



Board of County Commissioners

Lewis County Courthouse • 351 NW North Street • Chehalis, WA 98532-1900

o 360.740.1120
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RE: THE SALE OF MOUNTAIN VIEW CEMETERY IN CENTRALIA, WASH.

Property address: 1113 Caveness Drive, Centralia, Wash.

Parcel No.: 003475006151 (view [property information here](#) and [parcel map here](#))

Size: 28.3 acres

Minimum bid: \$2,000

Year founded: 1899

RCWs governing sale: RCW 36.35

To submit a bid: Bids must be in a sealed envelope clearly marked "SEALED BID FOR MOUNTAIN VIEW CEMETERY" and can be submitted in one of two ways:

- **Hand delivery** to the Lewis County Treasurer's Office on the first floor of the Historic Courthouse at 351 N.W. North Street, in Chehalis, Wash.
- **Mailing** to the Lewis County Treasurer's Office at PO Box 509, Chehalis, WA 98532.

Bid deadline: 3 p.m. Friday, May 3, 2024

Terms of sale: Conditions of the sale are as follows:

- Property will be sold to the highest and best bidder.
- Payment will be via cash or a cashier's check.
- The purchaser must pay the full amount at the time of sale.
- The Board of County Commissioners reserves the right to reject any and all offers.
- Endowment funds will be released upon verification of Cemetery Certificate of Authority from the Washington State Department of Licensing ([information here](#)). The certificate is required before closing of escrow.
- Property is being sold as-is. Interested parties are encouraged to thoroughly inspect the property and perform due diligence before submitting proposals.

For additional information about the tax title sale of Mountain View Cemetery, contact the Lewis County Treasurer's Office at 360-740-1115.

Ryan Barrett
County Manager

Sean Swope
First District

Lindsey R. Pollock, DVM
Second District

Scott Brummer
Third District

Rieva Lester
Clerk of the Board

IMPORTANT TAX TITLE INFORMATION

Tax title property is property that is acquired by the county due to a lack of bidders at a tax foreclosure sale.

How can individuals purchase tax title properties? Individuals can purchase tax title properties through public auction or private negotiation.

What you should know: Tax-title properties are offered on a “where is” and “as is” basis with no warranty. Lewis County makes no representation of warranty – expressed or implied – as to the physical condition, fitness for any specific use or development potential of any property.

Research and resources: It is the buyer’s responsibility to thoroughly research the property prior to purchasing to identify any easements, liens, conditions, use restrictions, covenants or encumbrances to which the property will be subject. These county resources may help in your research:

- **Lewis County parcels** (<https://parcels.lewiscountywa.gov/>): This county software program allows you to look up assessment and tax information concerning the parcel.
- **Physical inspection:** Consider visiting the site prior to purchasing the property. Look at exactly what is being offered for sale.
- **Zoning and land use issues:** What about building feasibility, zoning and permitted land use? Are there any road projects that will impact this property in the immediate future? Most of these questions can be answered by city and county departments dealing with engineering, planning, zoning, and codes. In Lewis County, the departments would be Community Development (360-740-1232) and Public Works (360-740-1123).
- **Title insurance:** Are you able to get title insurance on the parcel? Some title companies will not provide title insurance for up to 10 years after the date of the original foreclosure sale. Policies vary with each title company.
- **Assessments:** Some parcels may have local improvements, special assessments or community association dues for which payment will be due. Most special assessments are collected by the Treasurer. Community Association dues are typically collected by the association.
- **Easements:** Easements are listed on title searches and will be on record at the Auditor’s Office (360-740-1156).
- **Property liens:** Most liens on foreclosed property are extinguished by the tax sale. However, Lewis County can make no guarantees that the prior lienholders will understand and not assert rights regarding this extinguishment.

