JASPER COUNTY TAX COLLECTOR

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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 sale or at any time during the year.

Location: The sale will be held Monday, November 4, 2019 at the Jasper County Clementa C. Pinckney Government Building located at 358 Third Avenue, Ridgeland, SC in the Council Chambers on the Third Floor.

Registration: You must register in order 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 sale 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 bidders number.

Schedule: The sale will began at 10:00a.m. and continue until completion or 4:00p.m. If necessary, the sale will resume at 10:00a.m. on Tuesday, November 5.

Bidding: This is an open bid sale, and bidders must use their numbered bidder cards in order to place bids. The delinquent 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 delinquent tax collector will announce the properties for sale in alphabetical order as they appeared in the newspaper ads and will provide the owner's name and tax map number.

Properties for Sale: A list of all delinquent properties will be advertised in the local newspaper, The Jasper Sun Times, on October 14th, 21ST, and October 28TH . Not all properties advertised will be sold. A list of properties to be sold will also be available for purchase from the Tax Collector's Office for .50 cents per page.

Payments: All sales are final, with no exceptions. Terms of sale are cash or certified funds only. No personal checks will be accepted. All bids must be paid by 5:00 p.m. the day of sale. **Section 12-51-70 of the 1976 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 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."**

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 of the 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 & redemption.

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

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.

Void Sales: S.C. law provides that 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 actually earned by the county at the time the sale is voided.

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.