



ALLEGANY COUNTY, MD TERMS OF SALE

Please read carefully. This information addresses important time sensitive issues.

1. The 2025 Tax Lien Sale will be an online auction on May 29, 2025. Online registration is required to bid at the tax lien sale. **Registration begins on Wednesday, May 7, 2025 at 10:00am and closes on Wednesday, May 21, 2025 at 4:00pm.** A bidder number will be assigned when registration is complete. There will be a \$50 **refundable** registration fee payable immediately via ACH Debit Authorization at the time of registration. Registration can be completed and the tax lien list can be viewed at allegany.marylandtaxsale.com. Late registrations will not be accepted. Only one bidder number will be assigned per legal entity.
2. By registering to bid, each bidder represents and warrants that he/she is authorized to bid and financially able to successfully complete each sale. Bidders/bidder's agent acknowledge that any misrepresentation may invalidate any sale transaction made and may result in being barred from future auction participation.
3. The opening bid, the minimum bid accepted, on a property will include all, and not limited to, delinquent real estate taxes and sanitary district charges. Bidders will be informed of the opening (minimum) bid at the time the certificate is sold. If there are no bidders on the property, it will be sold to the Board of Commissioners for Allegany County, MD or the selling municipality. Any form of automated bidding is prohibited and the bidder will be banned from all future tax sale auctions.
4. The purchaser of the certificate of sale will be **required to post the amount of the opening bid by 4:00 pm the day of the sale** in order to receive the certificate of sale. Payment will be deducted from the bank account given at registration. In addition, any properties sold will incur a \$10.00 auction fee paid by the purchaser. Successful bids will be conditionally accepted pending payment of amounts due. If payment cannot be processed through the purchaser's given bank account, 100% of the purchaser's transaction(s) will be void.
5. The certificate of sale will be mailed by certified mail to the address provided during registration within thirty (30) business days from the tax sale date. Upon request, the return of the **original** certificate of sale to the Allegany County Tax Office is required to claim reimbursement when the property is redeemed. A fee of \$10.00 will be assessed for each duplicate certificate of sale issued.
6. All property owners will be notified of the sale of the property, the amount the certificate sold for, the amount of the excess bid, if applicable, and the purchaser's name. The purchase of a Certificate of Sale does not convey any rights to the property or transfer ownership. It does provide the right to begin foreclosure proceedings against the property after the mandated redemption period.

7. A Complaint to Foreclose the Right of Redemption must be filed with the Allegany County Circuit Court within two (2) years of the date on the certificate of sale. Failure to do so will render the certificate of sale void and any monies paid or expenses incurred will be forfeited.
8. Legal proceedings must be instituted within 2 years from the date of the Certificate of Sale. Per the Maryland Annotated Code, Tax-Property Article, §14-839(c) the purchaser shall provide notice of the institution of a proceeding to foreclose the right of redemption. The purchaser bears the responsibility to provide the representing attorney's contact information. In lieu of an attorney's contact information the purchaser will be contacted by phone or email using the information provided at time of registration to comply with the requirements of §14-843(a)(3)(i). When the attorney's contact information is provided and the attorney fails to comply with the requirements, the purchaser will not be eligible for reimbursement of expenses. Failure to provide this notification in a timely manner will constitute a waiver of claim to all and any expenses incurred by the purchaser.
9. Upon request of the Allegany County Tax Office, an itemized statement of expenses incurred must be provided by the purchaser's attorney. Failure to do so within **5 business days** may affect the amount reimbursed to the purchaser upon the redemption of the property. Allegany County will not be held accountable for collecting fees associated with the preparation of any action to foreclose the right of redemption in the absence of an itemized statement.
10. The purchaser or representing attorney **must notify** the Allegany County Tax Office **of any change of address**.
11. The purchaser or representing attorney **must notify** the Allegany County Tax Office **of any reassignment of a certificate of sale** to another party and provide a copy of same.
12. The purchaser's attorney **must notify** the Allegany County Tax Office **when the Complaint to Foreclose the Right of Redemption is filed** by providing a copy of the completed complaint with the date/time stamp of circuit court.
13. To record a deed for the property with the Clerk of Court for Allegany County, the purchaser 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. Purchasers of a certificate of sale are responsible for all special benefit assessments made on or after the day of the tax sale.
14. There is no warranty, expressed or implied, that a property has a marketable title or that it contains the area of land which it is said to contain; therefore, the purchaser assumes all risks in that regard.
15. When a certificate of sale is found to be void or invalid for any reason, the purchaser will be notified and advised not to pursue further foreclosure action or to incur additional expenses. Reimbursement to the bidder will be the amount paid for the certificate the day of the sale. No redemption interest will be paid. Allegany County is not liable for and will not pay any interest, costs, or attorney fees associated with the invalid or voided sale.
16. Failure to adhere to the terms of sale may jeopardize reimbursements and participation in future tax lien sales held by Allegany County.

Tax sales are complex proceedings and Allegany County recommends the purchaser seek legal counsel prior to purchasing a tax lien certificate of sale. Allegany County cannot provide legal counsel.