

CHEROKEE COUNTY TAX SALE BIDDER REGISTRATION FORM

BIDDER INFORMATION

This section represents the individual or entity financially responsible for the bid. This will be the same name shown on your receipt, bid refunds or deed if applicable. Please write clearly and legibly.

DATE \_\_\_\_\_

BIDDER NAME \_\_\_\_\_  
NAME OF PERSON OR ENTITY (Business) OFFERING BIDS

ENTITY (BUSINESS) OFFICER NAME \_\_\_\_\_  
IF BIDDER IS AN ENTITY (BUSINESS) PLEASE PROVIDE NAME AND TITLE OF OFFICER

BIDDER ADDRESS \_\_\_\_\_

CITY, STATE AND ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_

PRIMARY PHONE \_\_\_\_\_ SECONDARY PHONE \_\_\_\_\_

DRIVER'S LICENSE NO. \_\_\_\_\_ STATE ISSUED \_\_\_\_\_  
COPY REQUIRED

By my signature below I acknowledge receipt of, have read and agree to the Cherokee County Tax Sale Procedures

\_\_\_\_\_  
PRINTED NAME

\_\_\_\_\_  
SIGNATURE

TAX COLLECTORS USE ONLY  
BIDDER NUMBER ASSIGNED \_\_\_\_\_ DATE \_\_\_\_\_ REGISTERED BY \_\_\_\_\_

# CHEROKEE COUNTY TAX SALE PROCEDURES

## BIDDER INFORMATION

I understand that all tax sales conducted pursuant to Title 12 Chapter 51 of the South Carolina Code of Laws are "as is", with no representation as to the nature or quality of the property sold, no representation as of the advisability of bidding on or of purchasing any property sold therein.

I understand that anyone who bids on property offered for sale at a delinquent tax sale, bids **at his or her own risk.**

**I understand that a tax deed is not a limited, general or any other type of warranty Deed.**

I understand that real property offered for sale at the delinquent tax sale may or may not have mobile homes, personal property or other property on it. I understand that the property being offered for sale, may not include the mobile home or personal property sitting thereon.

**I have conducted whatever investigation I desire, or have had the opportunity to conduct whatever investigation I desire prior to bidding on any property offered at tax sale, or I have not conducted any investigation at all and I nonetheless wish to participate in the tax sale and bid on property for which I may have limited, incomplete or no information whatsoever.**

I understand that the property bid on may be different than the property I thought I was buying, whether or not I have conducted the investigation of the property described.

**I understand that pursuant to S.C. Code Ann. Section 12-51-150, "If the official in charge of the Tax sale discovers before a tax title has passed that there is a failure of any action required to be properly performed, the official may void the tax sale and refund the amount paid, plus interest in the amount actually earned by the county on the amount refunded, to the successful bidder."**

I understand pursuant to S.C. Code Ann. Section 12-51-70, "If the successful bidder fails to remit (the successful bid amount) in legal tender within the time specified, the person officially charged with the collection of delinquent taxes shall cancel that bid and duly readvertise the same property for sale, in the same manner, on a subsequent delinquent tax sale date. The defaulting bidder is liable for no more than five hundred dollars damages upon default, which may be collected by suit by the Person officially charged with the collection of delinquent taxes in the name of the taxing authority".

**I understand that if I am the successful bidder at the sale, and I receive a receipt for the purchase bid, that I am to retain that receipt in a safe place. I understand it will be required for any applicable refunds.**

**I understand that during the redemption period, the successful bidder at the tax sale, has no ownership rights to the property and no right to enter the premises or contact the owner. Redemption is handled through the Cherokee County Tax Collector's Office and ownership rights are transferred only if the property is not redeemed.**

I understand that I am responsible for informing the delinquent tax collector of any changes to my Registration form.

I understand these instructions and agree to abide by and to be bound by them during the Delinquent Tax sale and thereafter.

The original of every bidder registration form must be retained by the delinquent tax collector.

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Signature \_\_\_\_\_ Date \_\_\_\_\_