

San Bernardino County Online Tax Sale

Terms Of Sale

The next tax sale is scheduled for May 16th – 22nd, 2009.

Bids will be accepted beginning May 16th, 2009. Closing times will vary on each parcel between the 18th and 22nd of May, 2009.

This tax sale will be held online at <http://www.bid4assets.com/>.

Notice to Parties Concerning Redemption - The right of redemption shall terminate at 5:00 p.m. May 15th, 2009, the last business day prior to the sale. Any remittance sent by mail for redemption of tax-defaulted property must be received in the Tax Collector's office by 5:00 p.m. May 15th 2009, in the form of cash, cashiers check or bank money order.



Prospective Bidders - A deposit is required prior to bidding on any auction. The deposit must be made a minimum of 3 business days before any bids may be placed. The deposit will be accepted by Bid4assets starting April 20, 2009. Bid4assets must receive all deposits no later than May 12, 2009 in order to participate in this sale. Please plan ahead and allow enough time to make your deposit. The required deposit is \$5,000. A \$15 fee is charged per deposit. The deposit will be accepted via wire transfer or by mailing a certified check or money order to Bid4assets only. All unsuccessful bidders will receive a refund of their deposit plus fee within seven (7) to ten (10) business days after the close of all auctions. The deposit for successful bidders will be transferred to the County and credited towards their purchase(s).

Winning bidders who do not perform on all auctions won will forfeit their deposit to the County.

Properties that are subject to sale at public auction for non-payment of property taxes must be offered for sale within four years of the time the property becomes subject to the Tax Collector's power to sell. The Tax Collector is responsible for the administration of these sales.

The purpose of the tax sale is to collect the unpaid taxes and to convey the tax-defaulted property to a responsible owner. These properties are subject to the Tax Collector's power to sell because of defaulted taxes.

The sale of these properties should not, in any way, be equated to real estate sales by licensed salesmen, brokers or realtors. 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 tax 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 recommended that bidders consult with the Zoning Department of any city within which a particular parcel lies, or the Zoning Section of the County Planning Department for an unincorporated area parcel. Tax defaulted property will be sold on an as is basis.

Should the successful purchaser desire a survey of the property, this must be done at the purchaser's expense. No warranty is made by the county, either expressed or implied, relative to usability, the ground location, or property lines of the properties. The prospective purchaser must determine the exact location, desirability, and usefulness of the properties prior to bidding. Refund of any purchase or any payment on a purchase agreement will not be made.

The county assumes no liability for any other possible liens, encumbrances or easements, recorded or not recorded.

The parcels will be sold to the highest bidder.

Settlement Requirements:

High Bidder must pay in full within five (5) business days from each auction close.

Acceptable forms of payment will be:

- Certified / Cashier's Check / Bank Money Orders (made payable to County of San Bernardino Treasurer - Tax Collector)
- Cash (paid at the San Bernardino County Tax Collector's office)
- Wire Transfer

Please Note: A documentary transfer tax of \$0.55 will be added for each \$500, or fraction thereof, of the final sales price.

Personal Checks, Traveler's Checks and credit cards *will not* be accepted.

Title Conveyed:

The Tax Deed conveys title to the purchaser free of encumbrances of any kind existing before the sale, except:

- (a) Any lien for installments of taxes and special assessments (*such as Weed, Water Stand-By, Demolition and Bond*), which installments 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 of the property.
- (c) Liens for special assessments levied upon the property conveyed which were, at the time of the sale, 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, 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) which are not satisfied as a result of 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 proper notice to the Internal Revenue Service before that date.

(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.

If the property is sold at auction after redemption has been made, or sold in error, a refund of only the purchase price and documentary tax will be made and with the full understanding and agreement of the purchaser that the Tax Collector has no further liability in the matter.

The following information is furnished to the prospective bidder WITHOUT WARRANTY and is for the convenience and guidance in locating all parcels. All items and descriptions listed are believed to be correct. However, the Tax Collector shall not be held responsible for typographical errors.

As the State law does not provide the Treasurer-Tax Collector with means of refund in the case of such sale at public auction, *USE CAUTION - AND INVESTIGATE BEFORE YOU BID!* Do not attempt to purchase property at the auction unless an investigation has been made as to the exact location, desirability and usefulness of the property. Parcels are sold on an "as is" basis and the County in no way assumes any responsibility implied or otherwise, that the properties are in compliance with zoning ordinances and conformance to building codes and permits. An investigation may reveal that the property is in a street or alley, in a flood control channel or landlocked, and that improvements that may be shown on the tax sale list no longer exist at the time of auction and a lien may have been or will be placed on the property for their removal.

It is the purchaser's responsibility to determine if there are any liens or special assessments. It is suggested the Current Tax Roll, County Treasurer, Cities, Land Use Services and Special Districts be researched before time to purchase. Contact city or county Planning Department for zoning and building restrictions.

The Tax Collector shall resolve any dispute arising on any aspect or transaction of the sale, and his decision shall be final.

Contact Information for Other County Offices:

ASSESSOR

172 West Third Street
San Bernardino, CA 92415-0310
(909) 387-8307

COUNTY CLERK AND RECORDER

222 West Hospitality Lane
San Bernardino, CA 92415-0018
(909) 387-8306

LAND USE SERVICES

385 North Arrowhead Avenue
San Bernardino, CA 92415-0182
(909) 387-4044

TRANSPORTATION / FLOOD CONTROL

825 East Third Street
San Bernardino, CA 92415-0835
(909) 387-8104

SPECIAL DISTRICTS

157 West 5th Street
San Bernardino, CA 92415-0450
(909) 387 - 5940