

**TAX SALE OF  
VALUABLE REAL ESTATE  
IN CAROLINE COUNTY**

Under and by virtue of the power and authority vested in me as Director and Collector of Taxes for Caroline County and the State of Maryland, in accordance with Sections 14-801, et. seq. of the Tax-Property Article, Annotated Code of Maryland, and Chapter 62 of the Code of Public Local Laws of Caroline County, Maryland, (recodified and enacted on July 7, 1996) the undersigned will offer and expose an assignment of tax sale certificates on properties not sold at tax sale May 2, 2025 but awarded to the county. The sale of tax sale assignments will commence the week ending May 30, 2025 in a sealed bid process. To make a bid all required filing documents must be first submitted to the County. The sealed bid must be made in writing in a sealed envelope and given to staff at room #133 in the Tax office at 109 Market St, in the Town of Denton, Maryland or mailed to PO Box 459 Denton, MD 21629 with sealed bid written on the envelope. If there are two identical high bids, the bid first received by the county shall be the winning bid. The bids will be opened on June 6, 2025 at 12:00pm. After this initial offering all bids received on unsold properties will be opened on the Friday at noon (12:00pm) in the week that bids are received and awarded in the same manner as above.

**FIRST ELECTION DISTRICT**

**ALLEN RONALD L ALLEN ANN P 01-000152**

MAIN ST 8112 SQ FT NE/S MAIN ST MARYDEL Amount Due with interest is \$192.26  
Assessed Value \$2,500.

**BAUTISTA OLIVIO AGUSTIN BAUTISTA FUENTES KENNER YUBINI 01-010948** BEE TREE RD 17600 SF N/S BEE TREE ROAD HENDERSON Amount Due with interest is \$412.07 Assessed Value \$8,200.

**RCT LAND PARTNERSHIP 01-014552**

EAST ST 2178 SF W/S EAST STREET MARYDEL Amount Due with interest is \$1,164.05  
Assessed Value \$2,000.

**HERNANDEZ PABLO E HERNANDEZ OLGA 01-017195**

MILL ST 2,625 SF PARCEL 2 W/S RT 311 HENDERSON Amount Due with interest is \$227.78 Assessed Value \$100.

**THIRD ELECTION DISTRICT**

**PORTER CLARENCE PORTER MABEL MAE 03-002799**

HICKMAN CANNERY RD LOT 12000 SQ FT W/S ROAD 113 SE OF DENTON Amount Due with interest is \$7,605.77 Cost of Sale to be Added. Assessed Value \$9,000.

**FOURTH ELECTION DISTRICT**

**BOYCE ANNETTE V 04-007859**

26,489 SF SE/S PRESTON RD 16 NE OF PRESTON Amount Due with interest is \$9,127.62  
Assessed Value \$21,200.

**FIFTH ELECTION DISTRICT**

**ALLEN-SIMS GLORIA 05-011736**

SMITH ST LOT 10,350 SF SMITH ST FEDERALSBURG Amount Due with interest is \$1,339.63 Assessed Value \$7,000.

**BROOKS JOHN S JR AND CYNTHIA J BROOKS 05-020298**

DENTON RD LOT 21401 SQ FT W/S DENTON RD N OF FEDERALSBURG Amount Due with interest is \$6,542.48 Assessed Value \$12,600.

**CHASE SHERMAN L & GEORGE A C/O MARSHALL LATONYA M PR 05-030056** SMITH ST LOT 5,000 SF S/S SMITH STREET FEDERALSBURG Amount Due with interest is \$1,383.19 Assessed Value \$5,000.

## TERMS OF SALE

All payments must be cash, money order or cashiers check equal to the full amount of the certificate that is being assigned unless there is a specific discount of cost indicated by the tax office in accordance with Section 14-826. An IRS form W-9 and registration form must be completed prior to bidding. The Director has the authority to refuse to accept bids not made in good faith. Bid money on awarded bids must be paid in full by the following Friday close of business. Non payment will result in the bid being awarded to the next highest bidder.

The Director will deliver an assignment of Certificate of Sale to the purchaser in accordance with Section 14-820 of the Tax-Property Article, Annotated Code of Maryland. The Certificate will be dated the date of the original tax sale and will be mailed to the purchaser six months from the date of the original sale. The owner shall have the right to redeem at any time until the right of redemption has been finally foreclosed. Upon redemption, the holder of the Certificate of Sale will surrender the certificate within 10 days of request to the Director and will be refunded the sums paid on the purchase price, together with interest thereon at the rate of ten (10) percent per annum, from the date of payment to the date of redemption.

The residue of the purchase price if any shall be paid upon delivery of the deed to the Director by the purchaser, which shall not be until after a final judgment has been passed, foreclosing all rights of redemption in any property sold.

All properties are being sold in an "AS IS" condition and without any warranty, expressed or implied, with the purchaser responsible for all charges related to the sale and housing, building or zoning violations, if any. The purchaser at the Tax Sale shall assume the risk of loss for the property after the date of sale. Neither the Director nor any party guarantees or covenants to deliver or in any way obtain possession of the property for any purchaser. All quantities of land are "more or less" without survey or warranty. Purchasers shall hold the Director and the County Commissioners harmless from any and all liability associated with the purchase of property.

Daniel Fox, Director of Finance