

Carroll County, Maryland 2026 Tax Sale Notice

Pursuant to the authority of the appointed tax collector of Carroll County, and in accordance with the Tax-Property Article, Title 14, Subtitle 8 of the Annotated Code of Maryland, notice is hereby given to the owners of the following properties located in Carroll County, Maryland that unless all taxes and charges due are paid before Wednesday, June 25, 2026, I will proceed to sell to the highest bidder the following described properties via online tax sale at <https://carroll.marylandtaxsale.com>. Bidding will begin on Monday, June 29, 2026, at 8:00 am., and end Tuesday, June 30, 2026, at 12:00 p.m.

Online registration is required to bid at the Tax Sale. Online registration will begin on Monday, June 1, 2026, and will end on Friday, June 19, 2026, at 2:00 p.m. There will be a \$100 non-refundable registration fee payable at the time of registration online via ACH Debit.

The following is a summary of the terms of the tax sale; additional information is available in the 2026 Terms of Tax Sale: The properties will be sold in fee simple to the highest bidder in U.S. dollars. Following the sale, the purchaser shall pay the amount of taxes and other charges due on the property sold, together with interest and penalties thereon and all costs associated with the sale, via ACH Debit by Tuesday June 30, 2026, at 3:00 p.m. The purchaser will be issued a Certificate of Sale within 3 weeks following the sale.

The holder of a Certificate of Sale may file a complaint in the Circuit Court to foreclose all rights of redemption after the expiration of (6) months from the date of sale for non-owner occupied and (9) months for owner-occupied and before two years from the date of the Certificate of Sale issued by the Collector. Upon presenting the Collector with the final decree of foreclosure, and the payment of the balance of the purchase price together with any subsequent taxes due, a deed will be executed for the property.

The property owners, or interested parties, have the right to redeem the property from tax sale, until such right has been finally foreclosed, by paying all sums paid hereunder together with interest thereon at 14% for non-owner occupied and 10% for owner occupied per annum to the date of payment. In the event of valid redemption, the purchaser will be refunded sums pursuant to the Certificate of Sale. Until the right of redemption has been foreclosed, the owners shall have the right of possession.

JENNIFER D. HOBBS
TAX COLLECTOR