

CARROLL COUNTY CONDITIONS OF TAX SALE (JUNE 30, 2020)

ALL TAX SALE BIDDERS ARE SUBJECT TO THE FOLLOWING TERMS OF SALE:

1. All bidders must register with the Collections Office and have a pre-numbered bidder card assigned to them.
2. Parties who will be bidding as an entity are required to pre-register by June 25, 2020 to be eligible to bid on properties at tax sale. Entities include corporations, partnerships, trusts, estates and limited liability companies. There will be one bidder allowed for each entity and bids may be made by any bidder for only one entity. Only one bidder's number will be assigned per legal entity.
3. All entity bidders shall be registered in their full entity name. All entity bidders must provide the following information:
 - A. Legal name of entity;
 - B. Resident agent(s) name, address, telephone number;
 - C. Street address for principal place of business;
 - D. Bidder's name, address, driver's license number and telephone/fax number;
 - E. Federal identification number;
 - F. State Department of Assessments & Taxation identification number;
 - G. Evidence that the entity is in good standing in the State of Maryland; and,
 - H. Agents of entity bidders must identify themselves by full name and address, and provide evidence of their authorization to bond the principal.
4. Any sale made to a bidder who is later found not qualified to do business in the State of Maryland will be voided. Monies paid by such bidders will be refunded less a twenty-five percent (25%) service charge.
5. Bidders are requested to fully extend their assigned numbered card. In order to avoid any disputes, the card must be visible to the auctioneer.
6. Bidding will begin at an amount set by the Tax Collector; bid prices will be no less than the amount due for taxes and other charges stated above and the principal amount of any outstanding benefit assessments or loans. All bid amounts must be stated in dollars. If there are no bids, the property will be sold to Carroll County. The auction will begin with the first district and proceed in alphabetical order by owner last name including the amount due and current assessment.
7. Bids that exceed the assessed value by more than four (4) times without valid reason will be considered as bearing no logical relationship to the actual value of the property and the bidder will be cited for a disruption of the sale, and the winning bidder will be disqualified from participating in the remainder of the sale. **NO WARNINGS WILL BE ISSUED IN ADVANCE!**
8. Section 14-818 of the Tax-Property Article of the Annotated Code of Maryland provides that the payment of the purchase price on tax sales shall be on the terms required by the Collector. Carroll County requires that all purchasers remit on the day of the tax sale the full amount of all taxes and other outstanding charges due on the property, whether in arrears or not, together with interest and penalties on the outstanding amounts and expenses incurred in the making of sale. In addition, Section 14-818 provides that the remainder of the purchase price remains on credit. The difference between the amount bid and the amount paid at the time of sale must be paid following foreclosure and prior to execution of the deed by the Collector.

9. Tax Sale Certificates will be mailed by certified mail/return receipt to the purchasers on or about October 30, 2020 or upon request. The Collections office will record the tax sale certificates on your behalf with the Clerk of the Circuit court on or before about August 28, 2020.
10. Notice to the purchasers of the 2020 Tax Sale Certificates: The first day to file in Circuit Court to foreclose the right of redemption on the property is December 31, 2020. Check with the Collections Office (410-386-2965), to verify that the property has not been redeemed. A Bill of Complaint must be filed within two (2) years from the date of the Certificate of Sale. The buyer is required to report such filings to the Collections Office immediately.
11. All redemptions must be processed and all sums paid through the Collections Office, including attorney's fees and other expenses of the buyer. Pursuant with State law no fees incurred in the first four (4) months will be allowed. No monies are to be solicited or accepted by the buyer, their agents, or attorney except through the Collections Office. Any attempt to collect taxes or fees directly from the property owner may result in the buyer being barred from future participation in the Carroll County tax sale.
12. It is the responsibility of the purchasers to advise the Carroll County Collections Office (410)-386-2965, (FAX 410-386-2770) of all expenses incurred in any action or in preparation for any action to foreclose the right of redemption. **Failure to provide the necessary information within seven (7) days of request shall constitute a waiver of a claim to any expenses. A copy of the cancelled check, and/or a copy of the invoice receipted as paid; and copies of any work produced will be required as proof the work was done and the costs were incurred. Carroll County will not be held accountable for collecting expenses unless we have received the required documentation.**

In the event the Carroll County Collections Office request redemption amounts from the purchaser, the purchaser must provide such figures within seven (7) days of the request, and the figures must be valid for a period of at least thirty (30) days.

13. The Collections Office will provide tax sale purchasers with Internal Revenue Service Form 1099 and will report any earnings to the proper taxing authorities. Prospective bidders must provide their social security or tax identification numbers to the County to obtain a bid card.
14. Notice regarding voided sales: When a Tax Sale on a property is voided, for any reason other than as described in #4, purchasers will be notified and advised not to pursue any further foreclosure action or to incur additional expenses. Reimbursement will be limited to the amount paid at the sale.
15. Certificates of sale may be sold between willing buyers and sellers with the exception that no certificates may be sold to the deeded owner of the property. Requests to transfer Tax Sale Certificates will only be recognized after the County has received the proper Assignment Documents legally assigning the Certificates.
16. The Collections Office will inform all property owners and any other parties having an interest in the property of the bid price, and such other information as may be necessary to enable those parties to make an informed financial decision concerning redemption.
17. In order to record a deed to the property from the Tax Collector, all governmental charges and billings including water and sewer charges and special benefit charges made subsequent to the tax sale must be brought current as of the date of the deed.

Outstanding benefit assessment principal will be paid from sale proceeds at the time of the transfer.

The bid price will be applied to outstanding amounts. Any deficiency will be the responsibility of the buyer.

18. The County and the Tax Collector make no warranty, express or implied, that any property has marketable title, that it contains the area of land described in the Notice of Sale, that any property does not contain faults that would be fatal to tax sale foreclosure, or that the true market value of the property bears any relationship to the assessment stated in the Notice of Sale. The purchaser agrees to assume all risks in regard to these matters.

19. BY SIGNING THIS FORM, EACH BIDDER REPRESENTS AND WARRANTS THAT HE/SHE/IT IS AUTHORIZED TO BID AND READY, WILLING AND FINANCIALLY ABLE TO CONSUMMATE EACH SALE AT THE PRICE(S) BID. BIDDERS ACKNOWLEDGE THAT THIS REPRESENTATION IS MATERIAL TO THE COUNTY'S WILLINGNESS TO ISSUE THEM A BIDDER CARD AND TO ACCEPT BIDS DURING THE SALE.

BY SIGNING BELOW, EACH BIDDER HEREBY ACCEPTS THE FOREGOING CARROLL COUNTY CONDITIONS OF TAX SALE, WITH THE INTENTION TO BE BOUND, AND HEREBY DECLARES AND AFFIRMS, UNDER THE PENALTIES OF PERJURY, THAT THE INFORMATION AND REPRESENTATIONS SET FORTH HEREIN AND PROVIDED TO THE COUNTY ARE TRUE AND CORRECT.

Bidder's Number
(County to Assign)

Bidder's Signature

Bidder's Name (PRINT)

Signature of Authorized Agent

Name of Authorized Agent (PRINT)

Name to be Placed on Certificate

Bidder's Address/Telephone Number/Fax Number

Bidder's Email Address

Bidder's Driver License Number

Bidder's Social Security Number or Federal Tax I.D. Number

Bidder's State Dept. of Assessments & Taxation I.D. Number (if applicable)

Name and Address of Resident Agent (FOR CORPORATE BIDDERS)

Resident Agent(s) Telephone Number

Attorney's Name

Attorney's Address/Telephone/Fax Number

Attorney's Email Address