

Sutter County Treasurer-Tax Collector
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Tax Defaulted Property Questions

The Sutter County Tax Collector schedules a Public Auction for tax-defaulted property every other year, subject to change at the Tax Collector's discretion.

1. The only way to obtain tax-defaulted property is to be a successful bidder at the Internet public auction.
2. Successful bidders must pay in full within seventy-two hours (72) or three (3) business days of notification that he or she is the successful bidder. Payment options are outlined on the Internet website www.bid4assets.com and may include certified or cashier's check, or a wire transfer. No financing is available. The Tax Collector will issue a deed to the successful bidder
3. All sales are final. Any cancellation of payment will be handled as a civil matter but will not rescind the sale.
4. The right of redemption ceases on Friday, December 2, 2011 at 5:00 p.m.
5. A list of available properties will be published in the Appeal Democrat, 3 (three) times, once weekly, one month prior to auction. Also, the list may be viewed on the www.bid4assets.com website.
6. We do not maintain a mailing list. However, if you send us a self addressed stamped envelope, we will mail you a list as soon as it becomes available. In the event an auction is canceled, we will hold your envelope until the next available auction. Also, we maintain an e-mail notification list. To add your name to this list, please send your request to <http://co.sutter.ca.us/doc/government/depts/ttc/ttchome> and click on the "tax sales notification subscription" link
7. All parcels will be sold "**AS IS**". This is a "**BUYER BEWARE**" situation and all sales are final.
8. Properties sold will be free and clear of all liens EXCEPT SPECIAL ASSESSMENT AND THE RIGHT OF THE UNITED STATES OF AMERICA TO REDEEM FEDERAL IRS LIENS.
9. The Tax Collector will provide only tax information on tax defaulted property. Any research on these properties will need to be facilitated by you. The County offices provide information via computer terminals, which may be used during regular business hours.
10. Chapter 7, Sections 3691 through 3731.1 of the Revenue and Taxation Code clearly outlines the statutes regarding the procedures for tax sales for the State of California.
11. Properties that are not sold at public auction will be offered at the next scheduled sale.
12. Sutter County does not Sell Tax Lien Certificates.