

Richland County Tax Sale - Monday, November 4, 2024

Dates/Times:

Monday, November 4, 2024
(10:00 AM – 6:00PM)

&

Tuesday, November 5, 2024
(9:00 AM – Until)

Location:

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

Contact:

**Julius Ellison
Delinquent Tax Manager
Richland Co. Treasurer’s Office
Ph. (803) 576-2256 or
Ph. (803) 576-2254**

Please keep in mind that the following is just an overview of the Tax Sale.

You must be a registered bidder to bid in the Tax Sale. Bidders can **ONLY** register on line at www7.richlandcountysc.gov/TaxSaleBidder/Default.aspx **NO IN PERSON REGISTRATION**. There is a fee to register. All Bidders must be registered and paid by **October 25th**. You will be given an up-to-date listing of properties to be auctioned on the day of the sale. You need your bidder receipt and bidder card to receive this list so please bring it with you the day of the sale.

Only one bidder card will be given to each bidder. The auctioneers utilize the bidder registration card with your bidder number 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 any bid you owe will result in a \$ 500.00 fine for each bid against you and declaring you a “non-qualified” bidder for any future Richland County Tax Sales **and you will forfeit all your bids.** **Richland County will not cancel a winning bid for any personal reasons – if you bid, you are required to pay the bid amount or be subject to the \$ 500.00 fine for each bid.** Richland County has and will pursue court action to collect this fine if you fail to pay your bid(s).

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 local newspapers starting in the week of October 13, 2024.

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There will be a listing of properties & mobile homes to be sold on the County Web Site (<http://www.richlandcountysc.gov/Treasurer>) starting Friday, October 4, 2024 and updated weekly. 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 real estate 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, November 1, 2024 @ 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 liens that may be currently attached on the property. These liens will 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 and/or issued a SCDMV 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 until November 5, 2025 @ 5 PM. The County is required to notify defaulting taxpayers or any mortgage / mobile home lien holders after the November 4, 2024 tax sale. **The tax deed or the bill of sale on a mobile home will be recorded or issued by the end of March, 2026.** It is highly recommended you seek a quiet title action prior to selling a tax deeded property you hold or prior to making improvements to the property since a **tax deed is not a warranty deed** and can be overturned in court at a later date. Save yourself a lot of time, money, and heartache and speak with an attorney familiar with real estate on the subject of tax deeds before selling or improving a tax deeded property you own.

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. Be aware though, **the amount of interest paid to you 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 2023 taxes, but not less than a rate of ten dollars per month per (S.C. Code Section 12-51-96). 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 as well prior to the issuance of a Title from the SCDMV. If a sale is voided, 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.

The information in this flyer is subject to change at any time so please make sure you have the latest version.
(V. September 18, 2024)