

# Master-in-Equity Court Sales

## Information Sheet

803-533-6286

1. Properties being auctioned at the Foreclosure/Partition Sales are advertised in the Times and Democrat once a week for three(3) weeks immediately prior to the sale. The individual notice of sale for each property contains pertinent information in regards to the sale procedures and requirements.
2. Sales are normally held at 2:00 PM on the first Monday of each month in the Orangeburg County Courthouse - Room 305. When the first Monday of a month falls on a county holiday or when there are other unusual circumstances the sale may be moved to the first Tuesday following the first Monday.
3. The Master-in-Equity Court does not handle tax sales. Some information on these sales may be available through the Delinquent Tax Office(803-533-6141).
4. Sales are conducted with Open(not sealed) bidding. You will need to register at least 15 minutes before the sale.
5. If you are the successful bidder on a property sold, you must deposit with the Master-in-Equity at the end of that sale 5 % of your total bid. Cash or Certified funds will be accepted for your 5% deposit - We will not accept a personal check without a letter from your bank on their stationery indicating that they will cover the amount of the check you write to the court. You must have the 5% at the time of your bid; you are not allowed to leave the courtroom to go to the bank. **THIS DEPOSIT IS NOT REFUNDABLE AND WILL BE APPLIED TOWARD COURT COSTS AND JUDGMENT IF THE BID IS FORFEITED..**
6. Compliance with your bid includes the balance of the bid (after the 5% deposit) plus interest on the amount of the bid at the rate stated in the Notice of Sale, plus the fee to prepare the deed, record the deed and the documentary stamps. This interest accrues from the date of the sale to the date of full compliance with the bid. Full compliance is due to the Master-in-Equity within thirty (30) days of the sale. A letter will be mailed from the Court indicating the amount due plus interest.
7. In cases where a deficiency judgment is demanded, the bidding is not final on the first sale date. These sales will reopen thirty(30) days after the first sale date for any additional bidding. Request for deficiency judgment may be waived by the Plaintiff at any point up to the time of the sale.

8. In cases where the deficiency judgment is waived the bidding will be final on the sale date. However, if the Plaintiff demands a Deficiency sale, this means the Plaintiff is not only foreclosing its mortgage but is also seeking a money judgment. The bidding remains open for (30) days after the original sales date. On that 30th day, the property is offered for sale again and the highest bid is accepted. The Plaintiff and/or highest bidder at the first sale cannot bid again at this second sale. If no one else bids at the second sale, then the property goes to the high bidder from the original sale.

**\*\*The Master's Report and Judgment and Notice of Sale cover all the terms of sale, unless specifically amended by the Court at the time of sale.**

9. Potential bidders are responsible for all necessary research, title searches, etc. If you need further legal information, please contact an attorney.

10. Purchasers are responsible for any taxes, assessments and senior encumbrances on property purchases at the sale.

11. A roster of properties scheduled for each Sale is prepared by the Court and is normally available approximately two (2) weeks prior to each sale.

12. More detailed case and judgment information may be obtained by checking out the individual case Judgment Rolls in the Clerk of Court's Office.

13. Properties can be pulled from sale for any number of reasons up until the moment they are offered for sale.

14. The Master's deed to be delivered to purchaser will not contain any warrant of title.

**\*\*\*THESE GUIDELINES ARE PROVIDED AS A COURTESY AND ARE INTENDED AS GENERAL INFORMATION. THEY ARE NOT TO BE CONSTRUED AS BINDING RULES OR LEGAL ADVICE OF ANY NATURE.**