

The following is a basic overview of the Tax Sale:

THE PURPOSE OF THE TAX SALE

The Tax Sale is for the purpose of forced collection of delinquent property taxes for a specific year.

Before a property is sold for taxes, three tax notices are mailed. The last is mailed certified, restricted delivery with returned receipt.

WHERE AND WHEN

The Tax Collector conducts at least one tax sale annually on a Monday (date published in local general circulation newspaper).

All sales begin at 10:00 AM and lasts until closed by Tax Collector in accordance with state statutes. If there are subsequent sale days, they will also begin at 10:00 AM.

The Tax Sale is held in Greenville County Council Chambers located at 301 University Ridge, Greenville, SC. If Council Chambers are not available, the new location will be announced.

ADVERTISING

All property subject to sale is advertised once a week for three consecutive weeks prior to the date of the sale. Ads are published in the local general circulation newspaper for this area.

BIDDER REGISTRATION

All persons interested in bidding on properties must register with the Tax Collector's Office. A picture ID, current mailing address, and phone number are required.

Registration is held between 8:30 AM and 5:00 PM Starting 30-days prior to the sale. You **must be registered** by 9:30am on the day of the Tax 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.

CONDITIONS OF SALE

The sale is an open auction. Properties are sold in order according to the property item number.

Research property before you bid on it!!!
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.

The current year's taxes will be added to the starting bid and will be collected as part of the bid. All deed stamp fees and deed preparation costs must be paid prior to the deed recording. All bid payments must be made before 5:00 PM on the day of the sale. Payments must be made by cash, cashier's check, or money order.

A tax sale receipt will be issued to the bidder. Failure to comply in paying your bid will result in a \$500.00 fine and declaring you a "nonqualified" bidder for any future Greenville County Tax Sales.

Greenville County will not cancel a bid for any reason – if you bid, you are required to pay.

PROPERTY REDEMPTION

You cannot do anything with the property you bid on until you are issued a tax deed. Real property has a 12-month redemption period. If you are the winning bidder, the property can be redeemed by the current owner/mortgage holder for up to one year after the date of the sale. Once a property is redeemed, the bidder will be notified by mail. At that time, the tax sale receipt must be returned to the Tax Collector's Office for a refund of the bid plus the applicable interest.

Note: The interest paid shall not exceed the opening bid amount.

The interest is calculated as follows:

First three months 3% of bid
Four, five, and six months 6% of bid
Seven, eight, and nine months 9% of bid
Last three months 12% of bid

Mobile homes also have a 12 month redemption period. However, before the mobile home can be redeemed, rent must be satisfied with the bidder. According to state law, monthly rent cannot be more than 1/12(one twelfth) of the base amount of the delinquent year's tax. The defaulting taxpayer, a lien holder, or an agent can make redemptions for either one.

DEED PROCESS

If real property is not redeemed, a tax deed is issued to the successful bidder. A tax sale does not erase state or federal liens that may be currently attached to the property. These liens may 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. A tax deed is not a warranty deed. A bill of sale is issued on mobile homes once the redemption period ends.

VOIDED TAX SALE

Tax sales can be voided at any time prior to the issuance of a tax deed. If a sale is voided, the bidder will be refunded his/her bid money and the actual interest earned as calculated by the County Treasurer.

THE TAX SALE IS HELD IN ACCORDANCE WITH S.C. CODE OF LAWS TITLE 12 SECTION 51.

FOR INFORMATION ABOUT ITEMS NOT COVERED HERE, PLEASE CALL 864 467-7050