

## ITEMS REQUIRING BOCC APPROVAL

January 29, 2026

(6 Items)

**1. TAX FORECLOSURE TITLE SEARCH SERVICES -- VARIOUS DEPARTMENTS****FUNDING -- VARIOUS DEPARTMENTS**

(Request sent to 12 vendors)

RFP #25-0085 Contract

	Blazer Title Search, LLC	Grant Street Group, LLC
Tax Foreclosure Title Search	\$200.00	\$175.00
	Mondale Onuoha dba More Title Services	<b>Security 1st Title, LLC</b>
Tax Foreclosure Title Search	\$2,250.00	<b>\$140.00</b>
No Submission		American Title and Abstract Specialist

On the recommendation of Tammy Culley, on behalf of various departments, Anna Meyerhoff-Cole moved to **accept the proposal from Security 1st Title, LLC for a contract period of one (1) year with two (2) one (1) year options to renew**. Philip Davolt seconded the motion. The motion passed 4 to 1 with Brandi Baily abstaining.

A committee comprised of Christine Wilson, Gerri France, Trace Winegar, and Hether Klitzing - Treasurer's Office and Tammy Culley - Purchasing evaluated the proposals based on the criteria set forth in the RFP. The committee unanimously agreed to accept the proposal from Security 1st Title, LLC.

This contract will serve the county's Title Search needs as they relate to Tax Foreclosure proceedings. However, the contract may be used by any department for any purpose that falls within the defined Scope of Work.

The county will request title reports for parcels to be included in the upcoming Tax Foreclosure proceedings in the third quarter of each year. The requests are made in two (2) installments, the timing is dependent on the tax sale schedule (May-August). The average installment includes approximately 250-350 parcels.

In 2024, the county requested 891 searches divided into six (6) cases and conducted one (1) Sheriff's Office sale related to the Tax Foreclosure proceedings.

## Notes:

I would like to state that this is a proposal not a bid. Proposals are scored based on the criteria set forth in the RFP. There were five (5) components to this RFP.

Component	Points
<b>A . Demonstrated ability to perform the scope of work</b>	20
<b>B. Process and strategy for providing required services</b>	20
<b>C. Qualifications</b>	20
<b>D. Response and thoroughness and completeness</b>	20
<b>E. Cost competitiveness</b>	20
<b>Total Points</b>	100

This service comes at no cost to the county. The abstract fees are a "buyer" based fee, which are charged to individuals who come in to redeem and remove their property from the sale or charged to the buyer of the property at auction. The county pays the title company once the searches are complete and then the county is reimbursed once the proceeds received from the sale are processed and recorded.

Security 1st Title, LLC is the current vendor.

**Questions and Answers**

Tania Cole: I might just point out that in the notes it says this service comes at no cost to the county. So Brandi, can I ask you in the top here where it says \$140.00 we're stating here that this is at no cost to the county. Is that correct?

Brandi Baily: Correct. So those costs after the title searches are done, those will distribute that \$140.00 is then charged to each of the parcels that had a title search done on it. Then as the customer comes in to redeem those properties, that \$140.00 is paid by that customer and then reimbursed back to the county. Once those properties that do end up in tax foreclosure sale, once those parcels sell, then we get the proceeds from the sale. It goes to then reimburse the county for the remaining amount who won.