

Huddles Jones Sorteberg & Dachille PC
10211 Wincopin Cir., Suite 200
Columbia, MD 21044
410-720-0072

**TRUSTEE'S SALE
UNIMPROVED LOT**

**4718 GARRISON BLVD.
BALTIMORE, MD 21215**

By virtue of an Order Establishing Mechanic's Lien in the Circuit Court for Baltimore City, Case Number 24-C-09-001903, the undersigned Trustee will sell at public auction

**ON THE PREMISES, ON
MARCH 23, 2010 AT 1:00 PM**

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON, if any, situated in Baltimore City, MD and described as Ward 15, Section 01, Block 2700, Lot 004.

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 \$5,000 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 10% per annum from the date of sale to the date funds are received in the office of the Trustee. If the purchaser fails to go to settlement within ten days of the ratification, the deposit shall be forfeited to the Trustee and all of the expenses of this sale (including attorney fees and full commission on the gross sale price of the sale) shall be charged against and paid out of the forfeited deposit. Purchaser(s) acknowledge the obligation to settle within ten days of ratification of the sale. In the event that settlement does not occur within ten days, the purchaser(s) shall be in default. Upon such default, Trustee shall file a Motion and Order to resell the property at the risk and expense of the defaulting purchaser(s). Purchaser(s) hereby consent to entry of such resale order without further notice. The defaulting purchaser(s) 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 there shall be no abatement of interest. Taxes, ground rent, water and all public charges including electrical, sanitation and/or metropolitan district charges, if applicable, are to be adjusted for the current year to the date of sale and assumed thereafter by the purchaser. The purchaser is responsible for any amount in excess of \$250.00 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 Trustee 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 \$295.00 at settlement to seller's attorney for review of the settlement documents.

Kenneth K. Sorteberg, Trustee

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

DAILY RECORD - SINGLE COLUMN AD - MARCH 4, 11 & 18
dm(Sorteberg.Garrison legal ad)