

**COUNTY OF AIKEN
INFORMATION AND INSTRUCTIONS TO BIDDERS
DELINQUENT TAX SALE - NOVEMBER 8, 2021**

BY VIRTUE OF EXECUTIONS issued by the Aiken County Treasurer, the Delinquent Tax Collector has levied upon and will sell certain pieces and parcels of real property in order to collect delinquent taxes, assessments, penalties and costs. The auction is being held at the University of South Carolina Aiken Convocation Center located, off University Parkway (S.C. 118) at 2049 Champion Way, Graniteville, SC 29829. The sale starts at 10:00 a.m., November 8, 2021 and ends at 4:00 p.m. that day. If additional days are necessary to complete the auction an announcement will be made to that effect before the close of business each day. The sale will continue on subsequent days (if necessary) and will begin promptly at 9:00 a.m. and end at 4:00 p.m. or earlier.

PAYMENT OF TAXES PRIOR TO SALE

All real property owing delinquent taxes for the tax years 2011 through 2020 is subject to sale. In addition, current year (i.e., 2021) taxes will be included with the delinquent amount. To avoid sale, all delinquent taxes, assessments, penalties and costs must be received and processed by the County prior to 5:00 pm November 05, 2021. Personal or company checks **will not** be accepted. Only cash, money order, attorney's trust/escrow account check, certified checks or credit cards (with a 1.49% convenience fee) will be accepted as payment. Property to be offered for sale will be advertised in the Aiken Standard on October 23rd, October 30th and November 06, 2021, in the name of the current owner and the defaulting taxpayer, defined by the South Carolina statutes as the owner of record on December thirty-first of the year preceding the taxable year. A listing of properties being offered will be available on the County web-site www.aikencountysc.gov beginning October 22, 2021.

BIDDER REGISTRATION

Individuals/Businesses interested in bidding on property should register with the Delinquent Tax Collector's office on-line at www.aikencountysc.gov September 20, 2021 thru October 22, 2021. The "non-refundable" cost for registration is **Twenty Five dollars (\$25.00)** which covers registration costs and includes an updated property list, in order by sale number, issued the day of sale. Acceptable forms of payment include cashier's check, money order. Send payment to:

*Aiken County Tax Collector
Attn: Bidder Registration
P.O. Box 873
Aiken, SC 29802-0873*

Please do not send cash by mail. Registration **is not** valid until the Tax Collector receives a signed completed registration form, Disclaimer, Acknowledgement & Release form and registration fee.

Required documents and payment of registration fee must be received by the Tax Collector no later than October 29, 2021 in order to be considered for registration.

THERE WILL BE NO BIDDER REGISTRATION OFFERED THE DAY OF SALE.

IDENTIFICATION REQUIRED FOR CHECK-IN AND TO RECEIVE BIDDER NUMBER.

ONLY REGISTERED BIDDERS WILL BE ADMITTED, UNLESS EXTRA SEATING IS AVAILABLE.

Registration must be completed exactly the way legal documents should be issued. **We will not be changing information or switching bidder names on sale date(s).**

SOCIAL DISTANCING/MASK REQUIREMENTS

In accordance with CDC recommendations, all attendees will be required to practice Social Distancing and to wear appropriate face coverings at all times. Anyone found not practicing social distancing and wearing face coverings properly will be required to vacate the premises.

To maintain social or physical distancing, stay at least 6 feet (about 2 arms' length) from other people who are not from your household in both indoor and outdoor situations.

Wear mask or face coverings appropriately by covering over the nose, mouth and secured under the chin.

BIDDING PROCEDURE

Property will be auctioned by sale # (alphabetical order) to the highest bidder and must be paid for by 5:00 P.M. on the day of the sale. Acceptable forms of payment are, cash, certified check, wire transfer or money order. Should the bid amount not be paid by that time, the defaulting bidder is liable for not more than **five hundred dollars (\$500.00) damages**, as determined by the Tax Collector, which may be collected by the Tax Collector. In addition, all other bids by the defaulting bidder will be voided and the defaulting bidder may be barred from future sales. All properties involved must then be offered for sale again. The Tax Collector shall submit the first bid on behalf of the County's Forfeited Land Commission equal to the amount of all unpaid taxes, penalties and costs for each property.

In addition to paying bids, a Tax Title fee of **\$54.00**, RMC recording fee of **\$15.00** and the **applicable Document stamps** will be collected on each property sold the day of the sale.

Receipts will be issued in the name(s) appearing on the bidder registration forms.

THE COUNTY IS NOT LIABLE FOR THE QUALITY OR QUANTITY OF THE PROPERTY SOLD. THERE WILL BE NO REFUNDS OF BID MONEY.

In case a defaulting taxpayer has more than one property to be sold, as soon as sufficient funds have been accrued to cover all of the defaulting taxpayer's taxes, assessment, penalties and costs, no further properties will be sold. The bidder, however, is only entitled to the property actually sold.

Bids will be recognized from registered bidders only.

REDEMPTION OF PROPERTY SOLD

The defaulting taxpayer, any grantee from the owner, or any mortgage or judgment creditor has one year from the date of the sale in which to redeem the property. A redemption penalty is added to the unpaid taxes, assessments, penalties and costs which must be paid in cash, certified checks or money order to redeem the property.

SC Code of Laws as amended:

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 Property Redeemed	Amount of Interest Imposed
First three months	three percent of the bid amount
Months four, five, and six	six percent of the bid amount
Months seven, eight, and nine	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.

- (C) If the defaulting taxpayer, grantee from the owner, or mortgage or judgment creditor fails to redeem the item of real estate sold at the delinquent tax sale within the twelve months provided in subsection (A) and after the passing of an additional twelve months, the tax deed issued is incontestable on procedural or other grounds.

Once property is redeemed the bidder will be notified by mail and must return the **original sale receipt** to the Delinquent Tax Collector before a refund check is issued. The bidder should allow at least thirty days for the processing of the refund.

VOIDING A SALE

At any time prior to title being passed the Tax Collector may void the sale of a property as allowed by law. The purchaser is entitled to a refund of the bid amount plus actual interest earned by the County.

CONVEYING PROPERTY NOT REDEEMED

Property not redeemed will be conveyed by Tax Title to the successful bidder within thirty days, or as soon thereafter as practicable for the County, following the expiration of the redemption period. The purchaser will be notified in writing.

IMPORTANT NOTE:

THE PURCHASER OF PROPERTY AT A TAX SALE ACQUIRES THE TITLE WITHOUT WARRANTY AND BUYS AT HIS/HER OWN RISK. THE COUNTY IS NOT LIABLE FOR THE QUALITY OR QUANTITY OF THE PROPERTY SOLD.

For the bidder's own protection, it is recommended that the bidder research the property before the sale and that professional advice be sought if there are any legal questions pertaining to a delinquent tax sale or property.