



# **Tax Sale Policy & Procedures**

**Monday, November 1, 2021**

## **Bidder Information**

The Georgetown County Annual Tax Sale will be held on Monday, November 1, 2021 at the Howard Auditorium at 1610 Hawkins Street, Georgetown. Bidders may sign in from 9:00am until 9:45am, bidding will begin at 10:00am.

You are bidding on and buying property “as is” and at your own risk with no guarantees. Bidders are encouraged to do their research and have a full understanding of the properties on which they intend to bid on prior to the day of sale. **This will not be a time for questions and answers.**

\*Due to COVID-19 and limited space, ONLY BIDDERS will be allowed into the auction area.\*

***FACE MASKS ARE REQUIRED DURING THE TAX SALE!***

### **BEFORE THE SALE**

Bidders must register in advance with the Georgetown County Delinquent Tax Department by 12:00 noon on Friday, October 29, 2021. **Bidder registration is not permitted on the day of sale.**

If bidder chooses to mail in the registration form and check, it must be received by 12:00 noon on Friday, October 29, 2021.

Bidders must be registered to obtain a bidder number. No bid will be accepted without a bidder number. The bidder registration fee is \$25.00. A hard copy of the tax sale list will be \$50.00 and \$25.00 for an emailed list.

All real and personal property must be advertised prior to the tax sale date. The list will be published in the Coastal Observer and Georgetown Times, and will be advertised for three consecutive weeks prior to the sale.

Properties are advertised and auctioned in alphabetical order according to the defaulting owner’s last name.

Some properties advertised might not be sold due to various legal reasons.

### **DURING THE TAX SALE**

The opening bid is the minimum bid and includes the delinquent taxes due, title abstracting fees, and taxes owed for the current year. Bidding will proceed in no less than One Hundred Dollar (\$100) increments.

When multiple properties are owned by the same individual or company and the bid amount for one property covers the minimum bid for subsequent properties, these subsequent properties are called add-ons. The successful bidder is purchasing just one property, not the subsequent properties. Add-on properties are slipped and not auctioned.



# **Tax Sale Policy & Procedures**

**Monday, November 1, 2021**

## **Bidder Information**

All bid payments must be paid in full by 5:00pm, the close of business, on the day of the sale with guaranteed funds. A Temporary Sale Receipt will be issued and **must** be retained by the bidder.

A successful bidder who does not pay for the bid is subject to a fine of \$500.00 per property pursuant to South Carolina State Statute 12-51-70, and the bidder may be prohibited from bidding in future tax sales.

### **AFTER THE TAX SALE**

If the real property or mobile home is redeemed, a 12% annualized rate of interest is paid by the redeeming party to the bidder and is capped at the minimum bid amount for that property.

If a property is not redeemed, a Tax Sale Deed is issued to the successful bidder. The deed will be in the name of the successful bidder and submitted to the Georgetown County Register of Deeds for recording.

If a property is redeemed, the bidder will be notified by mail. *Please make sure we have your most current mailing address and telephone number.* At that time, the temporary Tax Sale Receipt must be returned to the Treasurer's Office for a refund of the bid, deed preparation fee, and applicable interest. In the event a bidder cannot produce their temporary tax sale receipt, there will be a \$100.00 fee.

The Treasurer may void a tax sale on real property at any time prior to the issuance of a Delinquent Tax Deed in accordance with the South Carolina State Statute 12-51-150. The sale on mobile homes may be voided prior to the issuance of a title from the South Carolina Department of Motor Vehicles. Bidders **do not** earn rent on a voided mobile home sale. Only the bid amount will be refunded. If this occurs, the bidder will be notified by mail. *Please make sure we have your most current mailing address and telephone number.*

Under state law, a taxpayer will have one year and one day in which to redeem their property. During this period, the successful bidder will have no rights to this property.

### **TAX TITLE**

A Tax Title or Tax Deed is not a warranty deed and can be challenged. Banks may not lend money on a Tax Title. We encourage all grantees to contact their attorneys to have an Action to Quiet Title performed.