NOTICE OF SALE OF SURPLUS PROPERTY

Sealed bids will be received by the Douglas County Auditor's Office on behalf of Douglas County, at the Douglas County Courthouse, 706 Braddock Ave., Armour, SD 57313, or via mail at PO BOX 159, Armour, SD 57313 until 4:30 p.m. on April 12, 2024, on the following properties:

Parcel #3698: W2 S2 (128' x 150') & (EX 100' x 150' NW Corner) Blk 18 Carl's Addition, City of Delmont, Douglas County, South Dakota. Commonly known as 306 S. Broadway St., Delmont, SD.
**This parcel has municipal assessments from the City of Delmont for a total of $1,602.91. These assessments stay with the property and are the responsibility of the new owner unless forgiven by the City of Delmont.*

Parcel #3703: W 170' of N2 (EX S 105') Blk 20 Carl's Addition, City of Delmont, Douglas County, South Dakota. Commonly known as 300 S. Williams St., Delmont, SD.
**This parcel has municipal assessments from the City of Delmont for a total of $2,075.51. These assessments stay with the property and are the responsibility of the new owner unless forgiven by the City of Delmont.*

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

Bids will be opened on April 16, 2024, at 9:30 a.m. in the Commissioners Chambers at the Courthouse in Armour, SD. Bids shall be submitted in a sealed envelope with the name, address and phone number of the bidder clearly identified. All bids shall also be labeled on the outside of the envelope with the words "Sealed Bid" and the parcel number of the property being bid on.

Terms of the sale are cash or certified check for the full amount of the bid by 4:00 p.m. on the day of the sale. There will be an additional $30 fee to file the deed. This is not included in the bid price. Property is sold "as is" with no guarantee as to the condition of the property. Winning bidders must be current on all their property taxes in Douglas County per SDCL 10-25-45.

This bid letting 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 bidding 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.

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

Dated this 22nd day of March 2024.

Phyllis Barker
Douglas County Auditor

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