



Kathy Hanks
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COWLITZ COUNTY TAX FORECLOSURE SALE

Case Number 16-2-00581-1

- December 5, 2016
- County Administrative Building
- 207 N 4th Ave 3rd Floor General Meeting Room 10:00am

Opening Statement

Pursuant to the Order of Cowlitz County Superior Court in cause number **16 2 00581 1**, I am about to sell the real property described in that order. Such property consists of tax items identified in the minimum bid sheet. The minimum bid is the total amount of all unpaid general real property taxes, all unpaid deferred real property taxes, all personal property taxes which have been certified to the real property, all delinquent compensating use taxes, all demolition assessments which have been certified to the Cowlitz County Treasurer, all special taxes (but NOT Special Assessments) interest, penalties and foreclosure costs.

Terms of Sale

1. 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 purpose.

Bidders are further advised that certain properties may be subject to easements or use restrictions set forth in the Covenants, Rights, and Restrictions of certain plats, and in zoning and other land use controls. Certain parcels are designated as “open space,” “open area,” “common area,” “drainage” or similar designations, and are subject to open space restrictions which include, but are not limited to, prohibitions on placing improvements on such parcels. It shall be the buyer’s responsibility to make this determination. If known to the Treasurer’s Office, outstanding violations of the Cowlitz County Building and Land Use Code will be noted. However, it shall be the buyer’s responsibility to determine whether any such code violations exist for any property purchased.

Bidders are further advised that the County does not warrant or make any express or implied representations regarding whether any parcel is contaminated with hazardous waste or contaminated from any source. For any property purchased, it shall be the buyer’s sole responsibility to make a determination whether any such contamination exists.



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Certain parcels had been designated as forest lands or classified as 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. Removal from the designation results in compensating taxes. Such compensating or additional taxes have been added to the foreclosing parcel's minimum bid as of the date the parcel is removed from designation.

Any buyer desiring such designation or classification shall be required to comply with all applicable statutory requirements, which may include, but are not necessarily limited to, timely execution of a notice of continuance and/or filing of a timber management plan. Compliance with and qualification of any statutory requirement is the sole responsibility of the buyer.

2. Properties are sold subject to special assessments. We will announce, prior to the bidding on a parcel, if a parcel is encumbered by liens for delinquent special assessments if that fact was reported to us by [Cowlitz Title Company](#). Whether or not such an announcement is made, however, parcels are sold subject to any special assessments that may have been placed on such property.
3. We will announce prior to bidding on certain parcels that they were encumbered by Internal Revenue Service liens if that fact was reported to us by [Cowlitz Title Company](#). Whether or not we make such an announcement, however, parcels sold that were encumbered by an Internal Revenue Service lien are subject to redemption within 120 days of this sale.
4. Bids must be made in increments of \$50 or more.
5. The sale will be made by auction to the highest and best bidder for cash. This is a cash sale for the full amount of the final bid. **Only cash, certified or cashier's check or government warrant will be accepted and the bidder must pay in full immediately after winning the bid. Certified or cashier's checks must be made payable to the Cowlitz County Treasurer. Personal checks will not be accepted, nor any other form of payment not specified above.** **If a bidder pays for one or more parcels using a cashier's check, any excess funds will be refunded by mail within 10 business days. A tax deed will be issued within 30 days of the sale.
6. If a winning bid is accepted and bidder defaults by not rendering payment as the individual parcel's auction ends, the participant shall be escorted out of the General Meeting Room. The parcel shall be re-offered for auction. Bidding shall again start at the original minimum bid.
7. 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 Cowlitz County.



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8. If you intend to bid on the property, please list in advance your name and address exactly as it should appear on your receipt and your deed on the Registration Form. You will also be issued a copy of this Opening Statement. To receive a bidding number for participation, you must complete the Registration form and deliver it prior to the beginning of the auction.
9. No Cowlitz County employee, officer, or person who is an immediate family member of and residing with a Cowlitz County employee may bid at the sale, nor may such person bid as an agent or allow any agent to bid on their behalf.
10. State law does provide a special 3-year right of redemption for property owned by a minor or a person adjudicated to be legally incompetent. Federal law may provide further special redemption rights, including potential rights accorded under the Service members' Civil Relief Act. 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.
11. **2017** taxes are due on **May 1, 2017 due to April 30th falling on a Sunday**. On or around **February 15, 2017**, a current tax statement will be mailed to the name and address, which was provided for the tax deed. If you have not received a **2017** statement by **March 31, 2017**, please contact our office.