

**DORCHESTER COUNTY MASTER IN EQUITY
THIRD PARTY BIDDER INFORMATION SHEET**

MASTER IN EQUITY: Honorable Patrick R. Watts

ADM. ASSISTANT: Gail C. Evans

OFFICE LOCATION: Dorchester County Courthouse
5200 East Jim Bilton Boulevard
Saint George, South Carolina

MAILING ADDRESS: Dorchester County Master in Equity
5200 East Jim Bilton Boulevard
Saint George, South Carolina 29477

TELEPHONE NUMBER: 843-832-0001 or 843-563-0001

NO LEGAL ADVICE: If after examining these instructions and the records they refer to, you still have questions, please consult a lawyer. This office does not give legal advice.

PROPERTY DESCRIPTION and INFORMATION: See the published Notice of Sale; the official case record at the Clerk of Court's Office; the public records at the Register of Deeds Office and Assessor's Office; and the Dorchester County Master in Equity Foreclosed Property List. Notices of Sale are usually published in either The Summerville Journal Scene or The Eagle-Record.

The Master's office prepares the Dorchester County Master in Equity Foreclosed Property List. It contains information about the properties to be sold at the next auction. During the two weeks prior to a Sales Day the list is posted on the Master in Equity's web page at Dorchester County's website.

[www.dorchestercounty.net]

TMS NUMBER and STREET ADDRESS: This office provides a TMS number and street address solely as a courtesy to help locate property. It takes these from the official record of the foreclosure action. They have the potential for being easily misstated. This office does not guarantee their accuracy.

The official description of property is its legal description. A bidder assumes the risk of relying to any degree upon anything other than that to identify the property. However, errors can occur in the legal description. This office does not guarantee its accuracy and strongly recommends bidders carefully check it.

SALES DAY, TIME AND PLACE: See the Notice of Sale. Sales Day is the first Tuesday of each month. However, if that Tuesday is a county holiday, the Sales Day is the following Wednesday. The auction begins at 11:00 a.m. The auction is conducted in a courtroom in the Dorchester County Courthouse, 5200 East Jim Bilton Boulevard, St. George, South Carolina.

REGISTRATION: There is no registration to bid. The auctioneer will ask for a successful bidder's name at the conclusion of bidding on each property.

PROPERTY ADVERTISED BUT NOT AUCTIONED: Frequently property advertised for sale on a particular sales day is pulled from sale. There are numerous reasons for this, including bankruptcy or payment by defendant. A property may be pulled from sale as late as the morning of Sales Day. Occasionally a sale is vacated, usually because of bankruptcy.

MORTGAGE COMPANY BID: An agent for the foreclosing mortgage company will be present and will bid at the auction. If no representative of the mortgage company is present, then the Master will pull the property from sale.

DEFICIENCY JUDGMENT: See the Notice of Sale about whether a deficiency is demanded or waived. If demanded, the Master will keep the bidding open for 30 days after the property is first auctioned. On the thirtieth day, at the same time and place as with the original auction, the Master will call for final bids and then close bidding.

EARNEST MONEY: The successful bidder must pay to the Master in Equity earnest money in the amount of at least 5% of the bid. This money must be as a certified check. Pay it to the Master in the courtroom where the auction was held before 4:00 p.m. of the sales day.

COMPLIANCE WITH THE BID: See the Notice of Sale for the period within which to pay the remainder of the bid. The period may be 20 or 30 days from Sales Day. Pay this remainder to the Master at his office in St. George. Pay by certified check. Mail it in or call for an appointment.

INTEREST ON THE BID: You must pay interest on the remainder of your bid until it is all paid. For the interest rate see the Notice of Sale and the Report and Judgment of Foreclosure and Sale in the Clerk's official record. Contact the Master's office for the *per diem* and the total due.

FORFEITURE OF EARNEST MONEY: Earnest money is not refundable. If you fail to pay the remainder of your bid within the required period for compliance you risk forfeiting your earnest money and losing the property.

TRANSFER OF TITLE: You do not own the property until the Master has received all your bid money and has delivered back to you a fully executed Master's Deed. In the meantime, enter onto the property with the owner's permission or at your own risk.

MASTER'S DEED: You must provide the Master with the Master's Deed fully prepared and ready to sign. Submit it with the remainder of your bid. The Master's office will execute the deed and return it to you. You also are responsible for preparing and executing the Affidavit of Consideration.

DEED RECORDING COSTS: You are responsible for recording the Master's Deed and Affidavit of Consideration and paying the associated costs. Contact the Dorchester County Register of Deeds Office for the amount of those fees. They vary depending on the amount of the bid.

NO WARRANTY: You buy the auctioned property, AS-IS, entirely at your own risk. Neither the Master, the foreclosing mortgage company, nor its lawyer warrant anything about the property, including both physical and legal condition. You buy it subject to all unforeclosed liens, taxes, claims, restrictions, etc. Examine public records related to the property before entering any bid.

NOTICE TO OCCUPANTS: Advise any occupant that you now own the property by showing a copy of the executed Master's Deed. How much time you give the occupant to vacate is completely within your discretion, but at least ten days is customary.

REMOVING OCCUPANTS: If any occupant refuses to vacate your property, petition the Master in Equity for a Writ of Assistance. The Writ will authorize the Sheriff's Department to assist you to remove the occupant's personal property. Certain tenants with leases have special protection under federal law. Engage a lawyer to help you evict occupants that will not vacate voluntarily.

RESOLUTION OF CONFLICTS: Any conflict between the information on this sheet and the law of South Carolina or the orders in a case shall be resolved against this information sheet and in favor of the law or orders.