



# YAMHILL COUNTY TAX FORECLOSURE PUBLIC AUCTIONS

## INSTRUCTIONS TO BIDDERS

THIS DOES NOT APPLY TO SHERIFF'S SALES UNDER ORS 18

### I. Registration

- a. Individuals intending to bid or purchase real property at auction must first register with Yamhill County ("County"). Registration shall be opened to the public at least thirty (30) minutes prior to the auction start time.
- b. Bidders must be present at the auction. The County will not allow absentee bidding.

### II. Bidding

- a. The County will only accept oral bids during the auction. Any sealed bids received by the County during a public auction will be rejected.
- b. Bids for less than the advertised minimum bid will be rejected.

### III. Payments & Fees

- a. On the day of the auction, all participants should have in-hand cash or a cashier's check equal to 20% of the minimum advertised price for each property they hope to acquire. Once accepted from the successful bidder, deposits are not refundable.
- b. The County will not carry contracts or purchase agreements for publicly auctioned property. Full payment must be made by the winning bidder within two (2) business days following the auction.
- c. Payment must include the bid amount plus all applicable recording fees.
- d. Payment shall be made in cash, money order, or by cashiers' check, made payable to "Yamhill County".

### IV. Certificate of Sale & Receipt; Deed

- a. The County will issue a "Certificate of Sale and Receipt" to the winning bidder at the time of payment. The "Certificate of Sale and Receipt" must be signed by the successful bidder and will include the amount of the sale and the name that is to be recorded on the deed.
- b. The County will deed the property to the winning bidder no later than thirty (30) days following payment.

***The County reserves the right to remove any property from a public auction when the County deems it to be in its best interest.***