

**Delinquent Tax Sale Fact Sheet
York County, South Carolina**

Held on: November 6, 2023

**Location: York County Fire Training Center
2500 McFarland Rd
York, SC 29745**

****You must be present to bid****

****Due to limited capacity, only registered bidders are allowed in bid room****

Below are the procedures used to auction real estate to collect delinquent taxes in York County, South Carolina. For more information, call (803) 909-7272.

****Disclaimer: This information is provided as guidance only and does not constitute legal advice of any kind. If you need legal advice, please contact your attorney. ****

To avoid properties being subject to tax sale, payments for all delinquent real estate taxes must be received in hand no later than 5:00 pm on Friday, November 3, 2023.

Registration: You must register in order to bid. There is no registration fee. You are encouraged to pre-register; however, you may also register the day of the sale from 8:00 a.m.- 9:00 a.m. Pre-registration is from October 16, 2023 through November 3, 2023 by calling (803) 909-7272 or by mailing the Bidder Registration Form available on the Tax Collection page of the York County website to: York County Tax Collections, 1070 Heckle Blvd., Ste 1100, Rock Hill, SC 29732. **Limit one registration per person the day of the sale.** Some information required to register is confidential and will be treated as such.

Schedule: The sale will begin at 9:00 a.m. and continue until 5:00 p.m. unless all delinquent taxes are collected before then. Lunch will be on your own from 12:00 to 1:00, and if necessary, the sale will resume at 9:00 a.m. on Tuesday, November 7, 2023.

One Bidder Number Per Registration: Once a bidder pays for properties purchased, that bidder number is no longer valid. Should the same bidder wish to return and purchase properties later during the sale, a new registration will be required and a new bidder number will be issued.

- **Conditions of Sale:** Each property is sold "AS IS." Please understand that you bid at your own risk. York County makes no warranty and no representation whatsoever regarding the property or its value, the status of any liens or judgments, the physical characteristics, the condition of the property, the number or condition of any buildings, any defects relating to the quality of the title, or *any other matter* pertaining to the property or its value, and we strongly encourage bidders to have researched all properties before placing bids. If you receive a tax title, that tax title is not a warranty deed, and it will contain no warranty clause. If there are problems associated with the properties you purchase, you are purchasing those problems, too. Please remember that there are no guarantees when purchasing properties at any tax sale - you bid at your own risk.
- **Properties for Sale:** A list of all delinquent properties will be advertised in the local newspaper, The Herald, on the three consecutive Mondays before the sale and the on the Tax Collection Department webpage on the York County website, <https://www.yorkcountygov.com/TaxCollection>

*****Not all properties advertised will be sold. An updated list of properties to be sold will be available to registered bidders on the day of the sale and on our website <https://www.yorkcountygov.com/TaxCollection> on October 16, 2023 (if concluded) *****

Bidding: This is an open bid sale, and bidders must use their numbered bidder cards in order to place bids. The delinquent tax collector will present the opening bid, which is made on behalf of the Forfeited Land Commission, and which will consist of all delinquent taxes, penalties and costs plus the current year's taxes. The delinquent tax collector will announce the properties for sale in alphabetical order and will provide the owner's name and map reference number according to the most current tax assessors' records. York County does not warrant any property information presented. **All other information is the responsibility of the bidder.**

Payments: All sales are final, with no exceptions. Terms of sale are certified funds, business checks or cash (When paying we ask that you use no more than \$10,000 cash per bidder or consider using another payment option instead.). All bids must be paid in full on the day of the sale, or there will be a \$500 fine per bid for failure to pay. **Note: There are not any corporate banks located within York, SC. You must allow yourself enough time to get funds from bank before end of sale, if needed. If you leave, you will need to return before the last transaction is completed as the doors will be locked afterwards and all bids not paid will be voided and result in a failure to pay of \$500.00 per parcel. We will issue any overpayments of certified checks within 10-14 business days.** Any check returned as not collectable will be considered failure to pay. ***No personal checks will be accepted. ***

Redemption Period: On all sales, the defaulting taxpayer, any grantee from the owner or any mortgage or judgment creditor may redeem the property within twelve months from the day of the sale. If a property is redeemed, the successful bidder will receive a refund for the bid amount plus interest on the bid amount at the rate of 12% pro-rated quarterly. The maximum amount of interest paid will not exceed the amount of the opening bid.

Ownership Rights: During the redemption period, successful bidders have no ownership rights to the property and have no right to enter the premises or contact the owner. Redemption is handled through the York County Tax Collector's Office, and ownership rights are transferred only if the property is not redeemed and a tax title is recorded.

Tax Title: If the property is not redeemed, successful bidders will receive tax deeds for their properties as soon as possible after the end of the redemption period. This tax title is not a warranty deed. Successful bidders are responsible for all recording costs, including deed stamps.

Void Sales: S. C. law provides that tax sales may be voided should there be an error discovered on the part of the Tax Collector's office. Should it become necessary to void a sale, the bidder will receive a refund for the bid amount plus the amount of interest actually earned by the county at the time the sale is voided.

Forfeited Land Commission Bids: FLC properties (those receiving no bids during the auction) may be assigned to bidders during designated times before the end of the redemption period. A list of these properties will be made available on our tax collection website at <https://www.yorkcountygov.com/TaxCollection> in January with dates the properties can be assigned. Bids must be purchased/assigned with certified funds and in person at the Tax Collection Office at 1070 Heckle Blvd., Bldg. 1100 Rock Hill, SC. Bids will be assigned at the opening bid amounts on a first-come, first-served basis and are subject to all the terms and conditions set forth above.

*****Attention*****

VENUE LOCATION:
York County Fire Training Center
2500 McFarland Rd
York, SC 29745

We ask that you pre-register for the tax sale and only register if you are planning on bidding. Seating is limited and on a first come, first serve basis. **No outside chairs are allowed.** All others will be in overflow outside.

CDC recommends that you wear a mask indoors when in a crowded setting. The venue being used will not allow for social distancing. In order to protect yourself and others, mask or face covering is encouraged.

Please remember to be considerate of others and if you feel sick, do not attend the sale.