

TERMS OF MOBILE HOME DISTRAINT SALE

1. **ALL SALES ARE FINAL. MANUFACTURED HOUSES ARE SOLD ON A “WHERE IS” AND “AS IS” BASIS** without any representation of warranty, expressed or implied, and without recourse against Spokane County or its officers or agents. The manufactured houses are sold without any guarantee, expressed or implied, as to the physical condition of the manufactured house or its fitness for any use or purpose.
2. This is an open, oral auction. No sealed bids will be accepted. Bidding must be done in person. The minimum bid includes the total amount owing for tax, interest, penalties and distraint costs. Bids are to be made in increments of no less than \$25.00, in even dollar amounts. Parcels are sold in the same order they appear on our list, numerical order by tax parcel number.
3. Once an item is sold the successful bidder must immediately step forward and pay in full. There will be no recess to obtain funds. **PAYMENT MUST BE MADE BY CASH OR CASHIER’S CHECK PAYABLE TO THE SPOKANE COUNTY TREASURER. NO OTHER FORM OF PAYMENT WILL BE ACCEPTED.** There are no exceptions to this policy. If a Cashier’s Check is for more than the maximum bid we will refund the difference, which could take up to 3 weeks.
4. Transfer of title will take place immediately following the sale. All **successful bidders** should come to the Spokane County Treasurer’s office at the close of the auction and the appropriate paperwork will be completed and given to you for the title transfer in the Dept of Licensing. ***Cash or 2 additional checks will be required to complete the mobile home title transfer. One made payable to the Spokane County Treasurer for \$10.00 for excise and the 2nd made payable to the Dept. of Licensing – amount to be determined (\$24.00 - \$124.00). All persons interested in being listed on the Mobile Home title need to be present***
5. There is no redemption period after the sale, except in cases where the owner is a minor or a person is adjudicated to be legally incompetent. In these cases, there is a 3 year redemption period.
6. No County employee or officer, either directly or indirectly, may bid at the sale, nor may such person bid as an agent or allow any agent to bid on their behalf.