

M. Arnold Politzer & Associates, LLC
40 W. Chesapeake Ave., Suite 212
Towson, Maryland 21204
410-494-8433

**ASSIGNEE'S SALE OF
COMMERCIAL PROPERTY**

**524 OLDTOWN MALL A/K/A 524 N. GAY ST. AND
526-530 OLD TOWN MALL A/K/A 526-530 N. GAY ST.
BALTIMORE, MD 21202**

Under and by virtue of the power and authority contained in a Mortgage from Abebe Holdings, LLC, dated October 15, 2007 and recorded among the Land Records of Baltimore City in Liber 10341, folio 261, (Case No. C-O-09-002641) default having occurred thereunder, the undersigned Assignee will sell at public auction at the Circuit Court for Baltimore City, at the Clarence M. Mitchell Court House, Court House Door, Calvert Street entrance, on

JULY 23, 2009 AT 2:00 PM

ALL THOSE FEE-SIMPLE & LEASEHOLD LOTS OF GROUND and the improvements thereon situated in Baltimore City, MD and described as Tax ID Numbers 05-03-1277-014 and 05-03-1277-015 and more fully described in the aforesaid Mortgage. 524 Oldtown Mall is subject to an annual ground rent of \$15. 526-530 Oldtown Mall is in fee-simple.

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

Terms of Sale: A deposit of \$3,500 by cash, or certified check. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Baltimore City. Interest to be paid on the unpaid purchase money at the rate of the Mortgage from the date of sale to the date funds are received in the office of the Assignee. If the purchaser fails to go to settlement, the deposit shall be forfeited and the property may be resold at the purchaser's risk and expense. The defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. In the event settlement is delayed for any reason, including but not limited to, exceptions to this sale, bankruptcy filings by interested parties, court administration of the foreclosure or unknown title defects, there shall be no abatement of interest. Taxes, ground rent, water rent and all public charges/assessments payable on an annual basis, including electrical, sanitary and/or metropolitan district charges, if applicable, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. The purchaser is responsible for any amount in excess of \$250 of outstanding water bills, if any, incurred prior to date of sale. Cost of all documentary stamps, transfer taxes and settlement expenses shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. If the Assignee is unable to convey good and marketable title, the purchaser's sole remedy in law and equity shall be limited to a refund of the deposit. Purchaser agrees to pay \$250.00 at settlement, to the Seller's attorney, for review of the settlement documents.

M. Arnold Politzer, Assignee

ALEX COOPER AUCTS., INC.
908 YORK RD., TOWSON, MD 21204
410-828-4838

DAILY RECORD – SINGLE COLUMN AD – JULY 8, 15 & 22
dm(oldtown mall)