

IRON COUNTY AUDITOR REAL PROPERTY TAX SALE

TERMS OF SALE/DISCLAIMERS

**ALL POTENTIAL BIDDERS ARE REQUIRED TO
READ AND UNDERSTAND THESE TERMS.**

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 will begin Thursday May 23, 2024 at 10:00 AM MDT (12:00 PM EST) and close on the same day at times shown on each auction item.

In order to bid, you must register and make your Bid Deposit via Credit Card at www.publicsurplus.com no later than Wednesday, May 22, 2024.

There will be two tiers displayed when you register. Tier 1 requires a \$250 deposit and will include any properties with a tax value at \$10,000 and under. Tier 2 requires a \$2,500 deposit and will include all properties. Note- if you pay and register for Tier 2, you will automatically be included in Tier 1.

Iron County is not liable for the failure of any electronic device which prevents a person from participating in the auction. "Device" includes, but is not limited to, cellphone, computer hardware, network, Internet connection, software application and/or website.

The Tax Sale list is updated daily and will not be finalized until the day of the sale. Please read and check all available information.

The descriptions provided are based on the Official Records of the County Recorder's Office and are presumed to be correct. The property to be sold may be approximately located from the map provided on each auction item on the public surplus site. The County makes no assurances the improvements, which may be shown on the tax assessment roll, exist at the time of purchase or what condition they may be in.

The right of the owner on record to redeem their parcel is forfeited on Thursday, May 23, 2024, as soon as the sale begins. Properties redeemed or removed from the sale will be noted as soon as possible.

ALL PROPERTIES ARE SOLD AS IS. The County makes no warranty or guarantee, either expressed or implied relative to usability, the exact location, desirability or usefulness of the properties, or boundary lines of the properties. The bidder is solely responsible for determining the extent, if any, to which the property will or may be subject to liens and encumbrances, easements recorded or not recorded, determining the condition of the property, the physical aspects of the land, its geological location, accessibility, and correct acreage. Prospective purchasers are urged to examine the title, location, and desirability of the properties available to their own satisfaction prior to the sale. Parcel information and map is available at this website: <https://ironcounty.net/departments/auditor/tax-sale>

The burden is on the purchaser to thoroughly research, before the sale, any matters relevant to his or her decision to purchase, rather than on the County, whose sole interest is the recovery of back taxes, penalties, and interest. The County does not guarantee the condition of the property nor assume any responsibility for conformance to codes, permits or zoning ordinances.

Additionally the purchaser is responsible to pay the entire year's taxes due in the year of purchase.

A bid is an irrevocable offer to purchase property. The Board of Iron County 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. Failure on the part of the successful bidder to consummate the sale within the specified time shall result in the forfeiture of the deposit made and all rights that the purchaser may have had with respect to the property. The Iron County Commission reserves the right to rule on what is considered and what is not considered to be an acceptable bid. The Iron County Commission reserves the right to deny a bid if deemed necessary.

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.

Payment

PayMac, a third-party payment processing company, receives all payments for Iron County. Payment for an awarded item must be received **within five (5) business days (May 31st 2024)** after the date of the Notice of Award of the successful bid. 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.

Winning bid payments may only be made by wire transfer. **NO CASH, CHECKS, OR MONEY ORDERS WILL BE ACCEPTED.** **When paying for property won, in the Memo section you MUST put the auction number(s) (example: Auction# 654324) of the property you are remitting payment for first, then your name or user ID. Write out the word "Auction" and not "Auc" as that will cause the bank to hold the wire.** Failure to follow these instructions can result in delays or having the wire sent back to your bank. Please be sure to double check the amount of your payment before you send the wire transfer as the wrong amount will cause significant delay or payment to be returned. There may be additional charges from your financial institution to complete a wire transfer. You are responsible for any charges related to wire transfers.

Wire requests are received Monday through Friday, 9 am to 5 pm. Once your payment has been posted you will receive a receipt of your payment by email. If you have any additional questions or need assistance, please use the live chat or email support at buyersupport@publicsurplus.com.

Wire Transfer Instructions

Recipient Business Name: PayMac
2520 Saint Rose Parkway Ste 214
Henderson, NV 89053

Bank Information: Chase Bank
1115 S 800 E
Orem, UT 84097
ABA (Routing Number): 124001545
Accounting Number: 102908156

Partial Payment

There will be NO partial payments allowed for an auction. All auctions must be paid for in full.

Possession of Property

The Tax Sale is not considered final, and possession is not granted to successful bidder(s) until after the Auditor's Deed has been recorded. The County Auditor will mail an original Auditor's Deed to the purchaser after the Tax Sale has been recorded, usually within four to six weeks following the close of the Tax Sale. This deed conveys all rights, title, and interest to the property.

Iron County is not liable in any way whatsoever for damages sustained to property purchased from the time of sale until the recordation of the Auditor's Deed to a purchaser.

Any personal property or equipment on the property is not a part of the sale.

All properties sold at the Iron County Tax Sale are under the rule of caveat emptor, or let the buyer beware and ALL purchasers are accordingly hereby so notified.

ALL SALES ARE FINAL. THERE ARE ABSOLUTELY NO REFUNDS. RULES ARE SUBJECT TO MODIFICATION BETWEEN NOW AND COMMENCEMENT OF SALE.