

2016

OVER THE COUNTER SALE OF REAL ESTATE TAX SALE CERTIFICATES
INFORMATION & CONDITIONS OF SALE

The sale of Real Estate Tax Sale Certificates over the counter will begin on Monday, May 23, 2016 at 10:00 AM at the Finance Office located on the second floor of the R. Clayton Mitchell Government Center, 400 High Street, Chestertown, Maryland. Inquiries can be made via telephone by calling 410-778-7478.

Certificates will be sold on a first come first served basis to interested parties. Whoever presents payment and a signed copy of these conditions of sale to the Office of Finance first will receive the tax sale certificate.

Certificates will be sold at the face value of the certificate plus accrued interest.

The current owners have the right to redeem their property until an order foreclosing the right of redemption is issued by the Kent County Circuit Court. If the property is redeemed, you will receive a check as reimbursement of the amount you paid plus interest from the month of the tax sale, through the month of redemption. **The redemption interest rate is 0.5% per month or portion of a month.**

Upon notice of intent to redeem, buyer shall submit to the Collector of Taxes an itemized list of expenses within five business days of the notice. Failure to do so shall constitute a waiver of a claim to any expenses. The buyer will not be reimbursed for any expenses incurred during the four month period following the tax sale.

Certificates are valid for two (2) years from the date they were originally sold at the tax sale not the date they are purchased over the counter. For your convenience, the listing of certificates available for sale also includes an expiration date for each certificate. You may start your civil proceedings to obtain a deed six months from the date of the tax sale, however, it must be started within two years of the tax sale. At such time, contact your attorney. The Office of Finance has no information regarding the legal costs of obtaining a deed. The Collector of Taxes must be notified at the time foreclosure proceedings are instituted. If you fail to stat your proceedings within the proper time period, your certificate of sale is null & void, thereby forfeiting the money you paid to purchase it.

When a deed is executed, the following charges are due and must be paid prior to transferring the property to the purchaser.

1. Any property taxes, notary fees, and utilities pertaining to the property that have accrued.
2. Town Utilities outstanding are also due at this time but must be obtained from the incorporated towns.
 - It is the responsibility of the purchaser or their representative to obtain the amounts and to bring these charges current at the time of transfer.

By signing below each bidder hereby accepts the foregoing terms of 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.

Purchaser Signature

Purchaser Name (PRINT)

Signature of Authorized Agent

Name of Authorized Agent (PRINT)

PURCHASER INFORMATION

NAME OF CERTIFICATE HOLDER

ADDRESS OF CERTIFICATE HOLDER

NAME AND ADDRESS OF RESIDENT AGENT

CERTIFICATE HOLDER’S TELEPHONE NUMBER

CERTIFICATE HOLDER’S SOCIAL SECURITY NO. OR FEDERAL TAX ID NO

CERTIFICATE HOLDER’S EMAIL ADDRESS