

Auction ID	APN	Legal Description	MinimumBid
784992	003-021-011-000	THE REAL PROPERTY SITUATED IN THE CITY OF WILLOWS, COUNTY OF GLENN, STATE OF CALIFORNIA, described as follows: LOTS 12 AND 13 OF BLOCK 13 OF THE TOWN OF WILLOWS, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF COLUSA, STATE OF CALIFORNIA.	\$ 9,000.00
784993	005-282-018-000	THE REAL PROPERTY SITUATED IN THE CITY OF WILLOWS, COUNTY OF GLENN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOTS 5 AND THE NORTH 9 FEET OF LOT 6 IN BLOCK 56 OF THE TOWN OF WILLOWS, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF COLUSA, STATE OF CALIFORNIA.	\$ 15,600.00
784994	017-130-054-000	THE REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA, COUNTY OF GLENN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL 3 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF GLENN, STATE OF CALIFORNIA, ON APRIL 6, 1982 IN BOOK 8 OF PARCEL MAPS. AT PAGE 78.	\$ 7,300.00
784995	017-130-055-000	THE REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA, COUNTY OF GLENN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL 4 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF GLENN, STATE OF CALIFORNIA, ON APRIL 6, 1982 IN BOOK 8 OF PARCEL MAPS. AT PAGE 78.	\$ 12,500.00
784996	020-080-026-000 020-080-028-000	SEE GLENN COUNTY BID4ASSETS ONLINE AUCTION PAGE FOR LEGAL DISCRPTIONS.	\$ 241,600.00
784997	020-114-008-000	THE REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA, COUNTY OF GLENN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE NORTH HALF OF LOT 4 OF AND IN BLOCK 6 OF THE SAID TOWN OF GERMANTOWN FORMERLY CALLED RIXVILLE, AS SHOWN BY OFFICIAL MAP NOW ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF COLUSA COUNTY, STATE OF CALIFORNIA, EXCEPTING THEREFROM, THE NORTH 1 FOOT, BEING THE SAME REAL PROPERTY CONVEYED TO GRANTOR BY A DULY RECORDED TRUSTEE'S DEED DATED MARCH 2, 1993.	\$ 24,900.00
784998	021-130-021-000	THE REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA, COUNTY OF GLENN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: ALL OF BLOCKS 2 AND 3, ALL OF BLOCK 28 EXCEPT LOTS 11, 12, 21, 22; ALL OF BLOCK 30 EXCEPT LOTS 6, 8, 9, 10, 12, 13, 14, 15 AND 16 AS SAID LOTS AND BLOCKS ARE DELINEATED AND SO DESIGNATED UPON THE OFFICIAL MAP OR PLAT OF THE TOWN OF FRUTO, FILED SEPTEMBER 5, 1917 IN BOOK 4 OF MAPS. AT PAGE 15. IN THE OFFICE OF THE COUNTY RECORDER OF GLENN COUNTY.	\$ 23,700.00
784999	032-111-004-000	THE REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA, COUNTY OF GLENN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: ALL OF LOTS NINE (9) AND TEN (10) OF BLOCK FORTY (40), OF THE TOWN OF HAMILTON, COUNTY OF GLENN, STATE OF CALIFORNIA, AS LAID DOWN AND DESCRIBED ON THE OFFICIAL PLAT OF SAID TOWN, FILED AS OF RECORD IN SAID COUNTY RECORDER'S OFFICE OF GLENN COUNTY ON THE 6TH DAY OF MARCH 1906.	\$ 2,600.00
785000	032-182-019-000	THE REAL PROPERTY SITUATED IN THE COUNTY OF GLENN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOTS 4 AND 5 OF BLOCK 64 OF THE TOWN OF HAMILTON, COUNTY OF GLENN, STATE OF CALIFORNIA, AS LAID DOWN AND DESCRIBED ON THE OFFICIAL PLAT OF SAID TOWN, FILED AS OF RECORD IN SAID COUNTY RECORDER'S OFFICE OF GLENN COUNTY ON, MARCH 6, 1906.	\$ 13,800.00
785001	040-113-001-000	THE REAL PROPERTY SITUATED IN CITY OF ORLAND, COUNTY OF GLENN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE EAST 60 FEET OF LOTS 1 AND 2, IN BLOCK 23 OF THE TOWN OF ORLAND, ACCORDING TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA. ON OCTOBER 19, 1907 IN BOOK 1 OF MAPS. AT PAGE 68.	\$ 14,200.00
785002	040-122-006-000	THE REAL PROPERTY SITUATED IN CITY OF ORLAND, COUNTY OF GLENN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOT ELEVEN (11) AND THE SOUTH THREE-FOURTHS OF LOT THEN (10) IN BLOCK TWENTY (20) OF THE TOWN OF ORLAND, AS PER THE MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF COLUSA, CALIFORNIA.	\$ 10,700.00

Auction ID	APN	Legal Description	MinimumBid
785003	041-032-018-000	THE REAL PROPERTY SITUATED IN THE COUNTY OF GLENN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE EAST 60 FEET OF THE WEST 174 FEET OF THE NORTH HALF OF LOT 4 IN BLOCK 3 OF PAPST'S ADDITION TO THE TOWN OF ORLAND, ACCORDING TO THE OFFICIAL MAP OF SAID ADDITION ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF COLUSA, STATE OF CALIFORNIA. ALSO, THE NORTH 10 FEET OF THE SOUTH HALF OF THE WEST 60 FEET OF THE EAST 128 FEET OF LOT 4 IN BLOCK 3 OF PAPST'S ADDITION TO THE TOWN OF ORLAND, ACCORDING TO THE OFFICIAL MAP OF SAID ADDITION ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF COLUSA, STATE OF CALIFORNIA.	\$ 12,600.00
785004	041-182-022-000	THE REAL PROPERTY SITUATED IN CITY OF ORLAND, COUNTY OF GLENN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOT 16 AND THE EASTERLY 29.5 FEET OF LOT 15 IN BLOCK 4 OF HICKS ADDITION TO THE TOWN OF ORLAND, ACCORDING TO THE OFFICIAL MAP THEREOF FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, IN BOOK 4 OF MAPS AND SURVEYS, AT PAGE 10.	\$ 7,000.00
785005	044-210-042-000	THE REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA, COUNTY OF GLENN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE NORTH HALF OF LOT 93 AND THE NORTH HALF OF LOT 94 OF THE ORLAND LAND COMPANY'S MURDOCK SUBDIVISION, ACCORDING TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA, ON FEBRUARY 8, 1916, IN BOOK 4 OF MAPS, AT PAGE 6.	\$ 60,500.00
785006	044-310-007-000	THE REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA, COUNTY OF GLENN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOT 10 OF THE WALNUT AVENUE RANCH, ACCORDING TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF GLENN, STATE OF CALIFORNIA ON MARCH 8, 1910 IN BOOK 2 OF MAPS, AT PAGE 213.	\$ 21,100.00
785007	045-140-003-000	THE REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA, COUNTY OF GLENN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: BEING A PORTION OF LOT 3 OF ORLAND ORANGE PARK NUMBER 1 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT SOUTH 62° 18' EAST, 11.24 FEET TO THE TRUE POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING NORTH 00° 33' EAST, PARALLEL TO THE WEST LINE OF SAID LOT A DISTANCE OF 75.00 FEET; THENCE SOUTH 71° 18' EAST, 200.00 FEET; THENCE SOUTH 00° 33' WEST, 110.12 FEET TO THE SAID SOUTHERLY LINE OF SAID LOT 3; THENCE ALONG SAID SOUTHERLY LINE NORTH 62° 18' WEST, 213.60 FEET TO THE POINT OF BEGINNING.	\$ 125,800.00

Glenn County Online Tax Sale Auction  
 Bidding Starts March 23 @ 8:00 AM (PT)

Auction ID	APN	Auction Ends Mar 26 (PT)	Property Address	City	Zip Code	Acreage	Zoning Code	Zoning Type
784992	003-021-011-000	11:00 AM	125 W WILLOW	WILLOWS	95988	0.17	CC	GENERAL COMMERCIAL
784993	005-282-018-000	11:00 AM	695 N BUTTE ST	WILLOWS	95988	0.12	R-1	LOW DENSITY RESIDENTIAL
784994	017-130-054-000	11:00 AM	NONE DESIGNATED	WILLOWS	95988	1.00	M	INDUSTRIAL
784995	017-130-055-000	11:00 AM	NONE DESIGNATED	WILLOWS	95988	1.03	M	INDUSTRIAL
784996	020-080-026-000	11:15 AM	NONE DESIGNATED	ARTOIS	95913	91.53	AE-40	EXCLUSIVE AGRICULTURE
	AE-20						EXCLUSIVE AGRICULTURE	
784997	020-114-008-000	11:15 AM	675 FRONT ST	ARTOIS	95913	0.11	CC	COMMUNITY COMMERCIAL
784998	021-130-021-000	11:15 AM	4125 HWY 162	WILLOWS	95988	91.07	FA-160	FOOTHILL AGRICULTURE/FORESTRY
784999	032-111-004-000	11:15 AM	158 MAIN ST	HAMILTON CITY	95951	0.17	CC	COMMUNITY COMMERCIAL
785000	032-182-019-000	11:30 AM	465 LOS ROBLES AVE	HAMILTON CITY	95951	0.32	R-1	SINGLE FAMILY RESIDENTIAL
785001	040-113-001-000	11:30 AM	319 SHASTA ST	ORLAND	95963	0.11	R-1	LOW DENSITY RESIDENTIAL
785002	040-122-006-000	11:30 AM	441 FIRST ST	ORLAND	95963	0.21	R-1	LOW DENSITY RESIDENTIAL

This list will not be updated  
 To view current listing and additional parcel information, you must go to:  
[www.Bid4Assets.com](http://www.Bid4Assets.com)

Glenn County Online Tax Sale Auction  
 Bidding Starts March 23 @ 8:00 AM (PT)

Auction ID	APN	Auction Ends Mar 26 (PT)	Property Address	City	Zip Code	Acreage	Zoning Code	Zoning Type
785003	041-032-018-000	11:30 AM	112 E TEHAMA ST	ORLAND	95963	0.25	R-1	LOW DENSITY RESIDENTIAL
785004	041-182-022-000	11:45 AM	73 E CHAPMAN ST	ORLAND	95963	0.28	R-1	LOW DENSITY RESIDENTIAL
785005	044-210-042-000	11:45 AM	NONE DESIGNATED	ORLAND	95963	18.63	RE-5	RURAL RESIDENTIAL ESTATE
785006	044-310-007-000	11:45 AM	6803 CO RD 10	ORLAND	95963	19.89	AE-20	EXCLUSIVE AGRICULTURE
785007	045-140-003-000	11:45 AM	6378 NEWVILLE DR	ORLAND	95963	0.44	RE-2	RURAL RESIDENTIAL ESTATE

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Glenn County Online Tax Sale Auction  
 Bidding Starts March 23 @ 8:00 AM (PT)

Auction ID	APN	Assessed Values From	Exemptions	Improvements	Land Value	Personal Property Value	Total Assessed Values	Improvement Bonds	IRS Liens	Add'l Information
784992	003-021-011-000	2017-2018	-	2,216.00	69,258.00	-	71,474.00	UNKNOWN	UNKNOWN	
784993	005-282-018-000	2017-2018	-	10,124.00	18,901.00	-	29,025.00	UNKNOWN	UNKNOWN	
784994	017-130-054-000	2017-2018	-	7,759.00	27,960.00	-	35,719.00	UNKNOWN	UNKNOWN	
784995	017-130-055-000	2017-2018	-	44,279.00	27,960.00	-	72,239.00	UNKNOWN	UNKNOWN	
784996	020-080-026-000	2017-2018	-	8,331.00	476,086.00	-	484,417.00	UNKNOWN	UNKNOWN	THESE PARCELS MUST BE SOLD TOGETHER.
	020-080-028-000		-	13,851.00	514,289.00	-	528,140.00			
784997	020-114-008-000	2017-2018	-	-	2,182.00	-	2,182.00	UNKNOWN	UNKNOWN	
784998	021-130-021-000	2017-2018	-	-	208,597.00	-	208,597.00	UNKNOWN	UNKNOWN	
784999	032-111-004-000	2017-2018	-	-	4,580.00	-	4,580.00	UNKNOWN	UNKNOWN	
785000	032-182-019-000	2017-2018	-	17,257.00	11,767.00	-	29,024.00	UNKNOWN	UNKNOWN	
785001	040-113-001-000	2017-2018	(7,000.00)	46,305.00	38,588.00	-	77,893.00	UNKNOWN	UNKNOWN	
785002	040-122-006-000	2017-2018	-	35,587.00	33,363.00	-	68,950.00	UNKNOWN	UNKNOWN	

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Auction ID	APN	Assessed Values From	Exemptions	Improvements	Land Value	Personal Property Value	Total Assessed Values	Improvement Bonds	IRS Liens	Add'l Information
785003	041-032-018-000	2017-2018	-	29,102.00	4,007.00	-	33,109.00	UNKNOWN	UNKNOWN	
785004	041-182-022-000	2017-2018	-	40,841.00	33,115.00	-	73,956.00	UNKNOWN	UNKNOWN	
785005	044-210-042-000	2017-2018	-	-	169,013.00	-	169,013.00	UNKNOWN	UNKNOWN	
785006	044-310-007-000	2017-2018	-	134,370.00	103,861.00	1,450.00	239,681.00	UNKNOWN	UNKNOWN	
785007	045-140-003-000	2017-2018	-	413,400.00	68,000.00	-	481,400.00	UNKNOWN	UNKNOWN	

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# Glenn County Frequently Asked Questions about Public Internet Auction of Tax Defaulted Land

**PROPERTY IS SOLD “AS IS” INSPECT THOROUGHLY BEFORE YOU BUY!**

## **1. Why does the county sell tax defaulted property?**

The primary purpose of a tax sale is to collect taxes that have not been paid by the property owner for at least five years. Offering the property at public auction achieves this by either selling the property or by forcing payment of the property taxes. During those five years, the taxpayer has repeatedly been notified of a “prior year delinquency” and still has the ability to keep the property until the day before the sale by paying taxes in full. If the property is sold, lienholders and the former owner may claim proceeds in excess of the taxes and cost of the sale.

## **2. Can I obtain title to a property on the tax sale list by paying the delinquent taxes prior to the sale date?**

No. Legal title to a tax defaulted property subject to the Tax Collector’s power to sell can be obtained only by becoming the successful bidder at the county tax sale. Paying the taxes on such property will only cause it redemption to the current assessed owner.

## **3. Does the county sell tax lien certificates?**

No California counties sell tax certificates at this time.

## **4. Who is notified of the sale?**

The law requires the Tax Collector to attempt to notify the current owner, all lienholders and public agencies.

## **5. Is the tax publicly advertised?**

Yes. The legally required notice of a tax sale is published in a publication within the county three times in successive seven-day intervals before the tax sale.

## **6. When does the right to redeem (pay the taxes) a tax defaulted property subject to the power to sell cease?**

The right to pay the taxes in full to avoid the sale of the property ceases at the close of business, on the last business day prior to the sale. There is no extended right of redemption on the State of California as exists in some other states.

## **7. How is the minimum bid on a tax sale property determined?**

State law dictates that the minimum bid on a tax defaulted parcel offered by the Tax Collector at public auction shall be no less than the total amount to redeem the property plus costs.

## **8. Does the county guarantee the property or the ability to develop a property?**

**ALL PROPERTY IS SOLD AS IS!** Be an informed bidder. Prospective purchasers are urged to examine the title, location and desirability of the properties available to their own satisfaction prior to the sale. The County makes no guarantee, express or implied, relative to the title, location or condition of the properties for sale. In addition the County assumes no responsibility, implied or otherwise, that the properties are in compliance with zoning ordinances, mining and reclamation regulations, conform to building codes and permits and/or any other applicable regulations or permits. No government entity is liable for damages sustained to property purchased at public auction, including from the time of sale until the recordation of the tax deed to the purchaser. No expressed or implied warranty is given with respect to parcels, and they are sold on an “as is basis”.

Bidders are responsible for knowing what they are purchasing. The city planning department can provide zoning, General Plan designation, water source and other information. Examine the County Recorder's records for any easements on a property. **ALL SALES ARE FINAL!**

**9. Do liens or encumbrances on a tax defaulted property transfer to the new owner after purchase of the property at a tax sale?**

Not all liens are discharged by the sale. Any liens not discharged may be the responsibility of the new owner. Please refer to Revenue and Taxation code section 3712 for a complete explanation of all liens and encumbrances assumed and discharged by the new owner.

**10. How do I find a property I'd like to bid on at the tax sale?**

Vacant land (which accounts for most properties offered at the tax sale) has no street (situs) address. The County Assessor's plat maps and map books can determine its approximate geographical location. Improved properties frequently (but not always) will bear a street address, making it easier to determine the general location. Exact boundary lines of a property can be determined only by a survey of the property undertaken at the purchaser's expense. Assessor's plat maps may be purchased from the County Assessor's office.

**11. I am interested in a property, how do I know if it is still available on the day of the auction?**

Nothing in the preview list is guaranteed. The right of redemption will cease at the close of business, on the last business day before the scheduled auction. The list will be updated as redemptions are made, this may be on a daily basis. It is your responsibility to obtain a current list or check the Bid4Asset website for updates.

**12. How can I register as a bidder?**

Bid4Assets.com will register bidders. Full instructions will be available on the website [www.bid4assets.com](http://www.bid4assets.com). Parcels require a bidder deposit of \$5,000.00. Bidders are advised to arrange for their deposits early to make sure they are eligible to bid. The Tax Collector's office will not be registering bidders nor accepting bids and all questions will be directed to Bid4Assets.com.

**13. How does the bidding proceed?**

All parcels will be sold by Auction ID. Minimum bids will be as stated per parcel and each raise will be in predetermined increments until the close of auction on the stated date and time on Bid4Assets.com website. For a more detailed explanation of the bidding process, log on to [www.bid4assets.com](http://www.bid4assets.com), click on "for buyers" on top of the home page, then click on "How to Participate".

**14. How can a successful bidder pay for a property at the tax sale?**

Successful bidders must pay by through wire transfer or certified checks as directed on Bid4Assets.com, within 72 hours of being advised of successful bid. In addition to the successful bid, the payment must include county transfer taxes and county recording fees. Only a successful bidder has the opportunity to purchase County assets. If the successful bidder defaults, under California State Law, the County cannot resort to the second highest bidder and will be required to take appropriate legal action against the bidder who defaults. In addition any bidder which does not complete their purchase by the submission of the appropriate funds will forfeit their bid deposit, not take position of the property, and will be banned from future County auctions.



**15. If I am the successful bidder how can I hold title (vesting) and how can I take possession of the property?**

The vesting on the Tax Deed will be as shown on the Deed information form you complete on Bid4Assets.com. The Tax Deed will be mailed to you thirty (30) days from the close of the auction, once you have the Tax Deed you can proceed to take possession of your property. If there are occupants in the property it is up to the purchaser to commence the ejectment/ unlawful detainer process, this is a civil matter and you may wish to seek private legal advice on this matter as the county assumes no responsibility and provides no assistance with this issue.

**16. Is property purchased in a tax sale eligible for insurance?**

The former owner has one year from the date of recording of the Tax Deed to challenge the validity of the tax sale (Revenue and Taxation code 177, 3725 and 3726). During this one-year challenge period, it may not be possible to obtain a clear title from a title company. Occasionally, a quiet title action is necessary if there has been an irregularity in the title prior to the tax sale. In the event that the former owner is successful at overturning the sale, the sale price would be returned to the purchaser, but any improvements made to the property would not be reimbursed to the person that made them.

**17. What happens to property that does not sell at the tax sale? Can the property be purchased directly from the County?**

The owner's right to redeem the property revives if not sold. The unsold properties will be offered at subsequent tax sales until redeemed or sold. Properties cannot be purchased directly from the County because the property must be sold at a public auction.

**Be sure you want the property before you bid. ALL SALES ARE FINAL AND THERE ARE ABSOLUTELY NO REFUNDS. If you default, under California State Law, the County cannot resort to the second highest bidder and will be required to take legal action against you. Failure to consummate the sale within the specified time shall result in the forfeiture of any deposit made and all rights that the purchaser may have had with respect to the property. Failure to consummate the sale will also bar the bidder from participating in future tax sales for Glenn County.**

**RULES ARE SUBJECT TO MODIFICATION BETWEEN NOW AND COMMENCEMENT OF SALE**

**PROPERTY SOLD "AS IS" INSPECT THOROUGHLY BEFORE YOU BUY!**

# GLENN COUNTY TREASURER-TAX COLLECTOR

## TERMS AND CONDITIONS OF COUNTY TAX SALE

**ALL POTENTIAL BIDDERS ARE REQUIRED TO READ AND UNDERSTAND THESE TERMS**

### **SALE INFORMATION**

The auction will begin at 8:00 a.m. PST on March 23, 2018 and the auction will close at the time shown on each auction item on March 26, 2018.

The asset information is being updated daily and will not be finalized until the close of business the preceding day of the sale. Please read all due diligence information and check all materials presented under General Tax Sale Information for updates. The descriptions provided are based on the Official Records of the County Recorder's Office and are presumed to be correct. The property to be sold may be approximately located from maps provided in the due diligence information on each auction item on [www.Bid4Assets.com](http://www.Bid4Assets.com).

Any personal property, such as a mobile home or equipment located on the property not "permanently affixed" to the land, is not a part of the sale. It is up to the prospective purchaser to investigate this in advance of bidding.

The properties offered at the tax sale auction shall be sold to the highest bidder. A bid is an irrevocable offer to purchase property. All properties are sold as is and all sales are final.

### **BIDDER INFORMATION**

Only bids submitted via the Internet will be accepted. Pre-registration is required. Register on-line at [www.bid4assets.com](http://www.bid4assets.com). Neither the County of Glenn nor the Tax Collector (collectively referred to as the "County") will be registering bidders or accepting bids. All questions regarding registration will be directed to Bid4Assets.

The County retains the right to reject any and all bids for any reason, may withdraw any property from the tax sale auction at any time before or during the sale, and reserves the right to cancel the sale of a property at any time prior to the issuance of the tax deed.

Pursuant to Section 3698.5(d) of the Revenue & Taxation Code current owners of record may not purchase their property at tax sale under certain circumstances.

### **REDEMPTION**

Properties that are redeemed on or before the close of business on the last business day prior to the sale will not be offered for sale. Please note that redemption of a property prior to auction by a party other than the owner will not cause transfer of ownership. The owner of record retains title to the property.

When property is sold at public auction on which the IRS holds a tax lien, the United States has the right of redemption for one hundred twenty (120) days from the date of such sale (26 USC Section 3712(g) and 7425(d)). The IRS will pay the actual amount paid for the property by the bidder, plus interest at 6% per annum from the date of sale, plus the expenses of sale that exceed any income received from the property.

## **BID DEPOSIT AND FEE REQUIREMENTS**

To participate in the auction, bidders must submit a \$5,000 bid deposit and a \$35 non-refundable processing fee prior to bidding on any property as part of this tax sale auction. Bid deposits must be in the form of a wire transfer, certified check, or money order and must be in the custody of Bid4Assets no later than March 20, 2018 at 1:00 p.m. PST. It is suggested to finalize your deposit well in advance of the auction to insure your eligibility to bid. Please contact Bid4Assets directly for instructions and questions pertaining to Bid Deposits.

If you are a successful bidder, your \$5,000 deposit will be applied to your purchase. If your deposit amount is greater than the total purchase price the difference will be refunded to you within forty-five (45) days after the close of the sale. If you are not a successful bidder, your \$5,000 deposit will be refunded to you by Bid4Assets within ten (10) business days after the close of the sale.

## **SETTLEMENT REQUIREMENTS**

The notification of a winning bid will include the total purchase price, including documentary transfer tax and recording fees, with instructions concerning the various payment methods. The California documentary transfer tax will be added to, and collected with, the full purchase price. This tax is calculated at the rate of \$.55 for each \$500.00 or fractional part thereof, if the purchase price exceeds \$100.00. A \$20.00 county recording fee will be collected to record the tax deed for the purchase of tax defaulted property.

Successful bidders shall make payment in full by wire transfer, certified check, or money order. Payment is required no later than 1:00 p.m. PST, March 29, 2018, three (3) business days after the close of the sale. A \$35 processing fee will be required in addition to the winning bid. No personal checks or credit card payments will be accepted. To ensure that a certified check or money order payment is received timely, please engage a reliable delivery service.

Only a successful bidder has the opportunity to purchase County assets. California State Law prohibits the County from selling to the second highest bidder. If the bidder defaults or the payment policy is not adhered to, the successful bidder (and parties they represent) will forfeit their \$5,000 deposit to the County and will not become the owner of the subject property. Additionally, they will be banned from participating in County tax sale auctions for five (5) years.

## **CONVEYANCE OF TITLE**

Successful bidders will be asked to complete a deed information form showing how they want the title to the property to be held (vesting). The online deed information form will be provided to the winning bidders and must be completed within forty-eight (48) hours following the close of the auction. The County Recorder will mail the original deed to the purchaser after recording, usually within four (4) to six (6) weeks.

California Revenue & Taxation Code Section 3712 sets forth the scope and extent of title conveyed by the Tax Deed as a result of a tax sale. Please consult an attorney for further information and legal advice concerning any questions you may have regarding legal title to property purchased at a tax sale.

The successful bidder may take possession of the property after the tax deed to purchaser has been recorded. Most title companies will not insure title on properties sold at public auction for at least one (1) year after the tax deed has been recorded. Legal action to challenge a tax sale must be commenced within one (1) year of the tax deed recording date.

### **BUYERS DUTY OF DUE DILIGENCE**

All properties offered for sale and sold at each tax sale auction are offered and sold on an “as is” basis only. The County assumes no responsibility, implied or otherwise, that the properties are in compliance with zoning ordinances; conform to building codes and permits, or situs addresses. Each bidder shall alone bear the duty of due diligence to inspect the properties offered for this tax sale auction and investigate all title matters; judgment, nuisance abatement, code enforcement, or other liens; encumbrances; easements; covenants; restrictions; servitudes; boundaries; the existence, condition, and legal status of all improvements and appurtenances; compliance with all applicable zoning ordinances; building and other codes; permit requirements; notices of violations; other recorded notices; bankruptcy proceedings; and all other conditions affecting these properties. The bidder bears the burden of determining the actual location of the property and its boundaries, property lines, and the actual location of all rights-of-ways and easements affecting the property. Use caution and investigate all aspects of property before you bid.

Some properties in the County may have 1911, 1913, and/ or 1915 Improvement Act Bonds, or Mello Roos Bonds, the bidder bears the responsibility to determine if these bonds are applicable.

On a rare occasion, an item up for auction may only consist of a portion of ownership interest. It is the bidder’s responsibility to research these items prior to purchase and to be aware of exactly what property you are purchasing, or in this case, what interest you are purchasing in a particular property.

Any information concerning these properties is presented by the County as a courtesy for general reference only and the County makes no warranty whatsoever as to the accuracy or veracity of any information provided.

### **POSSIBLE CONTAMINATED PROPERTIES**

Parcels offered for sale may contain hazardous wastes, toxic substances, or other substances regulated by federal, state, and local agencies. The County in no way assumes any responsibility, implied or otherwise, for any costs or liability of any kind imposed upon or voluntarily assumed by a purchaser or owner to clean up, or otherwise bring into compliance according to federal, state, or local environmental laws for any parcel purchased. The County shall not have any duty to investigate the status of any parcel with regard to contamination by environmentally hazardous materials.

### **NO WARRANTIES BY COUNTY OR TAX COLLECTOR**

The sale of these properties should not, in any way, be equated to real estate sales by licensed salesmen, brokers, and realtors. The County Tax Collector cannot guarantee the condition of the property nor assume any responsibility for conformance to codes, permits or zoning ordinances. You should inspect the property before investing. The burden is on the purchaser to thoroughly research, before the sale, any matters relevant to his or her decision to purchase, rather than on the County, whose sole interest is the recovery of back taxes.

All properties offered for sale and sold at each tax sale auction are offered and sold on an “as is” basis only. The County and its Tax Collector assume no liability and make no warranties whatsoever as to each of these properties regarding, but not limited to, the following:

The accuracy or veracity of their legal descriptions; locations; boundaries and property lines;

The existence of any liens of any kind, easements, rights-of-way, servitudes, covenants, restrictions, or other encumbrances of any kind, whether or not recorded, affecting these properties;

Their suitability for or the legality of any land use contemplated by the bidder or purchaser;

The status of compliance with all applicable local codes, permit requirements, zoning and land use regulations;

The status of compliance with all environmental regulations imposed by local, state, and/ or federal law;

The status of compliance with all procedural requirements concerning required notice and the tax sale itself;

The status of creditors’ rights or the rights of the Trustee in any proceeding before the US Bankruptcy Court;

The accuracy or veracity of any County General Plan Map or equivalent, or County Assessor’s Map; and

The accuracy or veracity of any other map, or any photograph or of any property profile or title report.

#### **NO TAX SALE AUCTION REFUNDS; EXCEPTION**

All sales are final. There shall be no refund of any purchase price, or any portion thereof, no refund of the payment of the documentary transfer tax paid for a property sold at the tax sale auction, and no refund of the deed recording costs due to a bidder’s or purchaser’s error, remorse, failure to exercise due diligence or any other fault or defect.

However, the bidder agrees that, if, for whatever reason, the County cancels a sale of a property sold at the tax sale auction, a refund, limited to the amount of the purchase price and documentary transfer tax paid, shall constitute a full accord and satisfaction and the County and its employees shall have no further liability arising from the transaction. The refund shall be paid within a reasonable time to that bidder or purchaser.

The bidder further agrees that as a condition of bidding on a tax defaulted property in the County of Glenn, if the County subsequently determines that a property sold by the Tax Collector should not have been sold because it was County property, not in tax default, or for any other legal reason, the successful bidder consents to the rescission of the sale as provided in California Revenue & Taxation Code Section 3731. To rescind the sale, if a tax deed has been recorded, the registered bidder (and parties they represent) agrees to sign all required forms to cancel and rescind the erroneous sale and understands that the County will refund only the purchase amount paid and that the Tax Collector and the County of Glenn have no further liability in the matter.

**LIABILITY**

Neither the County nor its employees are responsible for any of the following:

Damages or loss of any kind sustained by the property purchased at the tax sale auction from the time of the sale until the recordation of the tax deed transferring the property to the purchaser.

The failure of any equipment or device that may prevent a person from participating in the tax sale auction. This includes, but is not limited to, computer hardware or software, a computer network or website.

Known or unknown conditions of any property purchased at the tax sale auction, including, but not limited to, errors in the Assessor's records pertaining to improvement of the property.

**BIDDER'S ACKNOWLEDGEMENT OF AND AGREEMENT TO TERMS AND CONDITIONS**

Each bidder participating in this tax sale auction shall be deemed to have read, acknowledged, and agreed to be bound by the Terms and Conditions for this tax sale auction as herein stated upon payment of the bid deposit and non-refundable processing fee.