

PUBLIC NOTICE

Notice is hereby given that specified units will be made available for public sale through an online auction pursuant to A.R.S.§42-18:303, et.seq. beginning **Monday, May 2, 2016 and ending Friday, May 13, 2016** and can be viewed at www.publicsurplus.com. **NOTE: Some units contain multiple parcels.** All sales will be consummated at the time of public auction. This is a sale of real estate within the county held by the state by tax deed.

All properties are sold on an "as is" basis. The Cochise County Board of Supervisors strongly recommends that all persons interested in the subject units contact the Cochise County Planning Department at 520-432-9300 to determine basic zoning requirements applicable to said units. Units failing to meet applicable zoning regulations may be ineligible for building permits. No warranties or representations are made as to property conditions, including, but not limited to, availability of water, utilities, irrigation, sewers, access, ingress, street or road maintenance, zoning, applicability of subdivision plat, suitability for building, flood plain status, or any other physical characteristic relating to the property. Bidders are responsible for making these determinations.

Certain title companies may, at their discretion, refrain from offering title insurance for these units in connection with a re-sale. Potential buyers are advised to consult with their title companies or legal advisers regarding this issue. **All Sales Are Final. No Refunds Will Be Issued.**

The Public Notice, unit auction list, terms and conditions, and maps are available at www.cochise.az.gov or by contacting the Board of Supervisors Office by telephone 520-432-9200 or in person at 1415 Melody Lane, Building G, Bisbee, AZ

A one-time administrative fee of \$75.00 will be collected separately from the online auction. Successful bidders will mail a \$75 check or money order (no cash or credit card payments) made out to: Cochise County Board of Supervisors, 1415 Melody Lane, Building G, Bisbee, AZ 85603. The \$75 Administrative Fee must be received no later than August 1, 2016 and before a deed will be issued. The Board of Supervisors reserves the right to accept or reject any bid and/or withdraw any unit if it deems in the best public interest.

Within 60 days after the sale, the Board of Supervisors will execute, record, and deliver to the purchaser a deed conveying the title of the state in and to the purchased property **free of all liens (existing easements remain).** **Back taxes due on the units purchased at auction will be eliminated when the new deed is recorded. Note however that current year and future taxes on the unit are the responsibility of the purchaser. Deeds will be issued only in the name(s) of the successful bidder as indicated on the Bidder/Deed Information Form.**

A minimum bid amount has been set by the Board of Supervisors to each unit. Properties not sold at auction will be offered for sale through the Board of Supervisors Office on an over-the-counter basis until sold or removed from the listing.

Arlethe G. Rios, Clerk
Cochise County Board of Supervisors