

General Information to Prospective Bidders

Properties in Nevada County that have had tax delinquencies for five or more years may be offered for sale by the Tax Collector. The primary purpose of the tax sale is to return the tax defaulted property to the tax rolls. Offering the property for sale achieves this by either selling the property or forcing redemption.

Buyer Beware!

All parcels offered at public auction are sold "as is". No warranty is expressed or implied in any manner regarding property sold at the public auction, including, but not limited to, the following example: no claims are made to guarantee access to, or building permits for, any of the parcels involved in the sale. Prior to bidding, it is your responsibility to ***adequately research*** properties, so you know what you are buying. The County assumes no liability for any other possible liens, encumbrances or easement, recorded or not recorded. Lack of adequate research may result in the purchase of unusable property, *with no entitlement to a refund*. **ALL SALES ARE FINAL.**

Frequently Asked Internet Questions

Go to www.Bid4Assets.com/TaxSale

General Auction Questions

How can I determine what use I can make of a tax sale property before I purchase it?

Consult the zoning department of the city in which the property lies or the zoning section of the Nevada County Community Development Agency for a property in an unincorporated area (not within a city boundary) of the county regarding use of the parcel. In addition, examine the Nevada County Recorder's records for any recorded easements on the property. You can also order a title search report from a local title insurance company. Also you may wish to consult an attorney at law for a full determination of the property's use potential.

Are tax sales publicly advertised?

Yes. State law dictates that notice of a tax sale must be published three times in successive seven-day intervals before the tax sale date, in a newspaper of general circulation published within the county. The newspaper used for this advertisement is The Union Newspaper in Grass Valley, California.

Can I obtain a property available at the tax sale by paying the delinquent taxes prior to the tax 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 during the on-line auction. Paying taxes on such property will only cause its redemption for the assessed owner.

When is the last day the property owner may redeem the tax-defaulted property, to prevent its sale at Auction?

The right to redeem a tax-defaulted property subject to the power of sell ceases at the close of business (5 pm) on the last business day prior to the on-line auction.

How do I find or see property on which I want to bid at the tax sale?

While we try to assist prospective purchasers to identify a property location, we can provide only the approximate geographic location for vacant or unimproved land. It's approximate location may be determined through the use of the County Assessor's parcel maps or by utilizing Nevada County Geographic Information System (GIS). Improved properties frequently have a situs (street) address, making it easier to determine the general location. Exact boundary lines of a parcel can be determined only by conducting a survey of the property, initiated at the purchaser's expense.

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

We do not maintain a list of encumbrances that will remain on a property following a tax sale. It is the bidder's responsibility to research this information. Please refer to Revenue and Taxation Code §3712 which states:

"The deed conveys title to the purchaser free of all encumbrances of any kind existing before the sale, except for:

- (a) Any lien for installments of taxes and special assessments; installments will become payable upon the secured roll after the time of sale.
- (b) The lien for taxes or assessments or other rights of any taxing agency that does not consent to the sale under this chapter.
- (c) Liens for special assessments levied upon the property conveyed that were, at the time of the sale under this chapter, not included in the amount necessary to redeem the tax-defaulted property and, where a taxing agency which collects its own taxes has consented to the sale under this chapter, were not included in the amount required to redeem from sale to the taxing agency.
- (d) Easements constituting servitudes upon or burdens to the property; water rights, the record title to which is held separately from the title to the property; and restrictions of record.
- (e) Unaccepted, recorded, irrevocable offers of dedication of the property to the public or a public entity for a public purpose, and recorded options of any taxing agency to purchase the property or any interest therein for a public purpose.
- (f) Unpaid assessments under the Improvement Bond Act of 1915 (Division 10 (commencing with section 8500) of the Streets and Highways Code) that are not satisfied as a result of the sale proceeds being applied pursuant to chapter 1.3 (commencing with section 4671) of Part 8, or that are being collected through a foreclosure action pursuant to Part 14 (commencing with section 8830) of Division 10 of the Streets and Highways Code. A sale pursuant to this chapter shall not nullify, eliminate, or reduce the amount of a foreclosure judgment pursuant to Part 14 (commencing with section 8830) of Division 10 of the Streets and Highways Code.
- (g) the tax collector has provided proper notice to the Internal Revenue Service before that date. Any federal Internal Revenue Service liens that, pursuant to provisions of federal law, are not discharged by the sale, even though
- (h) Unpaid special taxes under the Mello-Roos Community Facilities Act of 1982 (Chapter 2.5 (commencing with section 53311) of Part 1 of Division 2 of Title 5 of the Government Code) that are not satisfied as a result of the sale proceeds being applied pursuant to

Chapter 1.3 (commencing with section 4671) of Part 8, or that are being collected through a foreclosure action pursuant to section 53356.1 of the Government Code. A sale pursuant to this chapter shall not nullify, eliminate, or reduce the amount of a foreclosure judgment pursuant to section 53356.1 of the Government Code.

How do I pay for property if I'm a successful bidder? What other fees are due?

Successful bidders will be notified by Bid4Assets and **full payment** will be required within 72 hours after completion of the sale.

In addition a 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 or fractional part thereof.

How will title in the deed to the purchaser be vested?

Title will be vested in the name of the actual purchaser. Upon completion of the auction, Bid4Assets will notify all purchasers via email of their winnings. Purchasers will be directed to go an online form, or "Deed Wizard", via a link within the congratulatory email that will capture vesting information for each parcel purchased.

If you are acting as an agent, and title is to be vested differently, we require a notarized letter from the individual for whom you are acting as agent, stating the manner in which title is to be vested. This letter must be received by the settlement deadline as detailed in the Deed Wizard form.

How soon can I take possession of a property after my purchase at the online auction?

You should consult an attorney. Generally, the successful bidder may take possession of a property after making payment in full and complying with any conditions set forth between the tax collector and the successful bidder. However, the validity of the tax collector's deed to the purchaser may be challenged within one year after the execution of the deed. In addition, if the property purchased has an IRS lien on it, the Internal Revenue Service has the right to redeem the property from the purchaser, up to 120 days from the date of the sale.