

SHAPIRO & BROWN, LLP

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**Trustee's Sale Of
Valuable Leasehold Property
Improved By Premises
Known As
3319 Parklawn Ave,
Baltimore, MD 21213**

By virtue of the power and authority contained in a Deed of Trust, dated September 8, 2014, and recorded in Liber 16676 at Page 412 among the land records of the City of Baltimore, in the original principal amount of \$145,004.00. Upon default and request for sale, the undersigned trustees will offer for sale at public auction at the Courthouse for the CITY OF BALTIMORE, at 100 N. Calvert Street, Baltimore, Maryland, on

December 19, 2019 at 11:30 a.m.

ALL THAT PROPERTY described in said Deed of Trust including but not limited to:

Tax ID# 08-24-4149H-029

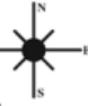
Said property is subject to an annual ground rent in the amount of \$84.00 and is improved by a DWELLING and is sold in "as is condition" and subject to all superior covenants, conditions, liens, restrictions, easement, rights-of-way, as may affect same, if any.

TERMS OF SALE: A deposit of 10% of the sale price, cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 6.00% per annum from the date of sale to the date of payment will be paid within TEN DAYS after the final ratification of the sale.

Adjustment for the current years real property taxes are adjusted as of the date of sale and thereafter assumed by the purchaser. Taxes due for prior years including the cost of any tax sale are payable by the purchaser. All other public and/or private charges or assessments to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water sewer charges that purports to cover or defray costs during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lienholder and are a contractual obligation between the lienholder and each owner of this property and is not a fee or assessment imposed by the county.

If applicable, condominium and/or homeowners association dues and assessments that may become due after the time of sale will be the responsibility of the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property may be resold at risk and costs of the defaulting purchaser. If the sale is not ratified or if the Substitute Trustees are unable to convey marketable title in accord with these terms of sale, the purchaser's only remedy is the return of the deposit. Trustee's File No. 19-281539.

KRISTINE D. BROWN, et al.,
Substitute Trustees.

HARVEY WEST 
AUCTIONEERS

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