All parcels with such classifications have been removed from such program and the corresponding removal lien has been added to the foreclosing parcel's minimum bid.

## **Excess Proceeds**

The County Treasurer will hold any proceeds from the sale in excess of the minimum bid for a period up to three (3) years. Excess funds will be paid upon proper application of claim by the owner of record. The owner of record is determined as of the date the Certificate of Delinquency was issued.

The amount of fees or compensation provided to third parties assisting in locating or purporting to locate any property or surplus funds is limited to 5% of the value returned to the rightful owner under RCW

63.29.350. Any person violating this section is guilty of a misdemeanor and shall be fined not less than the amount of the fee or charge he or she has sought or received or contracted for, and not more than 10 times such amount, or imprisonment for not more than 30 days, or both.

## **Tax Title Property**

Properties that are not bid on by the close of the final auction will become Tax Title property with Chelan County holding the parcel as a trustee.

## **Possession of Property**

The successful bidder may take possession of the property after payment has been received and the Treasurer's Tax Deed has been recorded. The County Treasurer has 30 days from the end of the auction to record and mail the Tax Deed to the successful bidder.

## **Communication**

Location: Chelan County Treasurer's Office  
350 Orondo Ave, Suite 203  
Wenatchee, WA 98801

Mail: Chelan County Treasurer  
PO Box 1441  
Wenatchee, WA 98807

Phone: (509) 667-6405

Fax: (509) 667-6488

Email: [treasurer@co.chelan.wa.us](mailto:treasurer@co.chelan.wa.us)

Website: [www.co.chelan.wa.us/treasurer](http://www.co.chelan.wa.us/treasurer)

**Chelan County does not issue Tax Lien Certificates, as Washington State is not a Tax Lien state.**

**THESE TERMS OF SALE ARE SUBJECT TO MODIFICATION.**

**BY SUBMITTING A BID, YOU AGREE TO THE TERMS OF SALE AS PUBLISHED AT THE TIME BID IS SUBMITTED.**

**THERE ARE ABSOLUTELY NO BID REFUNDS.**

**ALL SALES ARE FINAL.**