

INSTRUCTIONS FOR THE SUBMISSION OF SEALED BIDS
[FORFEITED LAND COMMISSION (FLC) BIDDER PROPERTIES]
THE FLC SEALED BID AUCTION - - ASSIGNS THE FLC BID TO YOU

We will only accept your Bid submitted on the **FLC Sealed Bid Form** and placed in a sealed envelope by the **5:00 PM deadline Friday, January 24, 2025**. **There will be a box at the records room in the Treasurer's Office to place your sealed envelope into for bidding. The sealed bids must be physically in the office by the deadline as we will not accept post mark dates.** If you mail your bid form(s) send it to: **ATTN: FLC Sealed Bid Sale-Julius Ellison, Richland County Treasurer's Office, PO Box 11947, Columbia, SC 29211.**

- For New bidders, registration for the FLC Sealed Bid Sale will **began on January 2, 2025 and registration will end on January 9, 2025.**

- **The FLC Sealed Bid Sale will begin on January 10, 2025 through January 24, 2025.**

- ***** You must be a registered bidder to bid in the FLC Sealed Bid Auction***.** If you are not a previously registered bidder from our last tax sale on November 4, 2024 you will not be able to bid in the Sealed Bid Tax Sale...
- If you were a registered bidder in the regular tax sale which was held on November 4, 2024. You should use the same bidder number that you were already registered with when you participated in the November 4, 2024 Tax Sale assuming all information has not changed for you since that time in your registration information you provided.
- **We will have sealed bid forms on hand for you.** The FLC Bidder Properties Listing and FLC Sealed Bid Form may be viewed and downloaded from a link on the Richland County Website (www.rcgov.us). These FLC bidder properties are properties that were previously for sale in the November 4, 2024 tax sale, but were not bid on and were therefore retained by the FLC as the winning bidder at that time.

Important: The redemption period begins on the date of each tax sale and ends 365 days later. **This means that the redemption period began on November 4, 2024 and will end on November 5, 2025 at 5:00 PM.**

- If you are the successful bidder and the property is **not redeemed** by the November 5, 2025 redemption deadline, a tax deed will be issued to by March of 2026 **after the end of the redemption deadline.**
- **You must turn in one FLC Bid Form for each property you are placing a bid on.** If you have multiple bids you may place all of those bid forms in one envelope. Please remember that this is a sealed bid auction so the bid form must be in a sealed envelope when you turn it in. **The bidder offering the highest amount, over the minimum, will be declared the winning bidder and will be notified by telephone beginning on Tuesday, January 28, 2025 or as soon as possible.** **The total bid amount, in cash or certified funds, will be due immediately upon notification.** We do not accept personal checks. **In the event the winning bidder does not comply by the next business day or on a mutually agreed upon timeframe from the notification date they will be considered in default on all their bids and the next highest bidder will be notified and declared the winning bidder.** **Please do not call the office wanting to know if you won a bid. You will be notified by us.**
- **Your bid must be \$100.00 over the Opening Bid Amount shown on the list or Greater, in whole dollars.**
- **All Bidders must fill out all the requested information on the FLC Sealed Bid Form correctly. If you do not comply with this request your bid will be considered void.**
- **You must use your recently assigned bidder number on all sealed bids you submit.**

Important Note: In the event that a successful bidder fails to comply and is found to be in default on **any property, all bid offers made by that bidder will be considered void.** **Defaulting bidders will not be allowed to participate in any future tax auctions and will also be subject to a \$500 fine per bid imposed by S.C. Code Section 12-51-70.** We strongly caution you to investigate each property thoroughly prior to bidding. No characterization or warranty as to quality, quantity or condition of property is set forth by this offer. Remember that these properties have been rejected by other buyers or are being placed back up for sale due to a default by a bidder from the previous tax sale. The resulting titles may require legal action on your part. It is recommended that you speak with your attorney if you are not familiar with tax deeds or government bills of sale on mobile homes. All sales are final, please be cautious. **Also, please do not come to or call the office about your check if the owner has redeemed or the sale is void on a property you bid on. Please wait until you receive a letter from us to send in your bidder receipt back to us by mail only. After we receive your bidder receipt please allow twenty (20) business days to receive your check from us before you call us inquiring about your bidder check not being received. Be aware that if you have lost your original bidder receipt you will be charged a \$50.00 fee. This fee must be paid before receiving your refund check.**

The Richland County Forfeited Land Commission was created by Title 12, Chapter 59, of the South Carolina Code of Laws. It is the commission's responsibility to accept property for which there is no bid offered at the county tax auction. As a result of being required to accept property, they are also required to dispose of said property in a way that is in the 'best interest of the County'.