

NOTICE OF TAX SALE

According to the Annotated Code of Maryland Tax-Property, Article Title 14, Section 813 (formerly Article 81, Section 76 of the Annotated Code of Maryland), the Allegany County Tax Office will sell for non-payment of taxes the following described parcels of land. Said parcels may contain more or less and premises named in this advertisement are as shown by the assessment books in the Office of the Supervisor of Assessments of said County. The sale will begin on May 19, 2009 at 10:00 a.m. and continue, if necessary, from business day to business day until all properties in the sale are sold. Immediately following this tax sale, a second sale will be held for the Allegany County Sanitary Commission and the City of Cumberland. The properties included in the Allegany County Sanitary Commission and the City of Cumberland sales are noted separately in this advertisement. In order to guarantee removal from the tax sale, full payment of all charges due on the parcel must be received in the Allegany County Tax & Utility Office no later than 4:00 p.m. on May 18, 2009. The payment must be made by means of cash, cashier's check, certified check, or money order. No property shall be sold for a sum less than the total amount of all State and County taxes due thereon, and such other taxes and charges as have been certified to the Allegany County Tax & Utility Office. Interest, penalties and expenses incurred in making the sale shall pass to the purchaser (bidder).

The sale will be held in the Allegany County Commissioners' meeting room, located on the first floor of the Allegany County Office Complex at 701 Kelly Road in Cumberland, Maryland. All prospective bidders must complete registration in the main lobby of the Allegany County Office Complex between 9:00 a.m. and 10:00 a.m. on May 19, 2009. All prospective bidders will be required to provide a social security (or employer ID) number and photo identification. Any person bidding for another person or entity, must provide written proof that he/she is authorized to represent that person or entity.

NOTICE TO PROSPECTIVE PURCHASERS

1. In accordance with the provisions of the Annotated Code of Maryland Tax-Property Article, Title 14, Section 818 (formerly Article 81, Section 81 of the Annotated Code of Maryland), the purchaser shall pay no later than 3:00 p.m. on the day of the sale the full amount of the taxes due on the property sold, whether the same are in arrears or not, together with interest and penalties thereon and expenses incurred in making the sale. Payment must be rendered by the registered bidder. This amount is listed for each account as "opening bid" in the following advertisement. The residue of the purchase price shall remain on credit.

2. The delinquent property owner has six months to redeem the property (subject to exception as listed in Tax-Property Article 14, Section 833). The redemption charges reimbursed to the purchaser include, but are not limited to, the monies paid on the day of the sale (as described in Item 1 above) plus 18% interest per annum thereon. The Collector reserves the right to offset any redemption amounts against outstanding county taxes and/or utility charges due on any and all properties owned by the holder of the Certificate of Sale.
3. The purchaser has no rights or privileges to the property (subject to exceptions referenced in Tax-Property Article 14, Section 833) until the foreclosure proceedings are consummated.
4. The property may be redeemed until final judgment has been granted by the court. The delinquent property owner must pay all costs incurred in order to redeem the property.
5. If foreclosure proceedings are instituted and consummated, the purchaser bears all expenses.
6. Please research authenticity of properties in the sale inasmuch as the Allegany County Tax Office does not guarantee the accuracy of the assessment records.

Jerry L. Frantz
Director of Finance for
Allegany County, Maryland