



Tax Sale Policy & Procedures

Monday, November 5, 2018 **2017 Delinquent Taxes** **Bidder Information**

The Georgetown County Tax Sale will be held on Monday, November 5, 2018 in County Council Chambers at 129 Screven 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 Q&A.

Due to limited space only the registered bidders and one (1) additional person (if space is available) will be allowed into the auction area.

NO Food or Drinks will be allowed.

BEFORE THE SALE

Bidders must register in advance in the Georgetown County Treasurer’s Office by 12:00pm Friday before the tax sale (November 2, 2018). Bidder registration opens Monday, October 22, 2018 at 8:30am. **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 12:00pm Friday, November 2, 2018.

Bidders must be registered and obtain 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 day of the sale.

All real and personal property must be advertised prior to the tax sale date. The list will be published in newspapers of general circulation within Georgetown County and available online October 17th and updated lists will be posted October 24th and October 31st. Bidders will receive the 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’s 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 the taxes owed for the current year. Bidding will proceed in no less than one hundred dollar (\$100.00) increments.

When multiple properties are owed by the same individual or company and the successful bid amount for one property covers the minimum bid of 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 skipped and not auctioned.

All bid payments must be paid in full before 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 Georgetown County 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 delinquent tax sale deed is issued within approximately 90 days of the end of the redemption period. 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. At the time, the Temporary Tax Sale Receipt **must be returned** to the Treasurer's Office for a refund of the bid, deed preparation fees, and applicable interest. In the event a bidder cannot produce their Temporary Tax Sale Receipt, there will be a \$100.00 fee and a 10 day waiting period before your check is issued.

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, fees, and applicable interest will be refunded.

Under State Law, a taxpayer will have one year in which to redeem his/her property. During this period, the bidder will have no rights to this property.

FLC PROPERTIES

The Forfeited Land Commission (FLC) list is a list of properties that went to the Annual Delinquent Tax Sale and did not receive a bid other than the statutorily opening bid from the FLC. Anyone interested in acquiring one of these bids may do so.

The reassignment of bids from the FLC will be done on a first come, first serve basis. We will require cash, cashier's check, or money order for the amount of the opening bid. We do not accept any amount over the opening bid. The same rules of redemption apply as if you were the successful bidder on the date of the sale.

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	percent of the bid amount	
Months seven, eight, and 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, November 5, 2018

Bidder Registration

129 Screven Street / PO Box 421270 / Georgetown, SC 29442
843-545-3152 / www.GeorgetownCountyTreasurer.com

For Office Use Only.

The Georgetown County Treasurer's Office is accepting bidder registration forms Monday, October 22, 2018 thru Friday, November 2, 2018. **Registration is not permitted on the day of the sale.**

Bidder sign in: Monday, November 5, 2018 at 8:30 - 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 a current list of properties given out the morning of the sale. Lists prior to the sale may be found online and in a local newspaper.

Must include a copy of Government Issued Photo Identification.

<p><u>Bidder Information (please print):</u></p> <p>Name: _____</p> <p>Business Names: _____</p> <p>Address: _____</p> <p>_____</p> <p>_____</p> <p>Cell # _____</p> <p>Work # _____</p> <p>Email: _____</p>	<p><u>Deed and/or Refund Informa (please print):</u></p> <p><input type="checkbox"/> Same as Bidder Information</p> <p>Name 1: _____</p> <p>Name 2: _____</p> <p>Address: _____</p> <p>_____</p> <p>_____</p> <p>Cell # _____</p> <p>Work # _____</p> <p>Email: _____</p>
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- *NOT VALID WITHOUT A COPY OF GOVERNMENT ISSUED PHOTO ID.
- *IF BIDDING ON BEHALF OF A BUSINESS A W-9 OR CERTIFICATE OF EXISTENCE IS REQUIRED
- *REGISTRATION BY MAIL OR IN PERSON (MUST BE RECEIVED BY 12 NOON ON FRIDAY BEFORE THE SALE)
- *REGISTRATION IS NOT PERMITTED THE DAY OF THE SALE
- *BIDDER MUST PICK UP THEIR BID CARD THE DAY OF THE SALE BETWEEN 8:30 - 9:30AM
- *IF YOU HAVE AN ADDRESS CHANGE, LET OUR OFFICE KNOW IMMEDIATELY

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

I have read, understand, and agree to abide by the Delinquent Tax Sale Policy and Procedures established for the Georgetown County Tax Sale 2018.

Signature _____ Date _____