



JUDY AINSLIE

TREASURER

KATHY HANKS, Administrative Assistant
JEAN MERTES, Investment Officer

County Administration Building
207 Fourth Avenue North
Kelso, WA 98626
TEL (360) 577-3060
FAX (360) 578-2071
www.co.cowlitz.wa.us/treasurer

Tax Foreclosure Information RCW 84.64

•2010 Property Tax Foreclosure • Cause Number 10 2 0157 3•

Sale Date/Time: January 13, 2011 10:00 A.M.

Location of Sale: Cowlitz County Administrative Building
3rd Floor General Meeting Room
207 4th Ave North
Kelso WA 98626

Cowlitz County Treasurer conducts a property tax foreclosure auction pursuant to RCW 84.64. Properties in tax foreclosure may only be purchased from the County at the annual foreclosure sale held in January of each year.

The auction is verbal and bidding must be done in person. The sale will be made to the highest bidder. A minimum bid will be solicited for each parcel. This bid includes all taxes, interest, penalties and foreclosure costs.

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 within one half hour of the final item auctioned. 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. If a winning bid is accepted and bidder defaults by not rendering payment within one half hour of the final item auctioned, the parcel shall be re-offered for auction. Bidding shall again start at the original minimum bid.

Cowlitz County does not warrant any property suitable for any use, nor do they make any claims regarding easements, covenants or restrictions. Legal descriptions provided are for tax purposes only. All parcels are sold "whereas" and "as is" without representation or warranty, expressed or implied. All sales are final. Potential purchaser should seek the advice of a real estate attorney if additional information is needed.

There is no redemption period after the sale, except in cases where the owner is a minor or a person is adjudicated to be legally incompetent. In these cases, there is a 3 year redemption period.

Full disclosure terms will be read at the Tax Foreclosure Auction.