

CONDITIONS OF TAX SALE

ALLEGANY COUNTY, MD

May 19, 2009

ALL BIDS AND BIDDERS AT THE ALLEGANY COUNTY TAX SALE ARE SUBJECT TO THE FOLLOWING CONDITIONS REGARDING A TAX SALE:

1. All bidders must register with the Collector of Taxes and obtain a bidder number to be eligible to purchase property at the sale.
2. The opening bid, the minimum bid accepted, on any piece of property will include all delinquent real estate taxes and sanitary district charges. Buyers will be informed of the opening (minimum) bid at the time the property is sold.
3. The buyer of the property will be required to post the **amount of the opening bid by 3:00pm the day of the sale** in order to receive a Certificate of Sale.
4. In order to record a deed of the property with the Clerk of Court, the buyer will be required to bring current any and all taxes and charges including, but not limited to, water, sewer and special charges made subsequent to the tax sale as well as the balance of the total bid, if applicable.
5. Buyers of property are responsible for all special benefit assessments made on or after the day of the tax sale.
6. The Collector of Taxes must be notified, **in writing**, at the time foreclosure proceedings are instituted. The notification must include the date proceedings began as well as the name and telephone number of the representing attorney. **Failure to provide this notification in a timely manner will constitute a waiver of claim to all and any expenses incurred by the buyer.**
7. An itemized statement of expenses must be submitted, by the attorney of the buyer, in order for monies to be collected as reimbursement of legal fees to the buyer in the event the property is redeemed prior to the completion of the foreclosure procedure.
8. The buyer **must notify** the Collector of Taxes of any change of address or assignment of any Certificate of Sale. The notification must include the name, address, social security number and telephone number of the person to whom the Certificate of Sale is transferred.
9. As the highest bidder during the Allegany County tax sale, I understand the Certificate of Sale will be mailed to the address provided during registration within ten (10) days or less by certified mail. I also understand that the Certificate of Sale will be needed in order to start foreclosure proceedings or returned to the Collector of Taxes to claim reimbursement in the event the property is redeemed.
10. **Many aspects of the tax sale law have changed for both the tax collector and the holders of certificates of sale as a result of emergency legislation. SB854 was passed during the 2008 General Assembly legislative session and signed into law on April 24, 2008. This law change took effect immediately upon its signing on April 24, 2008. It is recommended that bidders seek legal counsel regarding it and how the changes will affect purchases.** Additional information can be found at:

http://mlis.state.md.us/2008rs/chapters_noln/Ch_333_sb0854T.pdf

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