



Bonner County Treasurer's Office

Clorrisa Koster, Treasurer

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NOTICE OF TAX SALE

NOTICE IS HERE BY GIVEN that in accordance with Idaho Code 31-808 the following described real properties are being offered for sale at public auction. The following properties are owned by Bonner County and are deemed not necessary for its use. All sales will be made by auction to the highest bidder. The auction will be conducted via Public Surplus Internet website only, <https://www.publicsurplus.com/sms/bonner,id/browse/home>.

Properties will also be available to view starting on August 1, 2024, at <https://www.publicsurplus.com/sms/bonner,id/browse/home> prior to the opening of the bidding process. The bidding for the following properties will open on August 12, 2024, at 8:00am and will close on August 23, 2024, at 5:00pm. Pay Mac, a third-party payment processing company, receives and processes ALL payments for Bonner County.

RP00158021030A

25/26-55N-1W GRANITE CRK

PROP BLK 21 LOTS 30 & 31

UNIT 2

Approximately 23.2 miles SW of Clark

Fork City Hall, E end of Silver Ave.

Howard H & Lelar V Bagwill

Bagwill Trust

18201 E Alki Ave

Spokane Valley, Wa

99016 **MINIMUM BID**

\$880.32

- After the issuance of a tax deed, real property may be redeemed only by the record owner or owners, or party in interest, up to the time the county commissioners have entered into a contract of sale, or the property has been transferred by county deed.
- It is suggested that interested buyers hire a professional for questions regarding clear title and/or changes made to the property after purchasing at tax sale. It is strongly advised to do your research. Parcels are sold "as is". There is no guarantee as to access, clear title, building or septic permits. This includes previous owners who may refuse to vacate the subject parcel, and successful bidders may be required to remove a previous owner at their sole expense.

- All bidders must register and pay a \$1,000.00 bidder deposit to participate in the auction. The deposit will be returned to unsuccessful bidders when the auction is awarded and paid in full. The deposit will be retained if the winning bidder defaults on payment. The deposit will be paid via Public Surplus and must be received by August 20, 2024, via Wire Transfer. Please note it may take up to 48 business hours for your wire transfer to post. This deposit will not impact the final sale price and will be returned upon payment in full being received.
- Successful bidders must make full payment within 5 days of the close of auction. Pay Mac, a third-party payment processing company, receives and processes ALL payments for Bonner County. Payments will need to be made via Wire Transfer. A “Deed of County Property” will be issued and recorded for each parcel sold.
- The purchase does not include the taxes for the current year. A tax bill will be issued and mailed to the buyer in November with taxes due December 20th of the year purchased.
- Please read the Bonner County Terms and Conditions prior to bidding on a property. Should any parcel not sell at Auction, the Board of County Commissioners will accept written bids for purchase consideration. Please submit all written bids directly to the Board of County Commissioners c/o Bonner County Treasurer for purchase consideration. The BOCC may sell the property without further notice by public or private sale upon such terms and conditions as the County deems necessary. The Board of County Commissioners reserves the right to reject any and all written bids or accept any written bid which may be made.

Bonner County Terms and Conditions

This sale is in accordance with Idaho Code 31-808 for real property currently held by Bonner County and acquired by way of Tax Deeds. All notices and actions required by Idaho Codes 63-1005 and 63-1006 have been given.

Auction

All sales will be made by auction to the highest bidder. The auction will be conducted via Public Surplus Internet website only, <https://www.publicsurplus.com>. The auction might extend for certain scenarios which are communicated by Public Surplus on each auction page. If a property remains unsold, the Treasurer may reopen the bidding at a later date that will be announced in this same manner.

The Bonner County Board of Commissioners or the Bonner County Treasurer retain the right to reject any and all bids for any reason, withdraw any property from the sale at any time prior to the issuance of the Deed of County Property, or close the auction at any time.

A bidder is legally and financially responsible for all properties bid upon whether acting as one's self or acting as an agent. All bidders must be 18 years of age or older.

Payment

PayMac, a third-party payment processing company, receives all payments for **Bonner County**.

Payment for an awarded item must be received **within five (5) days** of the close of auction. If you are the successful bidder, and you fail to submit any balance due on your auction purchase or purchases per these terms of conditions, you will forfeit your deposit, and you will not become the owner of any of the subject property or properties

Payment may only be by wire transfer. **NO CASH, CHECKS, CREDIT CARDS, OR MONEY ORDERS WILL BE ACCEPTED.**

Partial Payment

There will be NO partial payments allowed for an auction. All auctions must be paid in full according to the specified payment process.

BID DEPOSIT: Bonner County requires a deposit of \$1,000.00 to register to bid. The deposit must be received and processed by August 20, 2024, in order to participate in the auction. Please note it may take up to 48 business hours for your wire transfer to post. The deposit will be returned to unsuccessful bidders when the auction is awarded and paid in full. The deposit will be retained if the winning bidder defaults on payment. Please see the Wire Transfer Instructions listed below which details how to send a wire deposit.

Wire Transfer Instructions for Sending Bid Deposits:

Please note that these instructions can be used to remit your bid deposit to PayMac. In the Memo section of the wire, you MUST put Auction Bid Deposit Bonner County and user ID, (Write the full name Auction and not Auc as Auc will cause the bank to hold the wire). Failure to do this can result in delaying the payment for these items or having the wire sent back to your bank. Please be sure you double check the amount of your payment before you send the wire transfer as the wrong amount will cause significant delay or the payment may be returned to your bank. There may be additional charges from third party financial institutions to complete a wire transfer. You will be responsible for any and all charges related to wire transfers. Paymac, Public Surplus, and Bonner County will not be liable for these charges.

If you would like to completely avoid any potential fees related to wire transfers you may go to the publicsurplus.com homepage, click on the chat button, and request your deposit to be returned via ACH (after the auctions have closed and you are either not an awarded bidder or have already paid for your auction(s)).

Wire requests are received Monday - Friday, 9 am - 5 pm. Your payment may take up to 48 business hours to post. **For a bid deposit, please make sure to contact buyer support via chat after the**

payment is submitted to ensure that Public Surplus can get your user account added to the bidder list as soon as possible. If you have any additional questions or assistance with this process, please contact us using the chat function.

International Wires or ACH Payments will not be accepted.

Buyer Wire Instructions:

Name of Account Wire Is Being Sent To: PayMac, Inc.

Routing Number: 124001545

Account number: 102908156

Company Information:

PayMac, Inc.

Mailing address:

2520 Saint Rose Parkway, Ste 214

Henderson, NV 89053

Bank Information:

Chase Bank.

1115 S 800 E.

Orem, UT 84097

If you are the successful bidder and you fail to submit any balance due on your auction purchase per these terms of conditions, you will not become the owner of the subject property and your deposit will not be returned to you. If any party is the successful bidder on multiple parcels, **only** payment in full for all parcels **will be** accepted. Selective payments will not be allowed, and all transactions will be deemed in default resulting in the parcels being placed for re-offer at a later date.

If the property remains unsold, the Treasurer may reopen the bidding and continue the auction at a later date.

Bonner 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 sale. "Device" includes but is not limited to; computers and other equipment to access the internet, hardware, networks, software applications, and web sites.

The Bonner County Board of Commissioners retains the right to reject any and all bids for any reason, withdraw any property from the sale at any time prior to the issuance of the title, or close the auction at any time.

A bid is an irrevocable offer to purchase property

The Bonner County Board of Commissioners reserves the right to pursue all available legal remedies against a non-paying bidder. Any non-paying bidder may be banned from future auctions.

The opening bid includes all delinquent unpaid taxes, interest, penalties, and costs. All fees have been added to the minimum bid, except for the 8% buyer's premium. The purchase does not include the taxes for the current year. A tax bill will be issued and mailed to the buyer in November with taxes due December 20th of the year purchased.

Properties are sold "AS IS" with NO WARRANTIES

Research and Inspect Thoroughly Prior to Bidding

The Title Report that has been provided is for the use of the Bonner County Treasurer's Office only. Prospective purchasers are urged to examine the location and desirability of the properties available to their own satisfaction prior to the sale. The County Treasurer makes no representation of warranty, nor any guarantee of warranty, either expressed or implied, relative to the usability, location, property lines, topography, physical condition, presence or absence of tenants, address, or fitness for any use or purpose. 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 whether the property may be subject to liens, encumbrances, or restrictions and whether the property is suitable for their intended use. The properties may not be buildable lots. Bonner County is not responsible for surveying, identifying, or locating property boundaries for buyers. The County makes no guarantee, expressed or implied, relative to the title, location, or condition of the properties for sale, which include whether a parcel is contaminated with hazardous, toxic, or contamination of any kind from any source, or whether parcels are subject to restrictions based on sensitive areas ordinances, applicable land use laws, or regulations. Bidders are further advised that certain properties may be subject to easements or use restrictions set forth in Covenants, Rights and Restrictions of certain Plats, as well as in zoning and other land use controls. Certain parcels

may be designated as "Open Areas", "Common Space", "Common Areas", "Drainage", "Private Roadway", or other similar designations, and are subject to restrictions, which may include, but not limited to, prohibitions on placing improvements on such parcels. It is the buyer's responsibility to make a determination whether the property is restricted in any manner. This includes previous owners who may refuse to vacate the subject parcel, and successful bidders may be required to remove a previous owner at their sole expense.

Recorded easements are not extinguished by a tax sale. Photographs and maps including approximate lot lines (if attached) of an asset are for general representation purposes only. Bonner County will not assume any liability for alleged loss or damages which may result from the purchase of property relied upon via photograph or map. The County has posted physical notice on homes and buildings. 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.

Possession of Property

Bonner County will convey title to the property via Deed of County Property. The successful bidder may take possession of the property after the payment has been received and the Deed of County Property has been recorded. The County Treasurer has 30 days from the end of the tax sale to record and mail the Deed of County Property to the successful bidder.

Bonner County does not issue Tax Lien Certificates, as Idaho State is not a Tax Lien state.

TERMS OF SALES ARE SUBJECT TO MODIFICATION. BY SUBMITTING A BID, YOU AGREE TO THE TERMS OF THE SALE AS POSTED AT THE TIME BID IS SUBMITTED.

ALL SALES ARE FINAL. THERE ARE NO REFUNDS.