

Tax Sale Notice

BY VIRTUE OF THE AUTHORITY VESTED IN ME AS CHIEF OF TREASURY FOR DORCHESTER COUNTY, I WILL PROCEED TO SELL THE FOLLOWING DESCRIBED PROPERTIES AT THE 2026 DORCHESTER COUNTY TAX SALE ONLINE AT [HTTPS://DORCHESTER.MARYLANDTAXSALE.COM/](https://dorchester.marylandtaxsale.com/) BEGINNING MAY18, 2026 AT 12:00 PM ET AND ENDING MAY 19, 2026 AT 12:00 PM ET, UNTIL ALL PROPERTY IN DORCHESTER COUNTY, UPON WHICH TAXES AND FEES ARE DUE AND UNPAID, FOR THE TAX YEARS 2024-2025 AND 2025-2026, IS SOLD.

Online Registration is required to bid at said Tax Sale. Online Registration will begin on April 20, 2026 and end at 4:00 PM ET on May 05, 2026. There will be a \$100.00 nonrefundable registration fee payable immediately online via ACH Debit authorization at the time of registration.

On all such property shall be interest due, pursuant to law, advertising fees in each case \$50.00, and other costs and expenses and fees after the sale, all to be paid by the delinquents or to be collected out of the proceeds of said property in case of proceedings for ratification, redemptions, etc., as the case may be.

The Dorchester County Tax Sale will be conducted in accordance with the provisions of the Annotated Code of Maryland, Tax-Property Article, Section 14-817 “Sale at Public Auction”. The Collector will establish a high bid premium to be applied to all properties to be sold at the Tax Sale as defined under Section 14-817.

High Bid Premium Calculation Example:		
Taxes:		\$ 1,000.00
High Bid Premium:		
Cash Value:	\$100,000.00	
40% Cash value (\$100,000 x .40)	\$ 40,000.00	
Bid:	\$ 50,000.00	
Less 40% Cash Value:	\$ 40,000.00	
Total:	\$ 10,000.00	
20% Premium (\$10,000 X .20):		\$ 2,000.00
Total Payment:		\$ 3,000.00

Bidders are on notice that the possibility exists that a certificate purchased at the Tax Sale may, upon subsequent inquiry, be determined to be invalid. In the event that a Certificate of Sale is subsequently invalidated, the purchaser will receive a refund of the amount paid at Tax Sale, but will receive NO redemption interest, or reimbursement of attorney fees, title search or other cost. In the event of a valid redemption, the purchaser will be refunded sums pursuant to the Certificate of Sale.

The following properties, in case of failure of payment of all sums due thereon (taxes, fees, interest and costs), by 4:00pm ET on May 15, 2026, will be sold by the Collector (as authorized by TITLE 14 TAX PROPERTY ARTICLE SUBTITLE 8) to the highest bidder on the day of sale.

Karen L. Tolley, CPA
Director of Finance
Dorchester County, Maryland