

CLARENDON COUNTY TREASURER'S OFFICE

Post Office Box 1251
Manning, South Carolina 29102

VANESSA JOHNSON
Clarendon County Delinquent Tax Coordinator

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October 1, 2025

Dear Sir or Madam:

Attached find the register packet for Clarendon County's 2025 Delinquent Tax Sale. Clearly fill out the form. **Please PRINT do not write in cursive unless you're asked for your signature.**

Provide your complete mailing address, including CITY, STATE AND ZIP CODE. Return the form back to us with your (**Non-Refundable**) registration fee of \$25.00 and a copy of your picture ID no later than November 7, 2025.

Make cashier's check or money order payable to: Clarendon County Treasurer.
******NO PERSONAL CHECKS******

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Vanessa Johnson
Clarendon County
Delinquent Tax Coordinator

*****PLEASE PRINT CLEARLY*****
MAIL IN CASHIER'S CHECKS OR MONEY ORDERS ONLY, NO PERSONAL CHECKS

Clarendon County Treasurer's Office
Bidder Registration Form

For Office Use Only:

\$25.00 Registration Fee (NON-REFUNDABLE) Pre-Registered: Yes or No

Date: ____/____/2025

By: _____ Bidder Number: _____

Bidder Information

Name of Bidder: _____

Driver's License/ID #: _____

Mailing Address: _____

Email Address: _____

Primary/Daytime Phone Number: _____

Secondary/Evening Phone Number: _____

Deed Information (if different from bidder information)

Name(s)/Address to appear on Deed/Title if issued: _____

*****In the event of the bidder's death during the delinquent tax sale process, a representative of the decedent must notify the Treasurer's Office, and the transaction will be voided pursuant to SC law. *****

Correction

Correct the following:

Name of Bidder: _____

Mailing Address: _____

Email Address: _____

Bidder Verification

I have verified the above information, and it is correct:

(Signature)

(Print Name)

All bids must be paid in full by CASH, CASHIER CHECK OR MONEY ORDER on the day of the sale in the office of the Treasurer. The office of the Treasurer will be open to receive bid payments once you have completed bidding. Should a bidder fail to make payment on any accepted bid, the defaulting bidder shall be fined an amount not to exceed Five Hundred (\$500.00) in damages to be paid to the Treasurer. Any property sold for which the bid amount is not properly received, shall be advertised, and resold at a subsequent sale. The defaulting bidder shall be liable for all additional costs of the resale. This also disqualifies you from participating in any future Clarendon County Tax Sale.

I have read, understand, and comply with the aforementioned in the above paragraph.

(Signature)

(Date)

(Print)

STATE OF SOUTH CAROLINA)

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COUNTY OF CLARENDON)

RELEASE AND INDEMNITY AGREEMENT

I, the undersigned, a prospective bidder on property at the Clarendon County Tax Sale, acknowledge that I have received a copy of the "Tax Sale Information" explaining pertinent information regarding the sale and responsibilities as a bidder. I do hereby affirm that should I be the successful bidder on any property at the tax sale that any title I subsequently acquire thereto is without any warranty whatsoever and that such purchase is at my own risk. I further understand and acknowledge that Clarendon County is not liable for the quality or quantity of any property sold and that there are no covenants, implied, or otherwise, with respect to the title, quantity, rights-of-ways, easements or any encumbrances in respect to the sale of real estate. I also understand and acknowledge that in the event said sale shall be found to be invalid for any reason, I am not entitled to and will not seek reimbursement of damages of any nature from Clarendon County. I further agree that if the County determines that the sale was not valid and I am so notified, and then I choose not to return the property as requested then I further agree to indemnify and hold the County harmless as to any fees and/or expenses incurred by the County arising out of the litigation in which it may be names by virtue of my purchase at said sale. **I agree to have all deeds/titles that I acquire from the tax sale recorded within 90 days of being notified that the deeds/titles are ready to be recorded.**

Bidder: _____

Date: _____

Bidder Number: _____

PLEASE DIRECT ALL COMMENTS TO THE PERSON CONDUCTING THE SALE

Sale & Deeding of property does not constitute approval for use of the property

Please pay close attention to the highlighted areas (3,5, 6, 7, 8, 9, 11, 12 & 13)

**CLARENDON COUNTY TAX SALE
MONDAY, NOVEMBER 10, 2025**

Welcome to the 2025 Clarendon County Land & Mobile Home Tax Sale.
The following information is provided for your review:

1. Pay close attention to additional information announced on the day of the Sale prior to the Sale as it may be necessary to modify some of the information provided below.
2. The Land sale is to commence at 10:00 A.M., on Monday, November 10, 2025, and the Mobile Home sale will begin after the Land Sale is concluded.
3. **ALL BIDDERS ARE REQUIRED TO PRE-REGISTER IN THE CLARENDON COUNTY TREASURER/TAX COLLECTOR'S OFFICE – 411 SUNSET DRIVE, MANNING, SC 29102. YOU MAY BEGIN REGISTERING OCTOBER 1, 2025, UNTIL 5 PM FRIDAY, NOVEMBER 7, 2025. THE REGISTRATION FEE IS \$25.00 (NON-REFUNDABLE). ALL REGISTRATION FORMS AND REGISTRATION FEE MUST BE IN THE OFFICE BY 5 PM, FRIDAY, NOVEMBER 7, 2025. YOU WILL PICK UP YOUR BIDDER'S PACKET FROM 8:30 AM – 9:30 AM THE MORNING OF THE SALE AT THE CLARENDON COUNTY COURTHOUSE (MAIN COURTROOM). BIDDER'S PACKETS MUST BE PICKED UP BETWEEN 8:30 AND 9:30 AM. DO NOT INTERRUPT THE TAX SALE TO ASK FOR BIDDER PACKETS.**

4. The property as well as the mobile homes will be sold in alphabetical order according to the taxpayer's name and will follow very closely to the format used in the newspaper advertisements.
5. **All properties on which a successful bid is received will be subject to a 12-month redemption period effective starting the sale date and expiring on November 11, 2026. During this period, the defaulting taxpayer may redeem the property by paying the delinquent taxes, including penalties and collection costs, the current-year taxes and interest. First three months-three percent of bid; months four, five and six, six percent of bid; months seven, eight and nine, nine percent of bid; last three months-twelve percent of bid. However, in every redemption, the amount of interest that is due must not exceed the amount of the bid on the property submitted on behalf of the Forfeited Land Commission.**
6. **All mobile homes on which a successful bid is received will be subject to a 12-month redemption period effective the sale date and expiring on November 11, 2026. During this period, the defaulting taxpayer may redeem the mobile home by paying the delinquent taxes, including penalties and collection costs, the current-year taxes and interest. First three months-three percent of bid; months four, five and six, six percent of bid; months seven, eight and nine, nine percent of bid; last three months-twelve percent of bid. However, in every redemption, the amount of interest that is due must not exceed the amount of the bid on the property submitted on behalf of the Forfeited Land Commission. Also, before the mobile home can be redeemed, rent must be satisfied. The Treasurer's office will be collecting the rent at the time of redemption. According to state law, monthly rent cannot be more than 1/12 (one twelfth) of the base amount of the last completed tax year nor less than 10 dollars (\$10.00). For purpose of rent calculation, more than one-half of the days in any month count as a whole month.**
7. If the property or mobile home is redeemed by the taxpayer, the bid amount, plus the appropriate interest amount, will be refunded to

the bidder within a reasonable time after redemption. If the property or mobile home is not redeemed within the legal redemption period, title to the property or mobile home will be conveyed within a reasonable amount of time by the Treasurer to the bidder by Deed or Bill of Sale.

8. All bids must be paid in full by CASH, Cashier Check or Money Order on the day of the sale in the office of the Treasurer. The office of the Treasurer will be open to receive bid payments once you have completed bidding. Should a bidder fail to make payment on any accepted bid, the defaulting bidder shall be fined an amount not to exceed Five Hundred (\$500.00) in damages to be paid to the Treasurer. Any property sold for which the bid amount is not properly received shall be advertised and resold at a subsequent sale. The defaulting bidder shall be liable for all additional costs of the resale. This also disqualifies you from participating in any future Clarendon County Tax Sale.

9. The procedure of sale for each item of property is as follows:
- A. The opening bid will include all delinquent property taxes, as well as the current-year taxes, and bidding will continue until a high bid is ultimately reached on each item of property. **The starting bid will be round to the nearest hundred dollars, and bidding will be increments as set by auctioneer.**
 - B. The successful bidders will present his/her bidder card at the office of the Treasurer at the end of the Sale Day. Accepted bids will be verified, bid payments received, and bidder receipts issued for properties purchased by each bidder.
 - C. Original bidder receipts, representing his/her claim to the property must be retained by the bidder until the bidder receives Deed/ Bill of Sale to the property or until the bid amount is refunded to the bidder in the event of redemption of the property by the taxpayer.

- D. Payment for all bids must be received in **CASH, CASHIER'S CHECK OR MONEY ORDER (NO CHECKS OR CREDIT CARDS ACCEPTED)** at the close of the Sale Day in the office of the Treasurer. The Treasurer's office assumes no responsibility for notifying a bidder of any outstanding bids.

10. *Cancellation of sales by Treasurer (S.C. Code of Laws 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 and any actual interest earned to the successful bidder. If the full amount of taxes, assessments, penalties, and costs has not been paid, the property must be brought to tax sale as soon as practicable."

- 11. Bidders are asked to clearly show your bidder card when bidding so that accurate records may be maintained. Bidders, as well as all in attendance at the Land Tax Sale, are also asked to refrain from unnecessary conversation during the bidding so that all may be able to hear.**
- 12. YOU CANNOT DO ANYTHING WITH THE PROPERTY OR MOBILE HOME YOU BID ON UNTIL YOU ARE ISSUED A TAX DEED OR A BILL OF SALE.**

This information is offered for your guidance only. Should you have any questions regarding any aspect of the Tax Sale, please direct those questions at the beginning of the Sale.

DISCLAIMER: The purchaser of property at a Delinquent Tax Sale acquires the title without warranty and buys at his/her own risk. The county is not liable for the quality or quantity of the property sold. Please contact an attorney for any legal advice regarding purchasing property at delinquent tax sales.