



**Jolié Turk**  
Treasurer & Tax Collector

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## **TERMS OF SALE**

### **County of Yuba – Treasurer & Tax Collector Public Internet Auction of Tax-Defaulted Property**

Sale Location: GovEase.com  
Sale Date: Friday February 20, 2026  
Sale Start Time: 8:00am PST

**ALL PROSPECTIVE BIDDERS MUST READ THESE *TERMS OF SALE*.** FAILURE TO UNDERSTAND THE AUCTION PROCESS AND SATISFACTION OF PAYMENT UPON WINNING DO NOT ALLEVIATE THE WINNING BIDDER OF THEIR OBLIGATION TO PAY.

**The following *TERMS OF SALE* of for the February 2026 auction only and are subject to change.**

Yuba County's tax sale (auction) will be held online with GovEase. The tax sale will run for one day, February 20, 2026, and will begin at 8:00am PST and end at 4:00pm PST.

Registration opens January 20, 2026 at 8:00am PST and will run through February 19, 2026 at 2:30pm PST. Please visit [www.govease.com](http://www.govease.com) to create an account and register for the sale. Online training is available for prospective bidders at [www.govease.com/bidderhelp](http://www.govease.com/bidderhelp). Additional assistance is available via the following:

Email: [support@govease.com](mailto:support@govease.com)  
Phone: (769) 2085-5050 ext. 2

A single bid deposit of \$2,500.00 (and a \$35.00 registration fee) is required to bid on properties offered in this sale. All deposits must be received by GovEase no later than Thursday February 19, 2026 at 2:30pm PST; deposits will **not** be accepted after this deadline. All bid deposits must be submitted directly to GovEase; the Yuba County Tax Collector's Office **cannot** accept any bid deposits. All bid deposits must be submitted via wire – no other forms of payment will be accepted.

Parcels will be sold to the highest bidder. Successful bidders will be notified by GovEase.

Pre-bidding opens Thursday February 19, 2026 at 8:00am PST.

If you are the successful bidder (winner), your \$2,500 deposit will be applied towards your purchase and you will be required to remit payment in full of the remaining balance owed for your purchase to GovEase by Monday February 23, 2026 at 2:30pm PST; payment must be remitted via wire. If your deposit is in excess of the total amount of your purchase, a refund will be processed to you within 45 days after the close of the sale (auction).

If you are not a successful bidder (winner), your \$2,500 deposit will be refunded to you by GovEase.


If you are a successful bidder (winner), but you fail to submit any balance due on your auction purchase to GovEase by the aforementioned deadline, you will **forfeit** your deposit, you will **not** become the owner of the subject parcel(s), and you will be **barred** from participating in or purchasing from any Yuba County Tax-Defaulted Sales (Auctions) for a period of five (5) years following the close of this sale.

**ALL PROPERTIES ARE OFFERED AND SOLD “AS IS”.** Prospective bidders are responsible for researching the property(ies) in question thoroughly before bidding. The County does not guarantee the vacancy or condition of the property, nor does it assume any responsibility for conformance to applicable codes, permits, and/or zoning ordinances. If a property is occupied at the time of sale, the winning bidder assumes the responsibility of evicting such occupant(s) through the appropriate legal process. The sale of these properties should not, in any way, be equated to real estate sales by a licensed sales person(s), broker(s), and/or realtor(s). The County assumes no liability for any possible liens, encumbrances, or easements (recorded or un-recorded).

Yuba County department contact information for due diligence research regarding environmental concerns, conditions of property, existing structures, and/or recorded interest/liens:

(530) 749-5440	Building/Permitting
(530) 749-5455	Code Enforcement
(530) 749-5450	Environmental Health
(530) 749-5470	Planning/Zoning
(530) 749-5420	Public Works
(530) 749-5430	Community Development Services Agency
(530) 749-7820	Assessor
(530) 749-7850	Recorder

On rare occasion, an item up for auction may only consist of a portion of the ownership interest. It is your responsibility to research these items prior to bidding and to be aware of exactly what property you are bidding on, or in this case, what interest you are bidding on for a particular property.



The County's purpose is solely to collect unpaid taxes and associated fees and to transfer the tax-defaulted property to a responsible new owner.

NO REFUNDS WILL BE MADE on any property purchased through this tax sale (auction). This is a BUYER BEWARE sale.

SETTLEMENT:

The highest bidder is required to pay in full no later than Monday February 23, 2026 at 2:30pm PST – **no exceptions** will be made. Settlement will be with GovEase; payment must be remitted via wire.

The following fees will be added to the final price:

- 3% Buyer's Premium per parcel won
- California documentary transfer tax calculated at the rate of \$0.55 for each \$500 or fraction thereof
- Monument Fee of \$10.00
- Recording Fee of \$17.00 to \$26.00 (depending on the length of the legal description)

AGAIN, THIS IS A **BUYER BEWARE SALE**. DUE DILLIGENCE IN RESEARCHING INFORMATION REGARDING ANY PROPERTIES OFFERED AT THE PUBLIC AUCTION SHOULD BE PERFORMED BY ANY PROSPECTIVE BIDDER **PRIOR** TO THE DAY OF THE SALE. It is the purchaser's responsibility to determine if there are any liens or encumbrances against the property that might survive the sale. Examples of such encumbrances would be liens for special assessments, easements, improvement bonds, Internal Revenue Service liens, or Mello-Roos Community Facilities Act taxes. Bidder assumes all responsibility for "Due Diligence" in considering purchase at this auction. Please investigate before deciding to bid.

Tax deeds will be recorded by the Yuba County Tax Collector's Office within 30 days of the close of the auction. Successful bidders must provide vesting information to *GovEase* (see their website for details/instructions).

The Yuba County Treasurer and Tax Collector's website will be updated with the final list to be auctioned on Thursday February 19, 2026, by 5:30 pm PST.