

NOTICE AND INSTRUCTIONS TO BIDDERS
DORCHESTER COUNTY 2009 TAX SALE

Welcome to the November 2, 2009 delinquent tax sale. For your review and interest certain information regarding this sale is presented below:

1. Pay close attention to the Tax Collector or her deputy as she is in control of this sale and may find it necessary to modify information provided to you.
2. In order to be recognized as a bidder, you must acknowledge receipt and understanding of these instructions by signing a "Bidder's Card" and receiving a Bidder's Number.
3. This sale is to commence at 10 A.M., November 2, 2009 and will continue until all delinquent taxes and costs have been addressed. On a daily schedule the sale will close at approximately 3:00 P.M. and begin the following day, if necessary, at 10 A.M. until closed by the Tax Collector. There may be an announced break for lunch, time permitting.
4. Property should be sold in alphabetical order and follow fairly closely to the format used in the advertisements placed in the newspaper.
5. State law limits the amount of property to be sold in each case so it may be that not all property which was advertised will be sold.
6. All real property upon which a successful bid is made is subject to a year and a day redemption period. This allows the property owner or his designee to redeem (or return the property to the delinquent taxpayer), the property as bid.
7. Property is conveyed by virtue of a deed or title transferring whatever interest Dorchester County has to convey. **We make no representations as to title or value of property.** You may wish to review the State law or seek advice of your attorney regarding your bid.

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8. Any mobile home upon which a successful bid is made is subject to a 12-month redemption period. During this period, the defaulting taxpayer may redeem the mobile home by paying the delinquent taxes, penalties, and costs, as well as interest on the amount successfully bid, and by showing proof that rent owed has been satisfied. As provided by SC Code Section 12-51-96, rent per month shall be calculated in an amount not to exceed 1/12 of the taxes for the last completed property tax year, exclusive of penalties, costs, and interest, or \$10.00, whichever is greater. For purposes of this rent calculation, more than ½ of the days in any month counts as a whole month. You will have no right to access this property during the 12-month redemption period. If the property is redeemed, your bid amount will be returned along with the appropriate interest amount. The County will remit this bid amount plus interest to you no later than thirty (30) days after receipt of the redemption. If no redemption occurs, the mobile home will be conveyed to you within a reasonable amount of time once the redemption period has expired. All mobile homes are sold "**WHERE IS, AS IS**" when you take title. We do not deliver the mobile home. It is the successful bidder's responsibility to take possession.
9. All successful bids must be paid in **cash, cashier's check, certified check or money order** and picked up by 4:30 P.M. each day of the sale. Any bids not paid for will be resold at a subsequent sale with the bidder, who failed to remit, held responsible for the additional costs of that sale. The defaulting bidder shall be liable for no more than Three Hundred Dollars (\$300.00) damages upon such default
10. The process of sale for each item will be as follows:
 - A. Bidding until a high bid is ultimately reached.
 - B. The successful bidder will show his or her bidder number. The amount of the bid, along with the unique bid number, will be noted on a list retained by the Tax Collector's staff. This list will constitute the official record for bid amount purposes.
 - C. Bidders shall tender **cash, cashier's checks, certified check or money order FOLLOWING THE END OF BIDDING FOR THE DAY** at the Office of the Delinquent Tax Collector for the permanent receipt which must be retained until the real property is redeemed or deeded, or in the

case of a mobile home, until title is obtained. A tax receipt, with notation, is given to the bidder in the case of personal property. These receipts must be held as they represent the successful bidder's claim to the property bid upon.

- D. Bidders are responsible for paying for all successful bid(s) no later than 4:30 P.M. the date of the bid(s). Any bids remaining unpaid will be subject to resale and allocation of costs as set out in Item number 9 above. The Tax Collector's Office assumes no responsibility for notifying a bidder if he has any outstanding bids.

11. Official may void sales (SC Code of Laws Section 12-51-150):

In the case that the official in charge of the tax sale discovers before a tax title has passed, the failure of any action required to be properly performed, the official may void the tax sale and refund the amount paid to the successful bidder.

12. Pursuant to SC Code Section 12-51-55, I am required to submit a bid on behalf of the Forfeited Land Commission equal to the amount of all unpaid taxes, penalties, and costs including taxes levied for the year in which the redemption period begins.
13. If no redemption occurs, there will be additional cost for deed preparation and recording.
14. If you wish to assign your bid over to someone else during the redemption period, you must contact the Tax Collector's office to fill out the necessary form. The Tax Collector's office needs to be kept aware of any change in bidder information.
15. Finally, these notes are offered for your guidance only. If you should have questions regarding any aspect of the Tax Sale, please direct those to the Tax Collector during the periodic breaks. Any advice or answers you receive

from any other person whether or not they are working for the Tax Collector shall not represent the Tax Collector. The best source of accurate information is the Tax Collector, as she is the person in charge of the tax sale. She cannot and will not be bound by any other person's representations unless she first directs you to them and concurs in their response.