

Bidder Name (Individual or Business Entity): *For office use only-do not write in the boxes*

Bidder Number



By registering as a bidder for the Cache County May Tax Sale, I acknowledge and agree to the following:

- **I agree to all of the terms, provisions, restrictions, and obligations as contained in Utah State statute, Cache County code, and Cache County protocol.**
- The owner of record or lien-holder of record may redeem the property to prevent the sale at any time prior to the tax sale. (County Code 3.84.030)
- *I understand that no absentee bidding is allowed. All bidders must be present in person at the auction and properly registered as a bidder or a registered agent of a bidder with power of attorney in order to place a bid. Individuals interested in bidding for more than one entity shall be required to register for a bid number for each such entity. All bidders must be preregistered. (County Code 3.84.020) Bidder preference is first given to possessory interests and then to abutting owners (County Code 3.84.070) Collusive bidding is prohibited. (County Code 3.84.040) Conflicts of interest must be disclosed prior to the tax sale. (County Code 3.84.050) Once the auditor closes the sale of a parcel the successful bidder may not rescind the bid per UCA 59-2-1351.1(6).*
- Acceptance of a bid by the Auditor is tentative and subject to ratification by the County Council. The Council can accept or reject any bid. If the Council accepts the bid then the sale will be deemed approved. Otherwise the bid shall be deemed rejected and the bid amount shall be refunded to the bidder. (County Code 3.84.080)
- *Confirmation of bid forms must be completed acknowledging the terms and conditions of the bid. The Treasurer's office will validate the bid confirmation form when you make payment.*
- **Payment must be made to the County Treasurer in the form of cash or certified funds made payable to the Cache County Treasurer in the exact amount of the sale. If payment has not been remitted by 1:30 p.m. today, then the property will again be auctioned at 2:00 p.m. whereupon the payment must be received by 5:00 p.m. else the bid is null and void.** (County Code 3.84.100) Upon timely payment a temporary receipt will be issued from the Treasurer's office.
- Properties offered for sale can be withdrawn or struck

- following situations occur: (1) No bids are received for the property, (2) the apparent high bidder fails or refuses to execute a confirmation of bid or fails or refuses to make full payment of the bid amount in the manner and within the time required or (3) the County Council rejects any bids and thereby disapproves the sale or (4) the parcel is determined to be used for a public purpose. (County Code 3.84.120) In accordance with Section 59-2-1351.3 of the Utah Code, the County Auditor will publicly declare that the property has been struck off to the County, and make an appropriate record of the action.
- Any person wishing to contest the sale must file a written protest stating the basis for the objection with the County Council through the office of the County Executive within 10 days of the sale. (County Code 3.84.110)
 - The county conveys title by tax deed. Parcels with liens are noted when the parcel comes up for sale, and title reports are made available for participants to view. Tax deeds will be issued by the County Auditor after approval of the Cache County Council and mailed within sixty days with a permanent receipt. (County Code 3.84.090) In the case of a federal lien, the sale will be ratified 120 days after the sale, and tax deeds will be issued subsequently. (USTC Standard 12.21.3)
 - **The property is sold by the county and purchased by the buyer "AS IS." The county makes no warranties whatsoever respecting the title, possession, buildability, zoning, condition, assessment, or legal description of the real property or improvements therein. (County Code 3.84.140)**
 - *If, at any time, it comes to the attention of Cache County that notification of a necessary party to a parcel of property included in the tax sale was not made, or if Cache County determines that any other defect in the sale occurred, Cache County shall have the option, at any time, to invalidate the sale for the affected parcel. In such event, Cache County will refund any monies paid by the successful bidder for the parcel. The successful bidder shall then be required to execute a quit-claim deed to Cache County for the parcel of property in question.*

TAX SALE BIDDER REGISTRATION FORM

Signature of Individual or Business Official

Date Signed

Please print the following

Name of Signee: _____

Address of Signee: _____



Bidder/Tax Deed Information

Please print when filling in the required information below.

This is the information that will appear on any Tax Deed issued to this bidder

Bidder Name: <i>(Individual or Business Entity)</i>	
Bidder Address: <i>(This is the address the Tax Deed will be mailed to)</i>	
City:	
State:	
Zip code:	
Phone Number:	
Email Address:	

Please note the following:

- The county will issue a Tax Deed to the individual or business listed above.
- Other ownership configurations (joint tenants, additional ownership interests) will need to be taken care of by the bidder after the Tax Deed is issued by the county.
- It is the sole responsibility of the bidder to insure the information listed above is correct.

If acting as an agent for the bidder-purchaser, complete the following information, and submit a signed and notarized authorization to represent for the named bidder. If no such document is provided, the agent shall be deemed the bidder.

Name of Authorized Agent for Bidder:	
Address of Authorized Agent:	
Agent Telephone Number:	