

**RESEARCH & INSPECT THOROUGHLY
BEFORE YOU BID !**

The sale of these properties should not, in any way, be equated to real estate sales by licensed salespeople, brokers or realtors.

The Treasurer-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.

It is also recommended that bidders consult with the Zoning Department of any city within which a particular parcel lies.



Should the successful purchaser desire a survey of the property, it will be at the purchaser's own initiative and expense. No warranty is made by the County, either expressed or implied, relative to the usability, the ground location, or property lines of the properties. The exact location, desirability, and usefulness of the properties must be determined by the prospective purchaser.



The County assumes no liability for any other possible liens, encumbrances or easements, recorded or not recorded. When property is sold at public auction on which the IRS holds a tax lien, the United States has the right of redemption for 120 days from the date of such sale (26 USC Sec. 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.

**ALL PROPERTY IS SOLD
ON AN "AS IS"
BASIS**



**SOLD
"AS IS"**



Monterey County

TAX AUCTION



Mary Zeeb
Treasurer-Tax Collector
P.O. Box 891
Salinas, CA 93902-0891
(831) 755-5057 (831) 759-6623 Fax
www.co.monterey.ca.us/taxcollector
taxcollector@co.monterey.ca.us



www.Bid4Assets.com

General Information for Prospective Bidders

When are your tax sales held?



Monterey County generally holds tax defaulted property auctions every two years.

How are tax sales advertised?

Auction notices are published in the local papers (Salinas Californian, Monterey Herald, & King City Rustler), as well as on our web site and Bid4Assets.com.

Where does the sale take place?

Our auction is an Internet sale only at www.bid4assets.com. Bidders must register in order to participate. Potential bidders that do not have Internet access may register to bid "offline" by contacting Bid4Assets customer service at (877) 427-7387.



Can I obtain a property available at the tax sale by paying the delinquent taxes on it 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 at a county tax sale. Paying taxes on such property will only cause its redemption to the assessed owner.

How can I research title and zoning information for a property?

You may pay a professional company to research the title for you or you may research the property yourself. Zoning questions should be directed to the zoning department of any city within which a property lies or the zoning section of the County Planning Department for a parcel in an unincorporated area. Examine the county recorder's records for all recorded documents on a property.

How do I locate a property I'd like to bid on? How do I get maps?

The descriptions listed on the tax sale list are based on the official records of the Monterey County Assessor's Office and are presumed to be correct. The property to be sold may be approximately located from maps available for viewing on the Bid4Assets.com website. Maps may also be purchased directly from the Monterey County Assessor. Improved properties frequently (but not always) will bear a situs (street) address, making it easier to determine the general location. Exact boundary lines of property can be determined only by a survey of the property initiated at the purchaser's expense.



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 a specified time after the auction—usually within 72 hours. Payment must be in the form of certified funds (cashier's check, postal money order, or wire payment).

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.

If I am the successful bidder when will I get the deed?

Once we receive payment in full and deed information we will record a tax deed. This deed conveys all right, title and interest to the property in accordance with the provisions of Revenue & Taxation Code Section 3712.



Do liens or encumbrances on a tax-defaulted property transfer to the new owner after purchase of the property at a 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 the following Code: Section 3712 of the California Revenue and Taxation Code states: "The deed conveys title to the purchaser free of all encumbrances of any kind existing before the sale, except:

- (a) Any lien for installments of taxes and special assessments, which installment will become payable upon the secured roll after the time of the sale.
- (b) The lien for taxes or assessments or other rights of any taxing agency which does not consent to the sale under this chapter.
- (c) Liens for special assessments levied upon the property conveyed which 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, not included in the amount required to redeem from sale to the taxing agency.
- (d) Easements, constituting servitude 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 option of any taxing agency to purchased the property or any interest therein for a public purpose.
- (f) Unpaid assessment under the Improvement Bond Act of 1915 (Division 10 (commencing with Sections 8500) of the Streets and Highways Code) which are not satisfied as a result to the sale proceeds being applied pursuant to Chapter 1.3 (commencing with Section 4671) of Part 8.
- (g) Any federal Internal Revenue Service liens which, pursuant to provisions of federal law, are not discharged by the sale, even though the tax collector has provided property notice to the Internal Revenue Service before that date." A title search initiated at the prospective purchaser's expense should reveal any liens or encumbrances of record on a property in the tax sale.

This brochure provides general information regarding Monterey County Tax Sales. For additional sale terms & specific asset details please refer to www.bid4assets.com