



THURSTON COUNTY
WASHINGTON

SINCE 1852

JEFF GADMAN
TREASURER

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2019 Property Tax Foreclosure Auction Fact Sheet

- The Thurston County Treasurer's Office conducts a property tax foreclosure action pursuant to RCW 84.64. Properties with a tax year, three years or more delinquent, qualify for foreclosure. This year the office is foreclosing on 2016 full year and/or prior taxes.
- The foreclosure process begins when the lawsuit is filed with Superior Court, usually scheduled the first week of June.
- Property whose taxes are not paid prior to the scheduled auction are sold. The auction is held once a year in January, via the internet.
- Public notice is published in the Nisqually Valley News, a local newspaper, in late August or early September.
- A list of properties in foreclosure will be available and maintained in the Treasurer's Office and on our website starting in mid-September.
- The final list of properties going to auction will be updated on our website the day before the scheduled auction. This list will also include minimum bid amounts.
- An open internet based auction is facilitated by Bid4assets. The properties are available for viewing on their website in mid-November. All bidders must register and pay a deposit to Bid4assets, facilitated by Bid4assets. Their website is www.bid4assets.com.
- Approximately 10 to 50 properties go to sale each year.
- Properties are understood to be sold free and clear of most liens and encumbrances except: municipal liens such as Local Improvement District, Road Improvement District, Utility Local Improvements District assessments; Internal Revenue Service liens, which have a redemption period of 120 days; a person legally deemed incompetent or a minor, have a redemption period of three years; and active military service members.
- A Tax Deed is issued to the winning bidder, who has followed the terms of sale, within 30 days of the end of auction.
- Our office does not maintain a mailing list.
- Properties that do not sell at the foreclosure auction revert to the county in trust, and are handled by Eric Sullivan, Revenue Officer, Thurston County Treasurer's Office. He can be reached at 360-786-5548; eric.sullivan@co.thurston.wa.us; 2000 Lakeridge Dr. SW, Olympia WA 98502.