

### **Jasper County Tax Sale Information**

Below are the procedures used to auction real estate to collect delinquent taxes in Jasper County, South Carolina. We do not issue tax lien certificates at the tax sale or at any time during the year.

**Location:** The sale will be held Monday, November 6, 2023, at Jasper County Farmer's Market, 9935 South Jacob boulevard, highway 17, ½ miles south of downtown Ridgeland, South Carolina.

**Registration:** You must register to bid. There is a \$10.00 charge for registration. You may pre-register at any time by mailing the bidder registration form to us. You may also register the day of the beginning at 9:00 a.m. **We do encourage pre-registration.** Once the sale starts a bidder will not be allowed to participate in the sale until they have completed their registration and have been issued a bidder's number.

**Schedule:** The sale will begin at 10:00 a.m. and continue until completion or 4:00p.m.

**Bidding:** This is an open bid sale, and bidders must use their numbered bidder card to place bids. The Jasper County Tax Collector will present the opening bid, which is made on behalf of the forfeited land commission, and will consist of all delinquent taxes, penalties, and costs plus the current year's taxes. The Jasper County Tax Collector will announce the properties for sale in alphabetical order as they appeared on the newspaper ads and will provide the owners name and tax map number.

**On Life Estate bids, you are buying ONLY the life estate interest of the defaulting taxpayer.** Should you gain a Tax Title for a Life Estate property, your "ownership" ceases upon the defaulting taxpayer's death and the property are transferred to the remainderman of record.

**Properties for sale:** A list of all delinquent properties will be advertised in the local newspaper, the Jasper Sun Times, on October 18<sup>th</sup>, 25<sup>th</sup>, and November 1<sup>st</sup>. Not all properties advertised will be sold. A list of properties to be sold will also be available for purchase from the Tax Collectors Office for .50 cents per page.

**Payments:** All sales are final, with no exceptions. Terms of sale are money orders or certified funds only. No personal checks will be accepted. All bids must be paid by 5:00 p.m. on the day of sale. **Section 12-51-70 of the code is amended to read: "In case if the successful bidder fails to remit in legal tender within the time specified, the personal 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 three 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".**

**Redemption period:** On all sales, the defaulting taxpayer, any grantee from the owner or any mortgage or judgment creditor may redeem the property within twelve months from the day of the sale. If a property is redeemed, the successful bidder will receive a refund for the bid amount plus interest on the bid amount at the rate of 3% the first quarter, 6% the second quarter, 9% the third quarter and 12% the final quarter. The maximum interest paid will not exceed the amount of the opening bid. For mobile homes sold a rent fee must also be paid at the time of redemption an amount not to exceed one-twelfth of the taxes for the last completed property tax year, exclusive of penalties, cost, and interest for each month between the sale and redemption.

**Ownership right:** During the redemption period, successful bidders have no ownership rights to the property and have no rights to enter the premises or contact the owner. Redemption is handled through the Jasper County Tax Collectors Office and ownership rights are transferred only if the property is not redeemed and a tax title is recorded.

#### **Assignment of FLC Properties**

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

The reassignment of the bids for FLC will be done on a first come, first served basis. We will require cash, cashier check or a money order for the opening bid shown on the list. Please do not call and ask that a property be held until you can submit your funds, as this would not be fair to anyone else who is attempting to purchase a reassignment.

The same rules of redemption will apply as if you were the successful bidder on the date of the sale. The defaulting taxpayer will remain in possession of the property and will have to establish time to redeem the property pursuant to S.C. Code of Law section 12-51-90. The assignment of any bid does not change the redemption amounts or the time in which it can be redeemed. If property is assigned to you, and then is redeemed the following day, you will still be entitled to the interest due at that same time that has been computed based on the forfeited Land Commission bid.

**Tax Title:** If the property is not redeemed, successful bidders will be notified of the cost for the deed prep, recording costs and deed stamps.

#### **After receiving Tax Title**

A tax Title of Tax Deed is not a warranty deed and can be challenged. Banks may not lend money on Tax Titles. We encourage all grantees to contact their attorneys to have an Action to Quiet Title performed. Mortgage companies and other lien holders are notified (by law) before the end of the redemption period and have the right to redeem the property to protect their collateral. If they fail to redeem the property, they lose their collateral, and the new owner (successful bidder) is not responsible for the mortgage.

**Void sales:** S.C. law provides that the tax sales may be voided should there be an error discovered on the part of the Tax Collector's Office. Should it become necessary to void a sale, the bidder will receive a refund for the bid amount plus the amount of interest earned by the county at the time the sale is voided, which is, at present paying .01%.

**Conditions of Sale: You bid at your own risk.** Each property is sold "As is", Jasper County makes no warranty regarding the value of the property, its physical characteristics, and any improvements on the property, the quality of the title, or any liens, including other tax liens, on the property, and we strongly urge bidders to research all properties before placing bids.

**Disclaimer:** This information is provided as guidance only and does not constitute legal advice of any kind. If you need legal advice, please contact your attorney.