

IMPORTANT DATES FOR MAY 12, 2025 TAX SALE

March 15, 2025	Final notice of tax sale for delinquent taxes and fees for tax year 2024-2025 issued.
March 18, 2025	Taxes and fees payments for properties scheduled for tax sale must be in the form of guaranteed funds, for example, cash, cashier's check, money order or certified check. Online payments will not be accepted.
April 1, 2025	Interest of 1% will be added to unpaid account balance.
April 1, 2025	Online tax sale registration begins on https://frederick.marylandtaxsale.com . A nonrefundable \$100.00 registration fee is required and will be automatically debited from the bidder's bank account.
April 18, 2025	All payments must be made in the Treasury Department by 4:00 p.m. to be removed from the first newspaper advertisement. To be removed from any one of the three newspaper advertisements, payment in full must be received in the Treasury Department by 4:00 p.m. the last business day prior to the advertisement.
April 18, 2025	List of properties to be offered at tax sale becomes available at https://frederick.marylandtaxsale.com .
April 21, 2025	First newspaper advertisement (Monday) A delinquent fee of \$10 and an advertising fee of \$50 will be added to all unpaid accounts.
April 25, 2025	Updated list of properties to be offered at tax sale is available at https://frederick.marylandtaxsale.com .
April 28, 2025	Second newspaper advertisement (Monday)
April 30, 2025	Last day to register to bid in tax sale. Registration process must be completed by 4:00 p.m.
May 1, 2025	Interest of 1% will be added to unpaid account balance.
May 2, 2025	Updated list of properties to be offered at tax sale is available at https://frederick.marylandtaxsale.com .
May 5, 2025	Third and final newspaper advertisement (Monday)
May 9, 2025	Final day to pay account in full and have account removed from the tax sale. Payment must be received in the office by 4:00 p.m. and posted to the account.
May 9, 2025	Final update of the tax sale list will be posted at https://frederick.marylandtaxsale.com . All accounts on the final list will be auctioned on May 12, 2025.
May 12, 2025	Tax Sale. Acceptance of bids for the 2025 tax sale begins. Five batches of liens on properties will be offered for bid throughout the day. The first batch will be offered at 9:00 a.m. and will close at 10:00 a.m. The second batch will begin at 10:00 a.m. and close at 11:00 a.m. and so on until all properties have been auctioned. The final batch offered at 1:15 p.m. will offer all properties for sale that were not sold in the batches offered earlier in the auction. Acceptance of bids for the final batch ends at 2:00 p.m. local time.

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All bidders/purchasers must pay for their properties, including the high bid premium, by ACH not later than 4:00 p.m. the day of the auction. **Purchasers must ensure the funds are available by 4:00 p.m. since RealAuction will initiate an automatic ACH debit.**

Assignment Sale

Should certificates for properties remain after the close of the tax sale on May 12, 2025, they may be purchased at lien value at an assignment sale. In order to participate in the assignment sale, you must be a registered bidder in the tax lien auction. The date and time of the assignment sale and instructions will be emailed to all registered bidders after the completion of the tax lien auction.