

R. Jay Fisher
Sheriff of Baltimore County
401 Bosley Avenue
Towson, Maryland 21204
410-887-3151

Sheriff's Sale

16 PINECONE COURT BALTIMORE , MARYLAND 21234

SCHEDULE OF THE PROPERTY EXECUTED AND LEVIED UPON BY

R. Jay Fisher, Sheriff of Baltimore County, this, 4th day of April, 2022 by virtue of a Writ of Execution issued by the Circuit Court for Baltimore County, Maryland, and directed to the Sheriff thereof against the land and tenement of Cabco Financial Services Vs. Tarlochan Singh. and appraised by us, the subscribers, who were first duly sworn for the purpose to satisfy the money judgment in Case # C-03-JG-21-000603, being more fully described as follows:

ALL THAT RIGHT, TITLE, INTEREST AND ESTATE JOINTLY AND SEVERALLY of the property commonly known as 16 Pinecone Court Baltimore, Maryland 21234 and is more particularly described with the following improvements: One two story end of group townhouse with black shingle roof, brown brick ,white shutters, bay front window attached wood rear deck

TERMS OF SALE: \$20,000 deposit, payable by certified check or cashier's check, will be required of the purchaser at time and place of sale. **Balance to be paid in cash, certified or cashier's check within 20 days.** If payment of 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. All adjustments, including taxes, all other public charges and assessments payable on an annual basis, and sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of sale and assumed thereafter by the Purchaser. The property will be sold in **AS IS** condition, and subject to easements, agreements, restrictions or covenants of record affecting same, as well as prior liens and encumbrances, if any. Purchaser assumes the risk of loss from the date of sale forward. The Purchaser waives and releases the selling parties, the Auctioneer, and their respective agents, successors and assigns from any and all claims the Purchaser and/or its successors and assigns may now have or in the future relating to the condition of the property, including but not limited to the environmental condition thereof. Recordation costs, transfer taxes, and all costs incidental to settlement to be paid by the Purchaser. Time is of the essence. "Plaintiff/Creditor, if submitting the highest bid, shall be excused from payment and have its bid credited against the judgment entered against the debtor in the above captioned case."

PLACE OF SALE: 401 Bosley Ave. Towson, MD 21204 (Circuit Courts Building)

DATE OF AUCTION: 9 JUNE, 2022 at 10:00 AM

AUCTIONEER: A J BILLIG & COMPANY