

**CONTRA COSTA COUNTY TREASURER AND TAX COLLECTOR**  
**OFFICIAL TERMS AND CONDITIONS OF THE SALE OF**  
**TAX DEFAULTED PROPERTY**

**2013 Tax Sale**

At 10:00 A.M. on Wednesday, February 27, 2013  
Board of Supervisors Chambers  
651 Pine Street, Room 107  
McBrien Administration Building  
Martinez, California 94553

Anyone who wishes to bid on property offered for sale **MUST BE PRE-REGISTERED AND ASSIGNED A BIDDER CARD**. A registration application form and deposit of \$1,000 is required for each bidder card issued. The registration deposit must be paid by cash, cashier's check or bank-issued money order. Other money orders and checks will not be accepted. Your deposit will be applied to your first purchase at the tax sale. All unused deposits will be refunded by the Treasurer-Tax Collector's Office by mail *within two to three weeks after the sale*.

You must register in person at the office of the Treasurer-Tax Collector, 625 Court Street, Room 100, Martinez, CA 94553. We will be registering bidders in our office from 8:00 a.m. until 5:00 p.m. beginning **January 21, 2013 (Tuesday) and ending February 15, 2013 (Thursday)**. **YOU MAY NOT REGISTER AT THE SALE**. We will require valid picture identification at the time of registration (i.e., driver's license, military ID card, passport, California ID card). Expired identification cards/documents will NOT be accepted.

**YOU MUST VEST THE WAY YOU REGISTER**. If you wish to register/vest for someone not present at the tax sale, you must show a NOTARIZED power of attorney for each person you are representing. If you wish to register/vest as a public agency, a company, a corporation or a partnership, you will need to provide **NOTARIZED COPIES** of the document that gives you the authority to register/vest and purchase on their behalf. This documentation might be in the form of a minute order from the board, a board resolution, registration of a partnership or articles of incorporation. **CHANGES IN VESTING WILL NOT BE ACCEPTED AFTER REGISTRATION IS COMPLETE**.

Examples of vesting on registration form:

- |   |   |
|---|---|
| <input type="checkbox"/> A SINGLE MAN                                       | <input type="checkbox"/> A SINGLE WOMAN                                       |
| <input type="checkbox"/> A MARRIED MAN                                      | <input type="checkbox"/> A MARRIED WOMAN                                      |
| <input type="checkbox"/> AN UNMARRIED MAN                                   | <input type="checkbox"/> AN UNMARRIED WOMAN                                   |
| <input type="checkbox"/> A WIDOWER (MAN)                                    | <input type="checkbox"/> A WIDOW (WOMAN)                                      |
| <input type="checkbox"/> A MARRIED MAN AS HIS SOLE<br>AND SEPARATE PROPERTY | <input type="checkbox"/> A MARRIED WOMAN AS HER SOLE<br>AND SEPARATE PROPERTY |
| <input type="checkbox"/> HUSBAND AND WIFE AS JOINT TENANTS                  | <input type="checkbox"/> TENANTS IN COMMON                                    |
| <input type="checkbox"/> A CORPORATION                                      | <input type="checkbox"/> A PUBLIC AGENCY                                      |
| <input type="checkbox"/> OTHER  |   |

**YOU MUST PAY FOR YOUR PURCHASE IMMEDIATELY AT THE CONCLUSION  
OF THE TAX SALE**

Property purchased for less than \$50,000 must be paid for in full at the tax sale. The minimum bid must be tendered at time of sale in cash, cashier's check or bank-issued money order payable to the Contra Costa County Tax Collector. Cash and personal checks will be accepted for amounts over the minimum bid.

If the purchase price is \$50,000.00 or greater, a partial payment will be accepted. The purchaser must deposit the first \$50,000.00 in cash, cashier's check, or bank-issued money order, and the remainder may be paid with a personal check or put on a deferred payment plan due in 90 days.

The transaction **MUST** be completed within 90 days. *Failure to complete the transaction in full and on time will result in forfeiture of all deposits.*

Purchasers of property at the tax sale must also pay a **Documentary Transfer Tax** on the amount of the bid. The tax is based on the rate of \$.55 for each \$500.00 or fractional part of each \$500.00 when the bid exceeds \$100.00.

Purchasers of property within the city of Richmond must also pay a City Transfer Tax in addition to the Documentary Transfer Tax. The rate for this city tax is \$7.00 per \$1,000.00 of the purchase price.

**ALL SALES ARE FINAL.** Even if the successful bidder makes a mistake and bids on the wrong property, the sale will remain final. All sales of property must be paid for immediately. If the property is not paid for immediately, the sale of that parcel will be declared null and void and the property will be re-offered at the next tax auction. No opportunity will be given for any successful bidder to go to the bank prior to completing payment of the sales price. Successful bidders, who refuse to pay for the property they have bid on, will have the bidder card voided and they will forfeit their right to their registration deposit and may be excluded from future sales. You may also wish to refer to our web site for answers to Frequently Asked Questions (FAQ's) under the Service category: Public Auction.

### **TIME AND PLACE OF TAX SALE**

The public auction of tax defaulted real property is conducted once a year on the last Wednesday in February, in the Board of Supervisors Chambers of the McBrien Administration Building, 651 Pine Street, Martinez, California.

If you want to bid on a particular parcel, we suggest you attend the tax sale from the start.

Please do not telephone the Board of Supervisors or the Clerk of the Board of Supervisors for information regarding the tax sale. They have no information regarding the properties available for the tax sale.

### **TAX SALE CANCELLATION RIGHTS OF THE CONTRA COSTA COUNTY TAX COLLECTOR**

As a condition of bidding on a tax-defaulted property in the County of Contra Costa, if the County subsequently determines that a property sold by the Tax Collector should not have been sold because it was County property, not in tax-default, or for any other legal reason, the successful bidder consents to the rescission of the sale as provided in Revenue and Taxation Code Section 3731. To rescind the sale, if a tax deed has been recorded, the registered bidder agrees to sign all required forms to cancel and rescind the erroneous sale and understands that the County will refund only the purchase amount paid and that the Tax Collector and the County of Contra Costa have no further liability in the matter.

**ANY BID AT THE AUCTION IS MADE SUBJECT TO ALL OF THE REGISTRATION AND BIDDING TERMS AND CONDITIONS, AND BY BIDDING THE BIDDER ACKNOWLEDGES AND AGREES TO SUCH TERMS AND CONDITIONS.**

### **INVESTIGATE BEFORE YOU BID – ALL SALES ARE FINAL AND ALL PARCELS ARE SOLD AS IS**

Should the successful bidder 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 tax sale 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.

