

How to Obtain a Balance of Purchase Retained by the City from a Tax Sale Foreclosure

1. The City retains any bid amounts in excess of the liens and other deductions from a tax sale foreclosure in a “balance of purchases” account. The list of balances of purchases retained by the City since the 2008 tax sale can be found on the City’s online auctioneer’s web site, BidBaltimore.com, under the tab “Documentation.” It is entitled “Tax Sale Excess Funds List.” The list on the web site is updated monthly and the date of the last update is provided on the “Documentation” screen.
2. If you are the former owner of a property and want to obtain the balance of purchase, then you must come to our office in Room 1 of the municipal building at 200 Holliday Street, produce photo identification and submit an affidavit that is dated, signed by you and a notary public, stating that
 - a) you are the former owner,
 - b) you agree to indemnify and to hold harmless the City for the dollar amount of the balance, and
 - c) you searched the Circuit Court docket and found no action or motion filed or pending seeking the balance. You can search by your name or the property address on <http://casesearch.courts.state.md.us/inquiry-index.jsp>. The web site will list the documents filed in the foreclosure.
3. If the former owner has given his or her permission to you to collect the balance of purchase on his or her behalf, then you must come to our office and submit a limited power of attorney signed by the former owner and an affidavit of verification that is dated, signed by you and a notary public, stating that
 - a) the former owner is entitled to the balance of purchase,
 - b) you agree to indemnify and to hold harmless the City for the dollar amount of the balance, and
 - c) you searched the Circuit Court docket and found no action or motion filed or pending seeking the balance. You can search the web site mentioned above.

If there is more than one person in title, then you must submit the same documents for each of the former owners. If the former owner is deceased and was the only person in title, then you must submit a copy of the estate documents with the limited power of attorney and the affidavit of verification. If there is more than one person in title and one or more are deceased, then you must submit the estate documents, limited power of attorney, and the affidavit of verification for each.

4. We have no forms or other special requirements for the documents. The documents must be submitted in person or mailed to “Delinquent Accounts-Tax Sale, 200 Holliday Street, Room 1, Baltimore, MD 21202.”

If you have any further questions about the tax sale properties or retained assets, please feel free to contact the tax sale office at 410-396-3556. Thank you.

Tammy Hollie, Tax Sale Supervisor