

NOTICE OF TAX DEED SALE

Douglas County will be holding a tax deed auction on Tuesday, March 21, 2023 at 8:30 a.m. at the Douglas County Courthouse, on the first floor. Bids will only be taken in person. Those wishing to bid must be present or send a representative to bid for them. Winning bidders must be current on all their property taxes in Douglas County per SDCL 10-25-45.

LEGAL & ADDRESSES:

- Parcel #3312. Lot 16 and E2 of Lot 17 Blk 11 Original Town of Corsica, Douglas County, South Dakota. Commonly known as: 440 E. 5th St., Corsica, SD.

- Parcel #3316. Lot 3 Blk 12 Original Town of Corsica, Douglas County, South Dakota. Commonly known as: 455 E. 4th St., Corsica, SD.

-Parcel #3588. Lots 14-15 Blk 2 Original Town of Delmont, Delmont, South Dakota. Commonly known as: 109 W. Depot St., Delmont, SD

-Parcel #3678. Lot 7 & S2 of Lot 8 & N 20' of S 162' of W 127' Blk 15 Carl's Addition, Delmont, South Dakota. Commonly known as: 304 S. Seaman St., Delmont, SD.

This auction is for a tax deed which is a quit claim deed. If you are unfamiliar with quit claim deeds and the legal limitations of such, please do research prior to the auction or contact an attorney. *Douglas County employees cannot give legal advice.* Buyer is responsible for insuring or determining the state or marketability of title, e.g., obtaining a title search from a title company.

The following payment can be accepted: cash or certified check. There will be an additional \$30 fee to file the deed. This is not included in the auction price.

Terms of sale: Successful bidders to deposit 10% irrevocable, nonrefundable earnest money on auction day w/balance due in certified funds at the date of closing (approximately 30 days after sale date). Have financial arrangements secured prior to bidding.

Property sold by legal description only, no survey provided. Seller makes no guarantees or warranties actual or implied.

Sold subject to confirmation of Douglas County Commission. Owner can reject any or all bids.

Announcements made at the auction take precedence over any printed material or prior representations.

Contact Douglas County Auditor (605)724-2423 with any questions.

Phyllis Barker
Douglas County Auditor