

CONDITIONS OF THE TAX LIEN SALE

Please read carefully. This information addresses important time sensitive issues.

1. All bidders must register with the Collector of Taxes and obtain a bidder number to be eligible to bid for a certificate at the sale. A photo ID is required.
2. The opening bid, the minimum bid accepted, on any piece of property will include all delinquent real estate taxes and sanitary district charges. Buyers will be informed of the opening (minimum) bid at the time the certificate is sold.
3. The buyer of the **Certificate of Sale** will be required to post the **amount of the opening bid by 3:00pm the day of the sale** in order to receive the **Certificate of Sale**. Failure to do so will result in the buyer being barred from future tax lien sales held by Allegany County.

CONGRATULATIONS ON YOUR CERTIFICATE PURCHASE

4. In order to record a deed of the property with the Clerk of Court, the buyer will be required to bring current any and all taxes and charges including, but not limited to, water, sewer and special charges made subsequent to the tax sale as well as the balance of the total bid, if applicable. Buyers of a Certificate of Sale are responsible for all special benefit assessments made on or after the day of the tax sale.
5. The Collector of Taxes must be notified, **in writing**, at the time foreclosure proceedings are instituted. The notification must include the date proceedings began as well as the name and telephone number of the representing attorney. **Failure to provide this notification in a timely manner will constitute a waiver of claim to all and any expenses incurred by the buyer.**
6. **A Complaint to Foreclose the Right of Redemption must be filed with the court within two (2) years from the date of the Certificate of Sale.** Failure to do so will render the Certificate of Sale void.
7. Upon request, an itemized statement of expenses incurred must be provided by the attorney of the buyer. **Failure to do so may affect the amount reimbursed to the buyer upon the redemption of the property.**
8. The buyer **must notify** the Collector of Taxes of any change of address or assignment of any Certificate of Sale. The notification must include the name, address, social security number and telephone number of the person to whom the Certificate of Sale is assigned.
9. The Certificate of Sale will be mailed by certified mail to the address provided during registration within ten (10) days. The **original** Certificate of Sale is required to start foreclosure proceedings or to claim reimbursement in the event the property is redeemed. A fee of \$10.00 will be assessed for duplicate certificates.