

Article - Tax - Property

14-817.

(a) (1) (I) The sale shall be held on the day and at the place stated in the notice by advertising.

(II) The sale shall be held in the county in which the land to be sold is located.

(III) If the sale cannot be completed on that day, the collector shall continue the [same from day to day] SALE AS DETERMINED BY THE COLLECTOR AND ANNOUNCED TO THE BIDDERS AT THE SALE until all property included in the sale is sold.

(2) All sales shall be at public auction to the [highest bidder] PERSON WHO MAKES THE HIGHEST GOOD FAITH ACCEPTED BID, in fee or leasehold, as the case may be.

(3) (I) THE COLLECTOR SHALL RETAIN ANY COMMON LAW OR OTHER AUTHORITY NORMALLY GRANTED TO AN AUCTIONEER CONDUCTING A PUBLIC AUCTION AND MAY REFUSE TO ACCEPT BIDS THAT ARE NOT MADE IN GOOD FAITH AND THAT WOULD MANIFESTLY DEFEAT AND FRUSTRATE THE OBJECT AND PURPOSE OF THE SALE, IN THE COLLECTOR'S SOLE DISCRETION.

(II) THE COLLECTOR MAY DELEGATE THIS AUTHORITY TO AN AUCTIONEER.

(4) THE CONDUCT OF THE SALE SHALL BE ACCORDING TO TERMS SET BY THE COLLECTOR, AND PUBLISHED WITH A REASONABLE DEGREE OF SPECIFICITY IN THE PUBLIC NOTICE OF THE TAX SALE, TO ENSURE THE ORDERLY FUNCTIONING OF THE PUBLIC AUCTION AND THE INTEGRITY OF THE TAX SALE PROCESS, INCLUDING REQUIREMENTS THAT POTENTIAL BIDDERS:

(I) ESTABLISH THEIR ELIGIBILITY FOR BIDDING BY PRESENTING EVIDENCE OF THE LEGAL EXISTENCE OF THE BIDDING ENTITY THAT IS SATISFACTORY TO THE COLLECTOR;

(II) LIMIT THEIR REPRESENTATION AT A TAX SALE TO NO MORE THAN A SINGLE AGENT PER BIDDING ENTITY; AND

(III) REFRAIN FROM ANY ACT, AGREEMENT, CONSENT, OR CONSPIRACY TO SUPPRESS, PREDETERMINE, RIG, OR FIX THE BIDDING AT THE SALE.

(5) (I) IF DETERMINED BY THE COLLECTOR TO BE IN THE BEST PUBLIC INTEREST AND INCLUDED IN THE REQUIRED PUBLIC NOTICE OF THE SALE, THE COLLECTOR MAY:

~~(II) CONDUCT THE SALE OR ANY CONTINUATION OF THE SALE BY ACCEPTING THE HIGHEST BID FROM THE HIGHEST BIDDER SUBMITTED BY SEALED BID IN ACCORDANCE WITH THE TERMS AND PROVISIONS ESTABLISHED BY THE COLLECTOR FOR THE SALE OF A PROPERTY OR GROUP OF PROPERTIES BY A SEALED BID PROCESS, AND~~