

**YAKIMA COUNTY TREASURER'S OFFICE  
REAL PROPERTY TAX FORECLOSURE AUCTION**

The 2025 annual tax foreclosure auction will be held via the internet to reduce sale costs and enable more bidders to participate. We will again be partnering with Bid4Assets who will be facilitating the auction for our office. All prospective bidders will need to register prior to the auction at [www.bid4assets.com](http://www.bid4assets.com) and follow the deposit instructions provided. Auctions are held according to Washington State foreclosure laws (RCW 84.64 & 35.50).

**Terms of Sale**

All sales will be made by auction to the highest bidder. The auction will be conducted via Bid4Assets internet website at [www.bid4assets.com](http://www.bid4assets.com). The Treasurer reserves the right to re-offer parcels with no successful bid at the end of the auction. The Treasurer retains the right to reject any or all bids for any reason.

The auction is scheduled to begin on Wednesday, December 3, 2025, at 9:00 AM PST (12:00 PM EST) and will close at the time shown on each auction item on Thursday, December 4, 2025, with settlement of funds wired to BID4ASSETS by Monday, December 8, 2025, no later than 1:00 PM PST (4 PM EST). The Treasurer reserves the right to withdraw any property from the sale at any time. **You must have registered and made your deposit at [www.bid4assets.com](http://www.bid4assets.com) no later than November 26, 2025.**

Prospective bidders will be required to complete the appropriate vesting information prior to accessing the deposit instructions on the Bid4Assets website. The Treasurer's Office will use this information to complete the Real Estate Excise Tax Affidavit and applicable deed for the successful bidder on each parcel. Within 30 days from the end of the auction, the Treasurer will record and mail the deed to the successful bidder. All fees to complete and record the deed are included in the minimum bid amount. The Treasurer reserves the right to cancel the sale of a property at any time prior to the issuance of the deed.

Bidders are required to conduct any research of due diligence they wish to conduct prior to bid submittal. **A bid is an irrevocable offer to purchase property and once made, is a binding contract.** The County does not guarantee that all properties are buildable lots. All properties are offered for sale on a "where is" and "as is" basis without any representation or warranty, expressed or implied. It is the responsibility of the purchaser to do their own research as to the use of the properties for their intended purpose and to inspect the property to determine if it will be suitable for the purposes for which it might be purchased.

The County has posted physical notice on properties where the Assessor has determined there is a structure. To the best of our knowledge, the County has accurately identified those properties. The Treasurer is not responsible for identifying or locating, for prospective buyers, properties that are being auctioned.

The County is not liable for the failure of any device that is not owned, operated, and managed by the county, which prevents a person from participating in any on-line sale. "Device" includes, but is not limited to; computers and other equipment needed to access internet, hardware, networks, software applications, and web sites.

### **Research and Inspect Thoroughly Before You Bid**

Prospective purchasers are urged to use due diligence in researching the particulars of the property they are interested in purchasing **prior to the auction**. The County Treasurer makes no warranty, either expressed or implied, relative to the title, usability, location, condition, property lines, or topography. ALL PROPERTIES ARE SOLD AS IS. The sale of these properties should not, in anyway, be equated to real estate sales by licensed salespeople, brokers or realtors.

### **Qualified Bidders**

Any person who is a Yakima County employee or officer shall not directly or indirectly be a purchaser at this sale, nor may such person bid on any property as an agent or allow any agent to bid on his/her behalf pursuant to statutory regulations.

### **Deposit Required for Successful Bidder**

Prospective bidders will need to pre-register on-line at the Bid4Assets web page ([www.bid4assets.com](http://www.bid4assets.com)) and make their \$1,000.00 bid deposit, **plus a \$35.00 non-refundable processing fee**, as outlined on that website by no later than November 26, 2025.

A bidder is legally and financially responsible for all properties bid upon whether representing one's self or acting as an agent. Wire instructions must be adhered to as provided on the BID4ASSETS website. Wire fees will apply. The Yakima County Treasurer reserves the right to pursue all available legal remedies against a non-paying bidder.

If any successful bidder fails to make payment on their purchase within the specified time the deposit is forfeited. The Yakima County Treasurer reserves the right to re-offer those parcels at the end of the auction. If no bids were received on real property tax foreclosure parcels, those parcels will be marked as sold to Yakima County and inventoried as Tax Title Property.

### **Minimum Bid Amount**

The minimum bid amount is stated on-line for each parcel involved in the auction. The amount for each of the parcels includes delinquent property taxes, assessments, interest, penalties, costs, and any other fees that the County Treasurer is responsible for collecting via a property tax statement. Due to unforeseen circumstances, a minimum bid amount

may change from the original storefront advertising up until the day before the auction begins on December 3, 2025.

### **Third Party Service Fees**

All successful bidders will be charged a 5% Buyer's Premium (minimum \$100) per parcel, which will be charged and collected by Bid4Assets. The Yakima County Treasurer receives no portion of the premium.

### **Legal Description**

The full legal description and parcel identification number issued on title reports, designate the property offered for sale. Physical addresses are information provided to the Treasurer by local jurisdictions and may not correspond to the legal description.

### **Competing Liens**

The sale of these properties may be subject to special assessment liens of other taxing districts and competing Federal Liens or other liens, which are not extinguished by this sale, whether known or unknown. Currently liens held by the Sunnyside Valley, Yakima-Tieton and Roza Irrigation Districts, follow the property. There may be additional unknown liens for those properties that are being auctioned for delinquent real property taxes.

Any property with timber and/or mineral rights remain with the current holder of those rights. Where known, this information will be denoted on those parcels and listed on-line; however, foreclosure properties are sold "where is and as is" without any representation or warranty, expressed or implied. Recorded easements are not extinguished by a tax sale.

### **Uninhabitable Property**

Where known, if any property has been deemed uninhabitable and/or contaminated by a local governmental entity it will be so denoted on those parcels and listed on-line. Do not bid on these properties unless you understand the issues related to these types of properties.

### **Redemption Rights**

There is no general right of redemption for properties sold in real property tax foreclosure auctions, whether by title, interest, or estate. An exception is made for minors or persons adjudicated to be legally incompetent who can redeem their property at any time within three (3) years after the date of sale. Interest is not earned on redemption. The IRS has a redemption right to acquire the property within 120 days of the sale.

## **Unsold Real Property Tax Foreclosure Parcels/Yakima County as Bidder**

If the highest bidder does not pay the bid amount awarded, the Treasurer reserves the right to reopen the bidding. Real property parcels in which no bids were received will be deemed as sold to Yakima County to hold in trust for certain taxing districts and inventoried as Tax Title Property.

## **Real Estate Excise Tax Affidavits and Tax Deeds**

Prospective bidders will be required to complete the appropriate vesting information prior to accessing the deposit instructions on the Bid4Assets website. The Treasurer's Office will use this information to complete the Real Estate Excise Tax Affidavit and applicable deed for the successful bidder on each parcel. Within 30 days from the end of the auction, the Treasurer will record and mail the deed to the successful bidder. There will be a \$35.00 per parcel settlement fee due to Bid4Assets for the collection of the deed information. Fees to record the deed with the Yakima County Auditor are included in the minimum bid amount.

## **Refunds**

Overpayments on purchase settlements made to Bid4Assets will be refunded by Yakima County Treasurer via check and issued within (10) business days after the close of the auction.

Non-winner deposits, less the \$35.00 processing fee, will be refunded by Bid4Assets via eCheck and emailed within (10) business days after the close of the auction.

## **Possession of Property**

The successful bidder may take possession of the property after the payment has been received and the deed has been recorded. The County Treasurer has 30 days from the end of the tax sale to record and mail the Tax Deed to the successful bidder.

## **Surplus Proceeds**

The County Treasurer will hold any proceeds from the real property tax foreclosure sale in excess of the minimum bid for a period up to three (3) years. Surplus monies will be refunded upon proper application of claim by the owner of record according to the title report purchased by the Yakima County Treasurer for the purposes of this foreclosure process.

## **ADA Accommodation**

If you require assistance or would like to provide input as it relates to the [Americans with Disabilities Act](#), please contact us no later than five (5) working days prior to the date service is needed. To enable us to respond in a manner most helpful to you, please

indicate the nature of your accessibility issue or concern and your contact information. Users who need accessibility assistance can also contact us by phone through the Federal Information Relay Service at [1-800-877-8339](tel:1-800-877-8339) for TTY/Voice communication. If you use assistive technology (such as a Braille reader, a screen reader, or TTY) and the format of any material on this website interferes with your ability to access information, please click on the contact link above to describe your issue. Yakima County's ADA Coordinator can also be reached by email at [human.resources@co.yakima.wa.us](mailto:human.resources@co.yakima.wa.us) or by phone at 509-574-2210.

An Offline Bid Form is also available by BID4Assets to participate in this auction.

Yakima County ADA Coordinator  
Human Resources Department  
128 N. 2<sup>nd</sup> Street, Room B-27  
Yakima, WA 98901  
509-574-2210