



Law Offices of Arthur L. Drager
One North Charles Suite – Suite 1200
Baltimore, MD 21201

TRUSTEE'S ESTATE AUCTION

Live & Online Simulcast Bidding
Sold to the Highest Bidder Above \$200,000

SILVER SPRING
"Fairland Manor Condominium"

ADA COMPLIANT TOWNHOUSE

Condominium Unit
4 Bedrooms ♦ 3 Baths ♦ Elevator

Use Restricted to Persons Age 62+
Or Disabled Persons Age 18+

Known As
13400 CEDAR CREEK LANE

Condominium Unit 2-1
Montgomery County, MD 20904
– And –

**FORD (2003) E250
WHEELCHAIR VAN**

To Be Sold Separately

Online Bidding Opens

MONDAY, JANUARY 9, 2023

Live Onsite Auction

**WEDNESDAY, JANUARY 11, 2023
AT 12:00 P.M.**



Pursuant to an Order of the Circuit Court for Montgomery County, passed in the matter of The Special Needs Trust of Trohoe Sayee Kparghai, Jr., Case No. V369584, the undersigned Trustee will sell at public auction the real and personal property captioned above.

NOTE: The information contained herein has been obtained from sources deemed reliable and is believed to be 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.

Real Property

GENERAL INFORMATION:

The townhouse is located in a ten unit condominium section of Fairland Manor. Units in this section must have one occupant (owner or tenant) either age 62+ or disabled age 18+ with certification. Please check back for Condominium Documents and fees.

LOCATION:

Fairland Manor Condominium is situated south of Fairland Road, west of US-29 and south of MD-200, in the Silver Spring area of Montgomery County. West Fairland Park is just east of the neighborhood. Housing in Fairland Manor is comprised of townhomes, built in the early 2000s and slightly older detached homes. The neighborhood is close to highways, shopping, Metro access and community services.

UNIT:

Two story end-of-group townhouse, built in 2003, containing 1,781 square feet, according to public tax records, plus finished basement.

Condominium Plat

Exterior – brick and vinyl siding, vinyl-clad double-hung windows, composition shingle roof

First Floor

- Living/Dining Room – cathedral ceiling, wood-look vinyl laminate flooring
- Kitchen – wood-look vinyl laminate flooring, wood cabinets, laminate counters, electric range/oven, dishwasher, refrigerator
- Bedroom #1 – wood-look vinyl laminate flooring, cathedral ceiling, en-suite ceramic tile Bathroom
- Elevator

Second Floor

- Bedroom #2 – wood-look vinyl laminate flooring
- Bedroom #3 – wood-look vinyl laminate flooring
- Full Bathroom – ceramic tile
- Loft – wood-look vinyl laminate flooring

Basement – mostly finished, ceramic tile flooring

- Bedroom #4 – concrete floor
- Full Bathroom – ceramic tile
- 2 – Additional Rooms

Mechanical – gas forced air heat, central air conditioning, 200 amp. electric, 70-gallon gas water heater, ceiling fans throughout

The house needs cleaning and cosmetic repairs. It will be vacated prior to settlement. Some personal property may remain.

TITLE:

The property is in fee simple and sold free and clear of liens. Montgomery County Deed Book BHM 50173, Page 485.

TAXES:

Published annual real estate taxes are \$3,956, based on a full value assessment of \$310,000.

Purchasers may petition for a reduction in the assessment of their property in conjunction with a purchase price substantially less than the currently assessed value of the property. Purchasers are encouraged to contact the Maryland State Department of Assessments & Taxation concerning the appeals process, and may see the following link for helpful information: <http://dat.maryland.gov/realproperty/Pages/Assessment-Appeal-Process.aspx>

SUMMARY TERMS OF SALE:

*Please see the **Contract of Sale** for complete terms.*

On-Site Bidders – a \$20,000 deposit, payable by cashier's check, will be required of the Purchaser at time and place of sale.

Online Bidders – a \$20,000 deposit, by cashier's check or wire transfer, is required at the Auctioneer's Office, prior to the start of the live auction. The deposit will be returned within 24 hours following the auction to non-winning bidders. **Deposit Escrow Agreement.**

The deposit shall be increased to 10% of the purchase price within 24 hours at the Auctioneer's office. Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place within 45 days. If payment of the deposit or 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 12% per annum, from date of contract to date of settlement. All adjustments, including taxes, condominium fees, all other public charges and assessments payable on a monthly or annual basis, and 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, subject to easements, agreements, restrictions or covenants of record affecting same, if any, and subject to the Declaration, By-Laws, Rules and Regulations of the Fairland Manor Condominium. Purchaser assumes the risk of loss from the date of contract forward. The purchaser agrees to waive the right of rescission under the Maryland Condominium Act, having reviewed the Condominium Resale Package before bidding on the property. The Purchaser waives and releases the Seller, 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 Seller 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 Seller or Auctioneers. Recordation costs, transfer taxes and all costs incidental to settlement to be paid by the Purchaser. Time is of the essence.

No buyer's premium.

Ford Van

Ford (2003) E250 Wheelchair Accessible Van, VIN #1FDPE24L63HB65049. Mileage is believed to exceed 100,000. The van is not currently operating.

TERMS OF SALE (VAN) – cash or certified check, personal check with bank letter of guarantee, removal within 24 hours. The van is sold in "as is, where is" condition, without warranty.

Arthur L. Drager, Successor Trustee

PURCHASING REAL ESTATE AT AUCTION

The following information is provided by A. J. Billig & Co., Auctioneers to assist you in understanding your purchase of a property at public auction. The material in this form is general in nature and does not limit your obligations under the contract of sale that you will be required to sign.

TERMS OF SALE: Your responsibilities as a purchaser have been advertised prior to the day of sale and will be read by the Auctioneer at the time of sale. Additional terms may be announced on the day of sale or may be posted at the sale site. The auctioneer will make important announcements regarding the property and your obligations as a purchaser. Please feel free to ask any questions regarding these terms. *Failure to comply with any of the terms of sale may cause you to forfeit your deposit and be responsible for the expenses to resell the property, as well as any deficiency incurred.*

CONDITION OF PROPERTY: The property will be sold "AS IS." Unless otherwise announced, the sellers make no representations or warranties about the condition of the property. The sellers will not make any repairs.

DEPOSIT: Your deposit will be credited toward the purchase price. If you do not comply with the "TERMS OF SALE," either published or within the contract of sale, you might lose all or part of your deposit. In addition, if you fail to settle for the property you might be obligated to pay the expenses to resell the property, including any deficiency resulting therefrom. If the "TERMS OF SALE" require you to increase your deposit above the amount specified, the Auctioneer will likely accept your personal or business check for the difference on the day of sale. Otherwise, you can bring, wire or messenger certified funds for the increased deposit within the time stated.

EXPENSES: You may be responsible for the expenses of owning the property as of the date of sale or as of the date of settlement, including taxes, utility costs and insurance. You may be required to pay interest on the amount of the purchase price, less the amount of your deposit, from the date of the sale to the date you settle for the property. We recommend that you obtain a fire insurance binder on the property immediately as of the date of sale. The purchaser will pay all of the settlement expenses, including title fees and recording costs.

SETTLEMENT: The settlement or closing period is specified within the terms of sale. If settlement is based on ratification by a Court, the ratification period is typically forty-five to sixty days, but might take longer. You will be expected to settle for the property within the specified time.

FINANCING: It is the purchaser's responsibility to obtain financing. If you plan to use a mortgage to purchase the property, we recommend that you apply for the loan immediately. If the bank must take longer than the specified time to complete the loan, the sellers may extend settlement for a short period if you can provide proof of a loan commitment. If you do not obtain the financing within the specified time for settlement, you will be in default of your contract of sale.

BIDDING PROCEDURE: At the conclusion of the announcement and question period, the auctioneer will solicit bids for the property. Bids are generally made either orally or by raising a hand. Bidding increments are made in amounts acceptable to the auctioneer, who may set a minimum bidding increment as the sale progresses. Any bid that is merely a nominal or fractional advance may be rejected by the auctioneer if in his judgement it may affect the sale injuriously. If a dispute arises between two or more bidders, the auctioneer shall decide in favor of one of the bidders, or immediately re-offer the property.

NOTE: The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation.

INSTRUCTIONS FOR ONLINE AUCTIONS

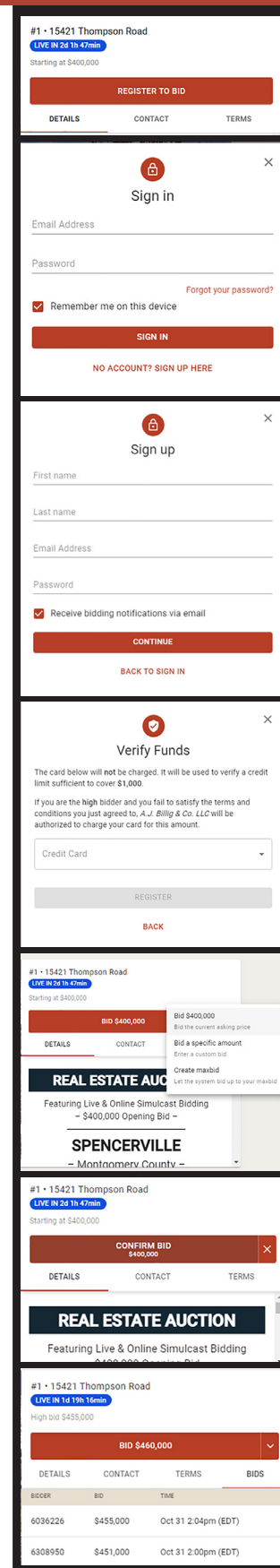
REGISTERING TO BID

1. Go to ajbillig.com/auctions and find the web page for the auction you are interested in.
2. Click the button: Register & Bid Online.
3. After the online bidding screen opens, click the button: Register To Bid
 - a. If you don't have an account, click: "NO ACCOUNT? SIGN UP HERE"
 - b. If you already have an account, enter your login information.
4. Enter your contact information and agree to the terms of sale and terms of use.
5. Enter your credit card* information to confirm your identity. You will NOT be charged the deposit amount.
6. After completing the registration steps, you will be redirected to the online bidding screen.

INSTRUCTIONS FOR ONLINE BIDDING

1. The online bidding screen will display information such as time left in the auction, starting bid, and your personal max bid (if you have placed a max bid). Once bidding has started, there is a tab for bids which will show all the bids that have been placed.
2. To place a new bid, click the red button which displays the current asking amount.
3. To bid a custom amount, click the arrow at the right of the bid button and choose: Bid a specific amount.
4. Once a bid amount is entered, the system will prompt you to confirm the amount that you offered. Click Confirm Bid to place your bid.
5. To place a max bid before the auction begins, click on the prebid button and enter the maximum amount that you plan on offering for the property. The system will autobid for you up to that point. If you would like to place a max bid while the auction is live, click the arrow at the right of the bid button and choose: Create maxbid.
6. A.J. Billig will send out reminders regarding time left in the auction and other pertinent information. The menu icon on the top right of the screen will display the message board where all of the notifications will be sent.
7. For more information please call, 410-296-8440 or visit: ajbillig.com/buyers-faqs

*Depending on your bank's policies, a debit card may not be able to be used for verification purposes.



The image displays a vertical sequence of five screenshots from the AJ Billig online bidding platform. The first screenshot shows the auction details for property #1, 15421 Thompson Road, with a starting bid of \$400,000 and a live timer. It features buttons for 'REGISTER TO BID', 'DETAILS', 'CONTACT', and 'TERMS'. The second screenshot is the 'Sign in' page, asking for email and password, with a 'Remember me' checkbox and a 'Forgot your password?' link. The third screenshot is the 'Sign up' page, requiring first and last names, email, and password, with a 'Receive bidding notifications via email' checkbox. The fourth screenshot is the 'Verify Funds' page, explaining that the card is for verification only and not for a deposit, with a 'Credit Card' dropdown and 'REGISTER' and 'BACK' buttons. The fifth screenshot shows the bidding interface with a current bid of \$400,000 and a 'REAL ESTATE AUCTION' banner. A dropdown menu is open, showing options: 'Bid the current asking price', 'Bid a specific amount', 'Enter a custom bid', and 'Create maxbid'. Below this, it says 'Let the system bid up to your maxbid.' The bottom of the fifth screenshot shows a 'CONFIRM BID' dialog box with a 'CONFIRM BID \$400,000' button and a 'X' to close it. At the very bottom, a 'REAL ESTATE AUCTION' banner is visible, followed by a table of bids.

BIDDER	BID	TIME
6036226	\$455,000	Oct 31 2:04pm (EDT)
6308950	\$451,000	Oct 31 2:00pm (EDT)