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**SUBSTITUTE TRUSTEES' SALE
OF
6 TWO-STORY TOWNHOUSES**

**2504 & 2508 E. FAYETTE ST.,
126 N. BRADFORD ST.,
203, 209 & 214 N. BELNORD AVE.
BALTIMORE CITY, MD 21224**

Under and by virtue of the power of sale contained in a certain Deed of Trust and Indemnity Deed of Trust From Candlestick Capital Group, LLC and 2504 E. Fayette Street Land Trust, LLC, dated May 2, 2006 and recorded in Liber 7888, folio 200 among the Land Records of Baltimore City, (Case No. 24-O-09-000697), default as defined in said Deed of Trust having occurred, and at the request of the party secured thereby the undersigned Substitute Trustees (hereinafter the "Trustees") will offer for sale at public auction at the Circuit Court for Baltimore City, at the Clarence M. Mitchell Courthouse, Courthouse Door, Calvert Street entrance, on

JULY 14, 2009 AT 1:00 PM

ALL THOSE FEE-SIMPLE & LEASEHOLD LOTS OF GROUND AND THE IMPROVEMENTS THEREON situated in Baltimore City, MD and described as Tax ID Nos. 06-02-1691-066, 06-02-1691-064, 06-13-1707-086, 06-01-1693-073, 06-01-1693-070 and 06-01-1693-061.

The properties are each improved by a 2-story townhouse. 2504 E. Fayette St. is in fee-simple. The other properties are leasehold and subject to the following ground rents: 2508 E. Fayette - \$84; 126 N. Bradford - \$11.50; 203 N. Belnord - \$60; 209 N. Belnord - \$180 and 214 N. Belnord - \$96.

The properties will be sold in an "as is" condition and subject to conditions, restrictions, covenants, encumbrances, easements and agreements of record affecting the same, if any and with no warranty of any kind.

Terms of Sale: A deposit of \$5,000 on each property if sold individually or \$30,000 if sold as entirety will be required at time of sale, such deposit to be in the form of certified check or cashier check. The deposit must be increased to 10% of the purchase price within 2 business days in the office of the auctioneer in the form of certified check or cashiers check. The Balance of the purchase price is to be paid in cash within ten (10) business days of the final ratification of sale by the Circuit Court for Baltimore City. If payment of the balance does not take place within ten business days of ratification, in addition to any other legal or equitable remedies available to them, the Trustees may declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of both sales, attorneys' fees and all other charges incurred by the Trustees. Interest to be paid on unpaid purchase money at the rate of 13% per annum from date of sale to the day the funds are received in the office of the Trustees. In the event settlement is delayed for any reason there shall be no abatement of interest caused by the delay. Taxes and water rent to be adjusted to date of sale. Condominium fees and/or Homeowners Association dues, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. All other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges or Agricultural transfer taxes to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes shall be borne by the purchaser.

The property will be sold in an "AS IS" condition and without any recourse, representations or warranties, either express or implied, as to its nature, condition or description. Neither the Trustees nor any other party makes any warranty or representation of any kind or nature regarding the physical condition of, the

description of, or title to the property. The purchaser shall assume the risk of loss for the property immediately after the sale.

If the Trustees are unable to convey the property as described above, by reason of any defect in the title or otherwise, the purchaser's sole remedy at law or in equity shall be limited to the refund of the aforementioned deposit. Upon refund of the deposit to purchaser, the sale shall be void and of no effect, and the purchaser shall have no further claims against the Trustees.

The purchaser is responsible for, and the property is sold subject to, any environmental matter or condition, whether latent or observable, if any, that may exist at or affect or relate to the property and to any governmental requirements affecting the same.

The contract of sale between the Trustees, as sellers, and the purchaser (the "Contract of Sale") shall include, by reference, all the terms and conditions contained herein, specifically including, but not limited to, the following provisions: "Purchaser agrees and represents that the purchaser is purchasing the property subject to all matters known and unknown, in "AS IS, WHERE IS" condition. In executing and delivering the Contract of Sale, purchaser recognizes purchaser has not relied upon nor been induced by any statements or representations of any person, including the Substitute Trustees, the secured party, or their respective agents, employees, successors and assigns (collectively, "Released Parties"), in respect of the condition of the property, including the environmental condition to the property, unless such representations or statements are specifically set forth in the Contract of Sale. Purchaser has not relied on anything in the foreclosure advertisement, but rather has relied solely on such investigations, examinations or inspections of the property as purchaser has made. Purchaser waives and releases the Trustees, the secured party and their respective heirs, personal and legal representatives, agents, employees, successors, and assigns from any and all claims the purchaser or its successors and assigns may have now or in the future relating to the condition of the property. Purchaser acknowledges and agrees that this provision was a negotiated part of the Contract of Sale and serves as an essential component of consideration for the same. The parties specifically acknowledge and agree that this clause bars all claims by purchaser against Released Parties, arising from the condition of or releases from the property pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, and all other actions pursuant to federal, state or local laws, ordinances or regulations for any environmental condition of or releases from the property. Further, Purchaser agrees to indemnify Trustees for any liability they may have to any third party for an environmental condition of the property. Notwithstanding the parties' intent that this clause bars all such claims, should a court of competent jurisdiction deem otherwise, purchaser agrees that the presence of this clause should serve as the overwhelming, primary factor in any equitable apportionment of response costs under applicable federal, state or local laws, ordinances, or regulations."

Note: The information contained herein was obtained from sources deemed to be reliable, but is offered for information purposes only. The Auctioneer and the Trustees do not make any representations or warranties with respect to the accuracy of the information contained herein. Prospective purchasers are urged to make their own inspection.

Bruce Magazine, Susan Magazine, Substitute Trustees

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DAILY RECORD -- SINGLE COLUMN AD -- JUNE 25, JULY 2 & 9
(6 City properties 071409)