



### TAX SALES / CERTIFICATES

1. Date of Sale: 2<sup>nd</sup> Wednesday of June at 10:00AM
2. We hold Tax Sales annually.
3. Advertisement: the Sale is advertised for (4) consecutive weeks in the weekly Times Record newspaper, Denton, MD 410/479-1800 and website: [www.carolinemd.org](http://www.carolinemd.org)
4. Registration: register day of the sale by providing identification with name, address & phone number. A bidder's number will be issued.
5. Payment requirements: cashiers check; money order; cash or pre-approved personal check accompanied by a bank letter of reference.
6. Bidding Process: cost of sale, taxes, plus high bid premium if applicable to highest bidder.
7. Document Issued: payment 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 Clerk of the Court/Land Records - 410/479-1811 after six months. Our office does not provide this service.
10. Tax Liens are sold over the counter starting in July. The no bids will be put on our web site and the procedure listed.
11. You or a representative can do the bidding and make payment.

**\*We require property owners to redeem thru the Tax Office**

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

**\*We do not allow expenses by the purchaser made prior to the 4 month period following the sale.**

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

**\*There are four banks within the town of Denton:** Centreville National Bank  
M & T Bank  
PNC Bank  
Provident State Bank