



Talbot County, Maryland
Public Sale of Real Property for Taxes
TERMS OF SALE

DATE: May 11, 2011

REDEMPTION RATE: 6%

All bidders at the Talbot County annual tax sale are subject to the following conditions:

- A. All bidders **must register prior to 1:30 p.m.** and complete and sign this form as well as an IRS Form W-9, *Request for Taxpayer Identification Number and Certification*, to be eligible to bid.
- B. Talbot County will impose a high bid premium (the "Premium") for this sale pursuant to Tax-Property Article § 14-817 (b) (2), Md. Ann. Code, equal to 20% of the amount by which the highest bid exceeds 40% of the property's full cash value. The Premium will be due on the day of the sale, held by Talbot County without interest, and will be returned only upon redemption of the property or foreclosure of the right of redemption.
- C. Each property will be offered as is and sold to the highest bidder at or above the minimum bid. The minimum bid will be the total amount of all accrued taxes, interest, and penalties plus expenses of sale allowed by law. The successful bidder is required to pay the minimum bid plus any applicable Premium on the day of sale. Personal checks are acceptable with showing of valid photographic identification. A detailed receipt will be provided. The balance of the purchase price shall be due in full upon foreclosure of the right of redemption.
- D. **VOIDED SALE.** Whenever a tax sale on a property is voided, for any reason, the Purchaser 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 unless otherwise required by law.
- E. If the property is redeemed after the date of sale but prior to issuance of the *Certificate of Sale*, the redeeming party shall be required to pay to Talbot County:
 1. the total sum paid at the tax sale by the successful bidder;
 2. any taxes, interest, and penalties accruing on the property after the date of sale; and,
 3. 6% simple interest accruing on those amounts, except that any Premium shall accrue no interest.
- F. Upon redemption, Talbot County shall notify the successful bidder and deliver the collected funds. The successful bidder shall not be entitled to any amounts other than those calculated and collected pursuant to Paragraph D. Notice shall be sent by regular first-class mail and deemed sufficient if sent to the successful bidder at the address provided on this form. The successful bidder is required to advise the Talbot County Finance Office of any change of address.
- G. Talbot County will mail *Certificates of Sale* on or before November 11, 2011 to successful bidders for those properties that remain unredeemed. A *Certificate of Sale* holder may commence an action to foreclose the rights of redemption 6 months from the date of the sale. **Claims by certificate-holders for reimbursable expenses will be limited to those actually incurred in any action or in preparation for any action to foreclose the right of redemption as allowed by law, Tax-Property Art., § 14-843, Md. Ann. Code. No claim for reimbursement for any expenses will be allowed absent satisfactory proof that the allowed expense has been actually incurred and paid. Certificate holders will be required to provide invoices, statements, canceled checks, or other satisfactory evidence of payment.**
- H. A certificate holder has the right to foreclose the rights of redemption by filing an action in the Circuit Court for Talbot County, Maryland. Certificates become void unless a proceeding to foreclose is filed within two years from the date of the certificate (Md. Anno. Code, Tax-Property § 14-820).

- I. For properties redeemed after issuance of a *Certificate of Sale*, Talbot County will send to the certificate-holder, by regular first-class mail, notice that a person in interest has indicated an intent to redeem. The certificate-holder and any assignee are required to advise the Talbot County Finance Office of any change of address or assignment of the certificate of sale. **The certificate holder will be required to complete, execute under oath, and return a *Redemption Audit & Summary* form within 15 days from the date notice is sent.** Certificate holders will be required to include copies of all documents on which they rely to show that they have actually incurred the expense for which they are claiming reimbursement (e.g.: valid invoices, statements, cancelled checks, receipts, etc.). Claims for reimbursement with inadequate or missing documentation will be disallowed.
- J. IMPORTANT!!! Certificate holders waive their right to reimbursable expenses allowed under § 14-843 if they do not provide a completed *Redemption Audit & Summary* form and documentation to Talbot County within 15 days from the date notice is sent.**
- K. In accordance with provisions of the Tax-Property Article § 14-839 (c), Md. Ann. Code, Talbot County, Maryland shall be notified upon filing of an action to foreclose the right of redemption.
- L. If the plaintiff is successful in an action to foreclose the right of redemption, he/she will deliver a legally sufficient deed to the Talbot County Finance Office. At that time, the balance of the purchase price and all the other taxes and charges shall be due and payable.
- M. Notice will be sufficient if served upon:
- Talbot County, Maryland
Talbot County Finance Office Phone: (410) 770-8020
c/o Finance Office Manager, Suite #9 Fax: (410) 770-8006
11 N. Washington Street
Easton, Maryland 21601
- N. Talbot County reserves the right to reject any bid submitted by any bidder committing any act, agreement, consent, or conspiracy to suppress, predetermine, rig or fix the bidding at the sale, and to void any sale to any such bidder including reimbursement for any expenses incurred in an action or in preparation for an action to foreclose any right of redemption in connection with any such bid.