

**Caroline County, Maryland
Tax Sales / Certificates**

**P.O. Box 459
Denton, Maryland 21629
(410) 479-0410**

1. Date of Sale: 2nd Wednesday in June at 10:00 A.M.
2. We hold Tax sales annually. We do **not** hold lien sales.
3. Advertisement: the sale is advertised for four consecutive weeks in the weekly, Times Record, Denton Maryland. (410) 479-1800 **This information is now also available on our web site at carolinecounty.org (County Government/Tax Office).**
4. Registration: Register for the sale, the day of the sale, by providing identification with name, address and phone # / bidders will receive a number.
5. Payment requirements: cashiers check; money orders; cash or personal check when accompanied by a bank letter of reference. Payment must be made by 2:00 day of sale.
6. Bidding Process: cost of sale, taxes plus high bid premium (if applicable), to highest bidder.
7. Document Issued: Receipt, day of sale, with certificate to follow after six months, unless requested earlier.
8. Other expenses: Cost of Sale (advertisement/auctioneer & attorney)
9. Foreclosure Process: apply at Caroline County Clerk's Office, Room #104, after six months. Our office does not provide this service
10. Tax Liens are **not** sold over the counter. The properties that are not sold are auctioned the following year / no they can not be purchased otherwise.
11. You or a representative can do the bidding and make payment.
12. We do not have a list of tax lien certificates, nor do we provide them to anyone

***We strongly encourage property owners to redeem through the Tax Office**

***We will not forward copies of statutes regarding tax sales**

***State code does not allow expenses by the purchaser made prior to four months following the sale.**

***We do pay interest at 10% per annum**

***There are five banks within the town of Denton. (PNC Bank, M&T Bank, Denton Bank and Trust, Centreville National Bank, and Provident State Bank)**