DELINQUENT TAX SALE PROCEDURES

Welcome to the Laurens County Delinquent Tax Sale. Please read this information sheet in its entirety as it is intended to provide you with necessary information concerning the sale.

The properties will be sold in accordance with Title XII of the South Carolina Code of Laws and will follow closely the order in the advertisement as listed in ***The Laurens County Advertiser Extra, GoLaurens.com and GoClinton.com***. The sale will begin at 9:00 a.m. and will end at 4:30 p.m. each day and will carry over to the next day if all parcels are not sold on the first day of the sale. A lunch break will be taken from 12:00 to 1:00 each day.

Please note that all bids must be paid ***immediately*** at the end of sale and must be paid by cash, cashier's check, money order or VISA/Master Card/Discover. We are unable to take payments prior to the end of the sale.

The Forfeited Land Commission will open each bid starting at the amount of the taxes, penalties and cost.

Once a parcel is sold at the tax sale, the defaulting taxpayer has complete rights to the property for one year. During that one-year period the defaulting taxpayer may redeem the property by paying the taxes, penalties, cost and interest. Once the property is redeemed, the delinquent tax office will prepare a check for the bidder that includes the bid amount plus interest paid by the defaulting taxpayer. The bidder may mail in the bid receipt given to him the day of the sale or bring it into the delinquent tax office in order to claim the check. The interest schedule is listed below:

Months One-Three	-	3%
Months Four-Six	-	6%
Months Seven- Nine	-	9%
Months Ten-Twelve	-	12%

According to South Carolina Code of Laws Title 12-51-55, the amount of interest due must not exceed the amount of the bid submitted on behalf of the Forfeited Land Commission.

The tax collector may cancel any sale when an error in preparing the property for sale is discovered. The bid amount plus any interest earned by the county will be returned to the bidder. Please note that the interest earned is what is earned from the bank. The interest schedule above does not apply.

Prior to bidding on life estate property, it is advisable to consult with your attorney. The bid will include only the life estate interest of the defaulting taxpayer.

The delinquent tax collector does not certify the condition of any property being sold or that the title conveyed after the end of redemption period does not contain any defects. All tax deeds should have a quiet action filed prior to obtaining a mortgage or selling the property to someone else.

***All bids are final*. Failure to present payment of the bid amount the day of the sale will result in a $300.00 fine per parcel defaulted on.**

Should tax sale properties be redeemed, a check will be mailed to the bidder at the address on file. All redemption checks are processed quarterly.

TAX DEEDS

If the real property is not redeemed and a deed is issued to the successful bidder there is a period of approximately 30/60 days after the expiration of the redemption period before the deeds are issued. This allows time for proper deed preparation. You will be notified when the deed is ready for you to pick up. The deed must be filed in the Clerk of Court's Office.

**** If there is a mobile home on the property that you are bidding on and are granted the tax deed to the property, the mobile home is NOT included. We do not sale mobile homes. If you are interested in the mobile home, you will need to discuss that with the owner. If it is an abandoned mobile home, you will have to go through the magistrate's office to file for an abandoned mobile home title. ****

BIDDER STATEMENT

I hereby certify that I have been provided a copy of the Tax Sale Procedures for the Office of Delinquent Tax Collector of Laurens County.

- I understand that all bids must be paid by cash, certified check or credit card by the end of the sale or the time specified by the Delinquent Tax Collector at the tax sale. I understand failure to remit timely payment of the bids will result in a $300.00 charge for each bid.
- I understand that the Tax Collector may cancel any sale when an error in preparing the property for sale is discovered and that I will be returned the bid amount and only the interest amount earned by the county on my bid.
- I understand that an opening bid will be submitted on behalf of the Forfeited Land Commission (Code Section 12-51-55). The bid will contain all delinquent taxes, penalties, cost and current taxes.
- I understand that interest on redeemed properties cannot exceed the amount of the opening bid.
- I understand that the Delinquent Tax Collector does **not** certify the condition of any of the property being sold or that the title to the property does not contain any defects and that an attorney has not examined the deeds. I also understand that a deed issued by the Delinquent Tax Office is a ***tax deed only*** and that I must hire an attorney to quiet the title prior to obtaining a mortgage or selling the property to someone else. I understand that the sale is subject to any and all defects in title that may exist of record.
- **I understand that checks for redeemed property are issued quarterly**.

By signing below, I affirm that I have been given a copy of the Tax Sale Procedures and that I have read and understand the above. I also hereby release the County of Laurens, and any and all agents acting on the County's behalf, from any and all liability of any kind whatsoever in connection with the delinquent tax sale and any tax deed that may be issued as a result of the delinquent tax sale.

Signed: _____ Date: _____

Print Name: _____ Bidder Number: _____