

**Deborah C. Dopkin, Esquire**

**P.O. Box 323**

**Brooklandville, MD 21022**

**TRUSTEE'S AUCTION**

**\$1,000,000 Suggested Opening Bid**

**PHOENIX**

**Recently Constructed**

**LUXURY HOME**

**5 Bedrooms ♦ 5.5 Baths ♦ 3-Car Garage**

**5,127 Square Feet of Living Area**

**Plus Finished Basement**

**Situated on 1.91± Acre Lot**

**Sale On Premises**

**13302 BRIGHTON VIEW COURT**

**Baltimore County, MD 21131**

**THURSDAY, MAY 19, 2022**

**AT 11:00 A.M.**

Pursuant to an Order of the Circuit Court for Baltimore County, passed in the matter of Anthony J. Miller, Plaintiff/Counter Defendant v. Jaime L. Miller, Defendant/Counter Plaintiff, Case No. C-03-FM-20-002053 (Order for Sale in Lieu of Partition), the undersigned Trustee will sell at Public Auction on the premises the following:

All that fee simple lot of ground, situate and lying in Baltimore County, State of Maryland and being more fully described, as follows:

BEING KNOWN AND DESIGNATED as Lot 6, as shown on the plat entitled, "Plat 1 of 2, Brighton Court, a.k.a. Kassolis Property, Resubdivision of Minor Subdivision", which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book SM No. 78, folio 315. The improvements thereon being known as 13302 Brighton View Court, Phoenix, Maryland 21131.

The property is situated in northern Baltimore County, off Dance Mill Road, just north of Loch Raven. The home is located in the Brighton Court neighborhood, a fifteen lot custom home subdivision. The surrounding area is rural in nature. The Baltimore Beltway (I-695) is about fifteen minutes south of the site. Nearby public schools are Carroll Manor Elementary, Cockeysville Middle and Dulaney High, according to the Baltimore County government web site.

13302 Brighton View Court was built in 2019 by Prestige Development, Inc., a well-known regional home builder. According to public tax records, the two-story home contains 5,127 square feet of living area on the upper levels, 1,250 square feet of finished basement space, 898 square feet of unfinished basement space and 2,152 square foot built-in garage. Exterior construction is stone and Hardiplank-type siding, architectural shingle roof, casement windows, and concrete foundation. The property has an asphalt driveway with parking for ten or more cars, a large rear sun deck and covered entry porch. The home has wood floors throughout, carpeting in the bedrooms, high ceilings, quality mouldings, finishes and trim.

First floor contains a two-story entry foyer, office with stone fireplace, dining room with tray ceiling, great room with stone fireplace, wet bar, coffered ceiling and is open to the large eat-in kitchen with white cabinets, 12' quartz island in accent color, Sub-Zero, Jenn Air and GE Monogram appliances, including five-burner gas range, pantry, ceramic tile mud room with walk-in closet and access to the three-car garage, and half-bath.

Second floor has a loft overlooking the foyer, main bedroom suite with fireplace, sitting room, breakfast bar and wine refrigerator, enormous walk-in closet with custom cabinets and two sections, marble en-suite bathroom with two vanities, jetted tub, large walk-in shower and linen closet, 3 additional bedrooms with walk-in closets and en-suite baths, and laundry room with marble floor.

Basement level comprises carpeted family room with wet bar, wine refrigerator and microwave, fifth bedroom with two closets, full tile bathroom and large unfinished space, sliding door areaway to rear yard. Mechanical systems include zoned natural gas forced air heat and central air conditioning, two 200-ampere electrical panels, 75-gallon gas water heater, private well and septic.

Please see [www.ajbillig.com](http://www.ajbillig.com) for additional details, photo slide show, plat and more.

**NOTE:** The information contained herein has been obtained from sources deemed reliable and is believed to be substantially accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.

**TERMS OF SALE:** A \$100,000 deposit, payable by cashier's check, will be required of the purchaser at time and place of sale. If necessitated by price, the deposit shall be increased to 10% of the purchase price by 11:00 A.M., on Friday, May 20, 2022, at the Auctioneer's Office. Balance to be paid in cash at settlement, which shall take place within ten (10) business days following final ratification of the sale by the Circuit Court for Baltimore County at a location designated by the Trustee. If payment of the balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the purchaser. Interest to be charged on the unpaid purchase money, at the rate of 8% per annum, from date of contract to date of settlement. If settlement is delayed for any reason, there will be no abatement of interest. All adjustments as of date of contract. Taxes and all other public charges and assessments payable on a monthly or annual basis, including sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of contract and assumed thereafter by the purchaser. The property will be sold in "AS IS" condition, without express or implied warranty as to the nature and description of the improvements as contained herein; and subject to easements, agreements, restrictions or covenants of record affecting same, if any. Purchaser shall be responsible for obtaining physical possession of the property and assumes the risk of loss or damage to the property from the date of contract forward. The purchaser waives and releases the Trustee, the Auctioneers, and their respective agents, successors and assigns from any and all claims the purchaser and/or its successors and assigns may now have or may have in the future relating to the condition of the property, including but not limited to the environmental condition thereof. If the Trustee is unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the purchaser shall have no further claim against the Trustee or Auctioneers. Recordation costs, transfer taxes and all other costs incident to settlement to be paid by the purchaser. Time shall be of the essence for the purchaser.

**No Buyers Premium**

Authority to cancel this sale rests solely with the Trustee and/or the Auctioneers. Prospective buyers should disregard all other statements and comments made by any other person or entity regarding minimum bids, pricing and cancellations of the sale. Additional terms may be announced at the time of sale. The Trustee reserves: (1) the right to accept or reject any or all bids; (2) the right to modify or waive the requirements for bidders' deposits and terms of sale and/or settlement; (3) the right to withdraw the Property from the sale before acceptance of the final bid; and (4) the right to cancel or postpone the sale.

Deborah C. Dopkin, Trustee

**A. J. BILLIG & CO.**  
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**6500 FALLS ROAD • BALTIMORE, MD 21209**

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