

Tax Deed Auction

August 19, 2021

2pm

Fall River County Courthouse

Payment: Cash or Check Accepted. Credit Card transactions will have a 2.5% fee. Debit cards will have a \$2.50 fee.

There will be an additional \$30 fee to file the deed. This is not included in the auction price.

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 Fall River County per SDCL 10-25-45

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. Fall River County employees cannot give legal advice.

NOTICE TO BE READ BEFORE TAX DEED SALE

All delinquent taxes, penalties and interests are abated and are **not** the responsibility of the new owner of deed.

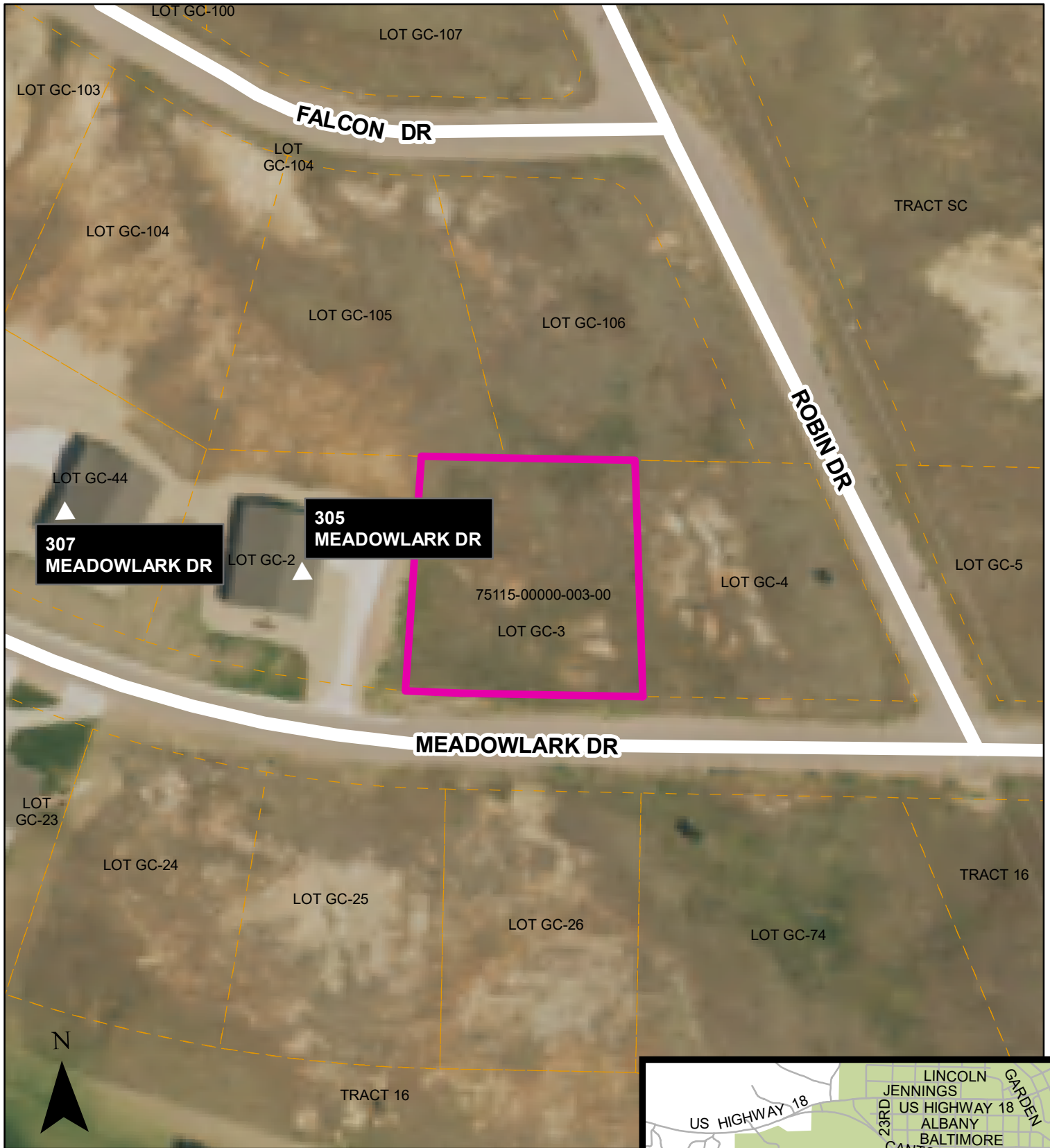
All special assessments, except for delinquent **municipal** special assessments (SDCL 10-25-12), are abated from the property. Only **municipal** special assessments, delinquent, current and future, stay with the property and are the responsibility of the new owner. As per SDCL 10-25-12, the property is also subject to any claim that the state may have in the property for taxes, liens, or encumbrances. It is presumed that existing federal liens remain against the property. Any information or questions or negotiations on these liens need to be directed to the appropriate form of government, not the County.

The issuance of a tax deed pursuant to SDCL 10-25-12 appears to release all other liens of record ***against the property***, not the person. Examples are: county liens, mechanic liens, special assessments of all non-municipal governments, judgments and mortgages.

At the conclusion of this sale, Fall River County will issue and file a **Quit Claim Deed** to the property in the name requested by the purchaser. Fall River County makes no guarantee of absolute fee simple marketable title to the property. It is recommended by the marketable title standards that the purchaser of a County quit claim deed pursue a **QUIET TITLE ACTION** in order to acquire marketable title to the property (SDCL Chapter 43-30, title standards 26-01 & 26-02).

Sue Ganje, Auditor

605-745-5130



75115-00000-003-00

Lot GC-3 of Boulder Falls Addition, located in Section Twenty-Two (22), Township Seven South (T7S), Range Five

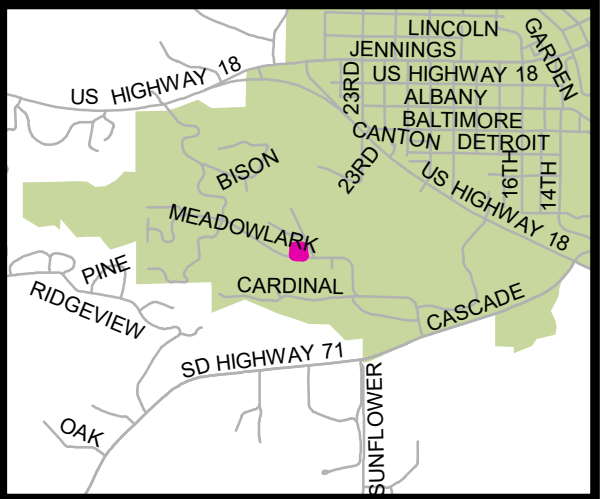
Address:
MEADOWLARK DR

Area: HOT SPRINGS

0 30 60 120 Feet

Lein:

Special Assessment:
MUNICIPAL



75115-00000-003-00





75115-00000-088-00

Lot GC-88 of Boulder Falls Addition, located in the West Half of the Southeast Quarter of the Southeast Quarter

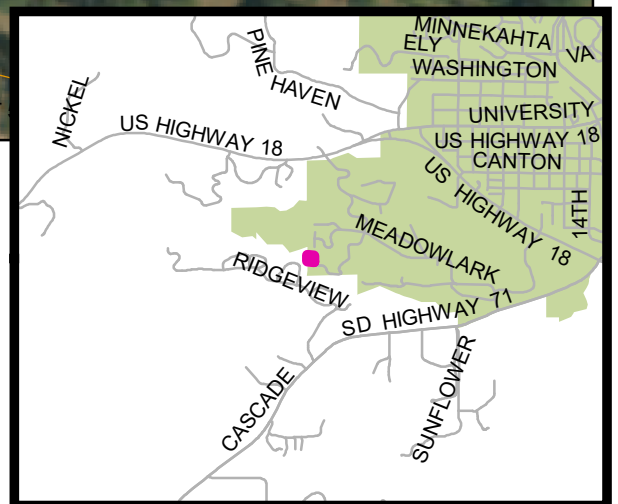
Address:
SANDPIPER DR

Area: HOT SPRINGS

Lein:

Special Assessment:
MUNICIPAL

0 50 100 200 Feet



75115-00000-088-00





75390-02900-019-00

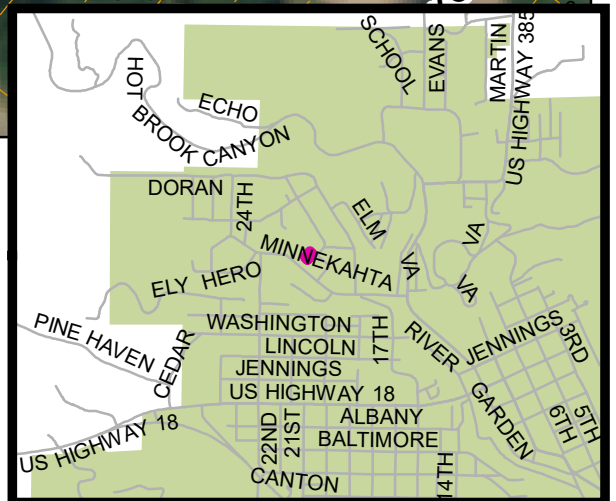
Lot Nineteen (19), Block Twenty-Nine (29), Minnekahta 2nd Addition to the Town, now City of hot Springs, Fall River

Address:
WALNUT ST

Area: HOT SPRINGS

Lein:

Special Assessment:







75410-01400-003-00

Lot Three (3) in Block Fourteen (14) of the Original Town,
now City of Hot Springs, Fall River County, South Dakota

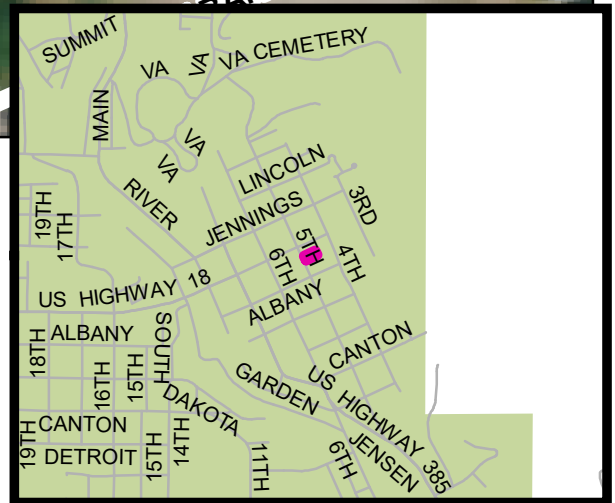
Address:
S 5TH ST

Area: HOT SPRINGS

0 20 40 80 Feet

Lein:

Special Assessment:



75410-01400-003-00





75540-00200-021-00

Lots 21A, 22A and 23A in Block 2 of Trimmer Addition to Hot Springs, Fall River County, South Dakota

Address:
GALVESTON AVE

Area: HOT SPRINGS

Lein:

Special Assessment:

