

**INSTRUCTIONS FOR THE SUBMISSION OF SEALED BIDS**  
**[FORFEITED LAND COMMISSION (FLC) BIDDER PROPERTIES]**

**THE FLC SEALED BID AUCTION HELD (01/06/2023 – 01/27/2023)**  
**ASSIGNS THE FLC BID TO YOU AS PER S.C. CODE SECTION 12-59-80**

We will only accept bids submitted on the FLC Sealed Bid Form and placed in a sealed envelope by the 5:00 PM deadline Friday, January 27, 2023. The sealed bids must be physically in the office, as we will not accept post mark dates. If you mail your bid form(s) send it to: ATTN: FLC Sealed-Bid Sale, Delinquent Tax Office, 4045 Bridge View Drive, Ste B110, North Charleston, SC 29405.

- **Registration:** You must be a registered bidder to bid in the FLC Sealed Bid Auction. The registration form and instructions are available on our website at [www.charlestoncounty.org/departments/delinquent-tax/tax-sale.php](http://www.charlestoncounty.org/departments/delinquent-tax/tax-sale.php). If you registered for the November 2022 Delinquent Tax Sale, you may use that bidder number for this sale, as well.
- The FLC Bidder Properties Listing and FLC Sealed Bid Form may be viewed and downloaded from our website listed above. The FLC list contains properties that were previously involved in the November 7, 2022 tax sale, but either did not receive a bid, or received a default after the sale. As such, they were retained by the FLC as the winning bidder.
- **Redemption:** The redemption period begins on the date of each tax sale and ends 365 days later. This means that the redemption period began on November 8, 2022 and will end on November 8, 2023 at 5:00 PM.
- If you are the successful bidder and the property is not redeemed by the November 8, 2023 and all legally required processes were done correctly, a tax deed will be issued to you within approximately 90 days after the end of the redemption deadline.
- You must turn in one FLC Bid Form for each property you are placing a bid on. If you have multiple bids, you may place all bid forms in one envelope. The bid at the highest amount, over the minimum, will be declared the winning bid. That bidder will be notified by telephone by Wednesday, February 1, 2023, or as soon as possible. The total bid amount, in cash or certified funds, will be due immediately upon notification. We do not accept personal checks and cannot accept card payments. In the event the winning bidder does not comply by the next business day or on a mutually agreed upon timeframe they will be considered in default on all their bids and the next highest bidder will be notified and declared the winning bidder. Please do not call the office wanting to know if you won a bid. We will call the successful bidders and email bidder who did not win.
- **PLEASE DO NOT PLACE MULTIPLE BIDS ON THE SAME PROPERTY.** We will only accept the highest bid.
- Forms must be filled in completely for the bid to be considered valid. By participating in this sale, you are agreeing to the terms of the original tax sale.

Important Note: In the event that a successful bidder fails to comply and is found to be in default on *any* property, all bid offers made by that bidder will be considered void. Defaulting bidders will not be allowed to participate in any future tax auctions and will also be subject to \$500 damages cost per defaulting bid imposed by S.C. Code Section 12-51-70. We strongly caution you to investigate each property thoroughly prior to bidding. No characterization or warranty as to quality, quantity or condition of property is set forth by this offer. Remember that these properties have been rejected by other buyers or are being placed back up for sale due to a default by a bidder from the previous tax sale. The resulting titles may require legal action on your part. It is recommended that you speak with your attorney if you are not familiar with tax deeds or government bills of sale on mobile homes. All sales are final, please be cautious. Please wait until you receive a letter from us to mail your original bidder receipt back to us. After we receive your bidder receipt please allow twenty (20) business days to receive your check from us before you call us inquiring about your bidder check not being received.

**The Charleston County Forfeited Land Commission was created by Title 12, Chapter 59, of the South Carolina Code of Laws. It is the Commission's responsibility to vote on accepting property for which there is no bid offered at the annual county tax auction. As a result of accepting property, they also vote to dispose of said property in a way that is in the 'best interest of the County' as per the S.C. Code of Laws, Section 12-59-40.**