

Richland County Tax Sale - Monday, November 3, 2008
Dates/Times:

Monday, November 3, 2008
(10:00 AM – 6:00PM)

&

Following Days as Needed
(9:00 AM – Until)

Location:

**Township Auditorium
1703 Taylor St
Columbia, SC 29201**

Contact:

**Shirley Tapp
Tax Sale Administrator
Richland Co. Treasurer's Office
Ph. (803) 576-2256**

****NEW TAX SALE LOCATION SEE ABOVE ADDRESS CHANGE****

You must be a registered bidder to bid at the Tax Sale. The fee to register is \$10.00. Registration of Bidders started September 2, 2008. Registered bidders need to arrive at 9:30 AM the first day of the sale at the Township Auditorium. You will be given an up-to-date listing of properties to be auctioned at that location on the day of the sale. (You must present your bidder receipt to receive this sale list).

Only one bidder card will be given to each bidder. The auctioneers utilize the bidder registration card with your bidder number on it to track bids during the auction. Only you, or your agent acting on your behalf, can bid. Bids must be made in person.

The winning bid must be paid in full the day of the sale. Failure to comply in paying your bid will result in a fine and declaring you a “non-qualified” bidder for any future Richland County Tax Sales. **Richland County will not cancel a winning bid for any reason – if you bid, you are required to pay.**

Make absolutely sure of what name you want to bid under when you sign up as a bidder. Please do not ask us to change or switch the bidder name later as this creates major paperwork audit problems for us when issuing receipts and checks to you or later deeding properties. Please also keep us informed of any bidder address changes made after the sale.

The properties to be sold will be advertised in *The State* Newspaper, Neighbors Section on Thursday, October 16th , Thursday, October 23rd , and Thursday, October 30th . The Mobile Homes to be sold will be advertised on the last two dates. **There will be a listing of properties & mobile homes to be sold on the County Web Site (www.rcgov.us) by October 10, 2008 or shortly thereafter and updated weekly.** **(Continued on Back)**

Properties are auctioned during the Tax Sale in alphabetical order according to the defaulting taxpayer's last name. The sale of Mobile Homes only, will follow the sale of properties.

Because properties are advertised weeks prior to the sale, the properties or mobile homes you are interested in may not be sold at auction if the owner pays their delinquent taxes by Friday, October 31, 2008 @ 5:00PM.

According to S.C. Code Section 12-51-50 (Excess), we will only sell enough property of a defaulting taxpayer if the bid covers all the taxes, costs, fees on all other properties that remain unsold belonging to that same defaulting taxpayer.

Research properties & mobile homes before you bid on them. As with any “buyer beware purchase” the burden falls on you to check the condition of the properties you want to bid on.

The County must sell all properties that have delinquent taxes. **Ditches, roadways, and small strips of land are taxable and can therefore be included in the Tax Sale. A tax sale does not erase filed liens that may be currently attached on the property. These liens may stay attached to the property when we issue a tax title to the winning bidder.** These liens could affect you in trying to quiet title or in selling the property or Mobile Homes.

You cannot do anything with a property you bid on until you are issued a tax deed to the property or issued a title to a mobile home. If you are the winning bidder, the property or mobile home can be redeemed by the current owner / mortgage holder up to November 4, 2009 @ 5 PM. The County is required to notify defaulting taxpayers or any mortgage holders after the November 3, 2008 tax sale. **The tax deed on properties or the bill of sale on a mobile home will be recorded within 60 to 90 days after the November 4, 2009 end of redemption period. A tax deed is not a warranty deed.** You, as a bidder on a Mobile Home, are responsible for completing all the required titling requirements for Mobile Homes in South Carolina with the South Carolina Dept. of Motor Vehicles (SCDMV) utilizing DMV Form 400 after you receive your bill of sale. Be advised that this office will not reimburse you, for any reason, SCDMV fees that you incur on a mobile home you purchased at tax sale.

You, as the bidder, receive a percentage of interest back if the defaulting taxpayer redeems the property within that year at a rate that changes over time up to twelve percent on your bid amount. **The amount of interest paid can never exceed the opening bid amount.** As a bidder on a mobile home, in addition to interest earned on your bid amount, you will also earn monthly rent calculated not to exceed one-twelfth of the base amount of the tax year 2007 taxes, but not less than a rate of ten dollars a month per (S.C. Code Section 12-51-96) that the County collects for you. You do not earn rent on a mobile home/land combined sale.

Tax sales on property can be voided at any time prior to the issuance of a tax deed. Tax sales on mobile homes can be voided prior to the issuance of a SCDMV Title. If a sale is voided on a property or mobile home, the bidder will be refunded his/her bid money plus the actual interest earned on their bid amount. You do not earn rent on a voided mobile home sale.

(Rev. October 27, 2008)