

GRAYS HARBOR COUNTY SHERIFF'S OFFICE

Darrin Wallace
Sheriff

Kevin Schrader
Undersheriff



1. The Sheriff sells all the right, title, and interest of the Defendant in the property. All properties are sold "AS IS" with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/or held against the property which may not be satisfied. All terms of the Sale are subject to Title 6 and 36.16.145 of the Revised Code of Washington.
2. Prospective bidder must complete the Bid4Assets on-line registration process to participate in the auction. All bidders must submit a \$5,000 deposit (plus a \$35.00 processing fee) to Bid4Assets before the start of the auction. This single deposit will be associated with a particular auction date and allows a bidder to bid on all of the auctions that close on that particular date.
3. The plaintiff's attorney shall submit their "upset price" at least 1 hour prior to the start of the auction. The "upset price" is the least amount the plaintiff will accept for a property and it will become the new minimum bid for the auction.
4. All bidding shall be in increments of \$500.00 (Five Hundred and No/100 dollars).
5. The successful bidder shall pay the exact amount of the remaining balance, which includes a 1.5% buyer's premium on the purchase price, by close of business on the first business day after the sale. If the payment deadline falls on a federal holiday, payment deadline shall be close of business on the first business day after that date. Payment shall be made to Bid4Assets.
6. Failure to pay the balance by the due date will result in a default and the forfeiture of the bidder's deposit. In the event of a default the next highest bidder may be notified by Bid4Assets. The Sheriff may settle with the second highest bidder who has complied with all of the conditions of sale. The defaulting party shall also be liable to the plaintiff and/or the Sheriff for any and all costs incurred for the resale of the property.

7. The winning bidder shall comply with all post sale instructions required by the Sheriff's Office and Bid4Assets. The winning bidder shall be responsible for all costs related to preparing the Sheriff's Deed.
8. The plaintiff, at the discretion of the Sheriff's Office, can at any time cancel the sale prior to the auction for reasons of bankruptcy and/or any other reasons that may arise.
9. Bankruptcy or any other court action concerning the Sheriff's Sale will not relieve the successful bidder from their requirements to complete the sale.
10. Funds will be forwarded to the Grays Harbor County Clerk's Office by Bid4Assets, and the transaction will be made a part of the court record.
11. The winning bidder must comply with post-sale instructions required by Bid4Assets and Grays Harbor County Sheriff's Office.

POST-SALE INSTRUCTIONS FOR WINNING BIDDER

- Money from the winning bid is deposited into the court registry.
 - Typically, within one week, the Civil Department makes a return on the sale and sends a copy of the return to the attorney for the judgment creditor. A copy of the Sheriff's Certificate of Sale is mailed to the Purchaser. The original certificate is delivered to the clerk of the Superior Court where the case is filed.
 - There is a 20 day waiting period until the sale can be confirmed by the court. All parties in the action will receive a letter from the court reference the confirmation of the sale. Once the 20 days have elapsed, either the purchaser or the creditor's attorney may motion the court to have the sale confirmed (RCW 6.21.110)
 - After the sale is confirmed by the court, funds may be dispersed to the judgment creditor, and the original certificate of sale is mailed to the purchaser from the Superior Court Clerk.
1. The Purchaser shall record the original Sheriff's Certificate of Sale (RCW 6.21.110(6))
 2. If the sale was subject to homestead, the purchaser shall provide notice to the debtor(s) in the manner and timeframe outlined in RCW 6.23.030. A copy of the notice shall be forwarded to the Sheriff.
 3. Once the redemption period has expired, if applicable, the purchaser may request a Sheriff's Deed at a cost of \$50.

Terms and conditions are subject to change by the Sheriff and Bid4Assets.