



# Tax Sale Policy & Procedures

**Monday, December 7, 2020**

**2019 Delinquent Taxes**

**Bidder Information**

The Georgetown County Annual Tax Sale will be held on **Monday, December 7, 2020** at the Howard Gymnasium at 1610 Hawkins Street, Georgetown. Bidders may sign in from 8:30am until 9:30am and 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 prior to the day of sale. **This will not be a time for Questions & Answers.**

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

## **BEFORE THE SALE**

Bidders must register in advance with the Georgetown County Delinquent Tax Office by 12:00 noon on Friday, December 4, 2020. **Bidder registration is not permitted on the day of the sale.**

If bidder chooses to mail in the registration form and check, it must be received by 12:00 noon on Friday, December 4, 2020.

Bidders must be registered and obtain a bidder number. No bid will be accepted without a bidder number. Bidder Registration Fee is \$25.00 and will include an updated list of properties on the morning of the sale.

All real and personal property must be advertised prior to the tax sale date. The list will be published in the newspaper of general circulation within Georgetown County for three weeks prior to the sale. Lists will be available online on November 18th. An updated list will be posted online on December 2nd. Bidders will receive a final list for auction when they sign in the morning of the sale.

Properties are advertised and auctioned in alphabetical order according to the defaulting owner’s last name as listed in the Georgetown County tax system.

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 (\$100.00) 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.

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 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 delinquent 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. If this occurs, the bidder will be notified by mail. Please make sure we have your most current mailing address. The bid amount will be refunded.

Under State Law, a taxpayer will have one year in which to redeem his/her 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.

**SECTION 12-51-70.** Default by successful bidder; readvertisement of property.

If the successful bidder fails to remit in legal tender within the time specified, the person officially charged with the collection of delinquent taxes shall cancel that bid and duly readvertise the same property for sale, in the same manner, on a subsequent delinquent tax sale date. The defaulting bidder is liable for no more than five hundred dollars damages upon default, which may be collected by suit by the person officially charged with the collection of delinquent taxes in the name of the taxing authority.

**SECTION 12-51-90.** Redemption of real property; assignment of purchaser's interest.

(A) The defaulting taxpayer, any grantee from the owner, or any mortgage or judgment creditor may within twelve months from the date of the delinquent tax sale redeem each item of real estate by paying to the person officially charged with the collection of delinquent taxes, assessments, penalties, and costs, together with interest as provided in subsection (B) of this section. If prior to the expiration of the redemption period, the purchaser assigns his interest in any real property purchased at a delinquent tax sale, the grantee from the successful bidder shall furnish the person officially charged with the collection of delinquent taxes a conveyance, witnessed and notarized. The person officially charged with the collection of delinquent taxes shall replace the successful bidder's name and address with the grantee's name and address in the delinquent tax sale book.

(B) The lump sum amount of interest due on the whole amount of the delinquent tax sale based on the month during the redemption period the property is redeemed and that rate relates back to the beginning of the redemption period according to the following schedule:

Month of Redemption Period	Amount of Interest Imposed	Property Redeemed
First three months	three percent of the bid amount	
Months four, five, and six	six percent of the bid amount	
Months seven, eight, and nine	nine percent of the bid amount	
Last three months	twelve percent of the bid amount	

However, in every redemption, the amount of interest due must not exceed the amount of the bid on the property submitted on behalf of the forfeited land commission pursuant to Section 12-51-55.

(C) If the defaulting taxpayer, grantee from the owner, or mortgage or judgment creditor fails to redeem the item of real estate sold at the delinquent tax sale within the twelve months provided in subsection (A) and after the passing of an additional twelve months, the tax deed issued is incontestable on procedural or other grounds.

**SECTION 12-51-150.** Official may void tax sales.

If the official in charge of the tax sale discovers before a tax title has passed that there is a failure of any action required to be properly performed, the official may void the tax sale and refund the amount paid, plus interest in the amount actually earned by the county on the amount refunded, to the successful bidder. If the full amount of the taxes, assessments, penalties, and costs have not been paid, the property must be brought to tax sale as soon as practicable.



# Annual Tax Sale

Monday, December 7, 2020

## Bidder Registration



The Georgetown County Delinquent Tax Office is accepting bidder registration forms Monday, November 23, 2020 through Friday, December 4, 2020 at 12:00 noon. **Bidder Registration is not permitted on the day of the sale.**

Bidder sign in: Monday, December 7, 2020 at 8:30am - 9:30am. Bidders will pick up their bidder number and list of properties.

Registration fee of \$25.00 is required at the time of registration and will include the most current list of properties emailed to you an update by request on or after December 2, 2020.

Must include a copy of Government Photo Identification.

### Bidder Information (please print)

Name \_\_\_\_\_

Business Name \_\_\_\_\_

Mailing Address:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cell # \_\_\_\_\_  
Work # \_\_\_\_\_  
Email \_\_\_\_\_

### Deed and/or Refund Information (please print)

Same as Bidder information

Name 1 \_\_\_\_\_

Name 2 \_\_\_\_\_

Mailing Address:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cell # \_\_\_\_\_  
Work # \_\_\_\_\_  
Email \_\_\_\_\_

- ◆ Application NOT VALID without Government issued ID
- ◆ If bidding on behalf of a Business, a W-9 or Certificate of Existence is required
- ◆ Must receive application by 12:00 noon on Friday, December 4, 2020
- ◆ Bidder Registration is not permitted the day of the sale
- ◆ Bidder must pick up their Bid package the day of the sale between 8:30am - 9:30am
- ◆ If you have an address change, notify the Georgetown County Delinquent Tax Office immediately

**\*\*\*Please keep in mind that you are not registered until the registration form is complete and fee is paid.**

I have read, understand, and agree to abide by the Delinquent Tax Sale Policy and Procedures established for the Georgetown County Tax Sale held on Monday, December 7, 2020.

Signature \_\_\_\_\_

Date \_\_\_\_\_