

Resolution
Ordering and Approving the 2004
Maricopa County Tax Deeded Land Sale

WHEREAS the Board of Supervisors is authorized pursuant to A.R.S. § 42-18301 *et. seq.* to conduct a public sale of real property in the county that is held by the State by tax deed ("Tax-Deeded Land Sale"); and

WHEREAS a list of qualifying parcels has been prepared by the Board of Supervisors pursuant to A.R.S. § 42-18301, titled "2004 Tax-Deeded Land Sale List", attached hereto as Exhibit "A"; and

NOW THEREFORE BE IT RESOLVED by the Maricopa County Board of Supervisors that the 2004 Maricopa County Tax-Deeded Land Sale shall be held on June 21, 2004 at 10:00 a.m. and

BE IT FURTHER RESOLVED, the Tax-Deeded Land Sale shall be conducted at the Board of Supervisors auditorium, 205 West Jefferson, Phoenix Arizona, and all sales shall be subject to Board of Supervisors approval; in accordance with the procedures adopted herewith; and

BE IT FURTHER RESOLVED, the Clerk of the Board is directed to:

1. Advertise the Tax-Deeded Land Sale pursuant to the requirements set forth in A.R.S. § 42-18302.
2. Conduct the Tax-Deeded Land Sale pursuant to the procedures listed in the "Tax-Deeded Land Sale Procedures" attached hereto as Exhibit "B".
3. Deposit all proceeds with the Treasurer's office to be distributed pursuant to A.R.S. § 42-18303 (C).

Adopted by the Maricopa County Board of Supervisors this 19th day of May, 2004.

Andrew Kunasek
Chairman, Board of Supervisors

seal

ATTEST:

Fran McCarroll
Clerk of the Board

Exhibit "B"
Tax-Deeded Land Sale Procedures

- ✓ The sale of all parcels shall be "**as-is**" and **without warranty**.
 - ✓ All properties in the Tax-Deeded Land Sale will be sold to the highest bidder, subject to Board of Supervisors approval.
 - ✓ In the exercise of its reasonable discretion, the Board of Supervisors may accept, defer or reject a bid and may also determine not to sell a property, even at the highest bid.
1. Only cash, certified or cashier's check or money orders will be accepted for the bid entrance deposit, non-refundable down payment ("Down Payment"), and final payment
 2. Prior to the start of the sale each bidder shall post \$100 as an entrance deposit:
 - a. Bid entrance deposit is \$100 if received in the Clerk of the Board's Office, 301 West Jefferson, 10th Floor, Phoenix Arizona, 85003-2148, by 5:00 p.m. Thursday, June 17, 2004 – postmark alone is insufficient.
 - b. Bid entrance deposits received any later will be assessed a \$25 non-refundable late registration fee (\$125 total). This fee must be paid before a bid number will be assigned.
 - c. The entrance deposit **will not** be applied to the purchase price of a successful bid.
 - d. Entrance deposits will be refunded by mail.
 3. Each bidder shall sign the acknowledgement on the registration form at the time the entrance deposit is paid, and a receipt will be issued.
 4. The sale will be conducted in the following manner for each parcel:
 - a. Sealed bids will be accepted at the Clerk of the Board's Office until 5:00 p.m. Thursday, June 17, 2004. Bids received after this time will not be considered.
 - b. Bidder check-in and late registration will begin at 9:00 a.m. on the date of sale, June 21, 2004 at the Board of Supervisors Auditorium, 205 West Jefferson, Phoenix Arizona.
 - c. Each qualified bidder will be issued a bid number.
 - d. All sealed bids will be opened at 10:00 a.m. June 21, 2004 at the Board of Supervisors Auditorium and read aloud.
 - e. The highest bid will be determined and conveyed to the auctioneer.
 - f. The auctioneer will announce the highest sealed bid and open the floor to voice bids. The first voice bid must be at least 10% over the highest sealed bid. Subsequent bids are not subject to a percentage increase.

- g. If no sealed bid is submitted for a parcel by the day and time listed above, the auctioneer will open the floor to a voice auction.
 - h. After all bidding is complete, the auctioneer shall determine the highest bid and, if the highest bid is equal to or greater than the total amount of taxes, penalties, interest and costs owed on the parcel the bid is deemed approved by the Board of Supervisors and will be accepted.
 - i. If the highest bid is less than the total amount of taxes, penalties, interest and costs owed on the parcel, the bid shall be conveyed to the Board of Supervisors at their next available meeting for approval or rejection.
5. A Down Payment of 10% of the bid or \$300, whichever is greater, shall be paid immediately upon the announcement of the highest bid for each parcel by the auctioneer. Bids less than \$300 shall be immediately paid in full. In the event the Board of Supervisors rejects the highest bid, these funds shall be refunded to the bidder.
6. The Down Payment shall be applied to the purchase price and shall be forfeited in the event payment in full is not received pursuant to these procedures.
7. Payment in full must be received in the Clerk of the Board's Office by 5:00 p.m. of the next business day following acceptance of a bid by the Board of Supervisors.
8. After confirming availability of funds, deeds shall be prepared and recorded by the Office of the Clerk of the Board by 5:00 p.m. of the next business day.
9. After recording, a copy of the recorded deed will be available in the Clerk of the Board's Office.
10. The original recorded deed will be mailed to the purchaser at the address on record.