

# Georgetown County Treasurer/Tax Collector

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## **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.

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**December 6, 2010 TAX SALE DAY  
TAX YEAR 2009 DELINQUENT TAXES  
BIDDERS GENERAL INFORMATION SHEET**

1. Bidding will start at the combined amount of delinquent tax, current taxes due and title fees due (rounded off) and precede in no less than one hundred dollar (\$100.00) increments.  

**Ex.: Taxes = \$73.00**  
**1st bid \$173.00    2nd bid \$273.00    3rd bid \$373.00**
2. Bidders must register and obtain a bidder number in order to bid. No bid will be accepted without a bidder number. Registration is free of charge.
3. Bidder must make payment of properties purchased by 5:00 p.m. on the day of the sale by certified check or cash.
4. In case the successful bidder, or proxy bidder, fails to remit within the time specified, the defaulting bidder is liable for no more than \$300.00 damages upon default, per bid each parcel. S.C. code Sec. 12-51-70
5. If tax payment is post marked prior to sale date, your bid will be refunded to you without interest.
6. In the case that the official in charge of the tax sale discovers before a tax title has passed, the failure of any action required to be properly performed, the official may void the tax sale and refund the amount paid by the successful bidder plus interest in the amount actually earned by the county on the amount refunded. S.C. Sec 12-51-150
7. Bidders, when paying upon sale day, will be issued a master receipt for the cumulative total of all bids.
8. Bidder money will be held in escrow. If property is redeemed by the taxpayer, bidder's money plus interest as provided by law will be returned to the bidder.
9. Under State Law, a taxpayer will have one year in which to redeem his/her property. During this period, the bidder will have no access or rights to this property.
10. As Is when the bidder takes title. No guarantee or warranty implied.
11. All official announcements at this sale shall be by the official in charge.
12. If there is not time to dispose of all property on sale day, the next day following shall also be a regular sale day, if by public outcry on sale day, notice of sale on the next day shall have been given.
13. Any bidder wishing to pay by cash, rather than cashier's check or bank money order, should contact the Treasurer's Office for an appointment, so that proper security may be on hand. All cash transactions in excess of \$10,000 will be reported to the Internal Revenue Service. In all cases, bidder must make payment of properties purchased by 5:00 p.m. on the day of the sale.
14. The information contained herein is general in nature, and is not all inclusive.

15. The principle of caveat emptor applies with all its rigor to all purchases at Georgetown County Delinquent Tax Sale.
16. It is the policy of the Georgetown County Delinquent Tax Office not to issue tax titles and/or bills of sale to a successful purchaser at tax sale until such time as all taxes due are paid (delinquent and current). Mobile homes must be properly registered in the successful purchaser's name.
17. Time will not permit the Tax Collector or staff to answer questions regarding the above information for the duration of the tax sale.

Generally speaking. When a bidder bids at tax sale in Georgetown, S.C., one of two things occurs:

1. The taxpayer redeems the property from the tax collector within the one-year redemption period and the bidder is refunded as provided by law.
2. The taxpayer fails to redeem the property within the one-year redemption period. The bidder is issued a tax title to the property.

**All information contained herein is general in nature, and is not all-inclusive.**

The questions presented here were gleaned from an apparent form letter that this office has received from various parts of the United States; hopefully, the answers given will be of assistance to you. Thank you.

1. What is the date, time, and location of your tax sale?

This year the sale will be held on December 6, 2010. Registration begins at 9:00 a.m. the sale starts at 10:00 a.m., County Council Chambers, County Courthouse Room 215, 129 Screven St, Georgetown, SC 29440.

2. How often do you hold tax sales? Usually, once annually.

3. Does your county hold a deed sale in addition to a lien sale? If so. When and where does it take place?

Tax sale deed only. We do not issue tax lien certificates. See location in answer number 1

4. When and where will the tax sale be advertised?

Three consecutive weeks prior to sale. Local Newspaper, Georgetown Times, P. O. Box G, Georgetown, SC 29442 (843) 546-4148, [www.gtowntimes.com](http://www.gtowntimes.com).

5. How and when do I register for the tax sale?

Up to one week before the sale or by 9:00 a.m. day of sale. Must be present to participate. See attached bidder registration form.

6. What type of payment requirements are needed at the sale (cash, cashiers checks, or money orders) when must payment be rendered? Is there a deposit required before the sale?

See attached general information sheet. No deposit required.

7. A list may be **purchased** at Treasure's Office upon request.

**2009 DELINQUENT TAX SALE- BIDDERS REGISTRATION**

**PLEASE PRESENT IDENTIFICATION WHEN REGISTERING**

**(Please print clearly. Information must be legible)**

**Part 1.**

BIDDER NUMBER: \_\_\_\_\_ (to be completed by Tax Collector's Office)

**ANY TAX TITLES ISSUED WILL BE ISSUED IN THIS NAME:**

BIDDERS NAME: \_\_\_\_\_

BIDDERS ADDRESS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

HOME PH NO.: \_\_\_\_\_ WORK PH NO.: \_\_\_\_\_

DRIVERS LICENSE NO.: \_\_\_\_\_ SOCIAL SECURITY NO.: \_\_\_\_\_

**CERTIFY THAT I HAVE READ AND UNDERSTAND SC CODE SEC 12-51-90 AS AMENDED.**

\_\_\_\_\_  
Signature

**PROXIE BIDDERS PLEASE COMPLETE PARTS 1 AND 2**

**Part 2**

PROXIE BIDDERS NAME: \_\_\_\_\_

PROXIE BIDDERS ADDR: \_\_\_\_\_

\_\_\_\_\_

HOME PHONE NUMBER: \_\_\_\_\_ WORK PHONE NO.: \_\_\_\_\_

SOCIAL SECURITY NO.: \_\_\_\_\_ DRIVERS LICENSE NO.: \_\_\_\_\_

TAXPAYER IDENTIFICATION NO. (T.I.N.) \_\_\_\_\_

**I CERTIFY THAT I HAVE READ AND UNDERSTAND SC CODE SEC 12-51-90 AS AMENDED.**

\_\_\_\_\_  
Signature