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Law Office of Deborah C. Dopkin, P.A.
PO Box 323, Brooklandville, MD 21022

TRUSTEE'S AUCTION

COCKEYSVILLE

Well Located

TWO STORY FARMHOUSE

5 Bedrooms ♦ 3.5 Baths ♦ In-Law Suite
Detached Garage/Shop Building

Situated On
1.429± Acre Landscaped Lot

Sale On Premises

12515 FALLS ROAD

Baltimore County, MD 21030

MONDAY, MARCH 20, 2023
AT 12:00 P.M.



Pursuant to an order of the Circuit Court for Baltimore County, passed in the matter of Patricia Harman, Plaintiff/Counter Defendant v. Scott Harman, Defendant/Counter Plaintiff, Case No. C-03-FM-21-002611 (Partition Proceeding), the undersigned Trustee will sell the above-captioned property at public auction, on the premises as noted.

LOCATION:

12515 Falls Road is located in the Cockeysville area of northern Baltimore County, north of Padonia Road, south of Ridge Road, west of I-83 and east of Greenspring Avenue. The surrounding area is predominantly comprised of large custom homes on large lots. The location is rural, yet convenient to major highways, shopping, services, Hunt Valley Town Center, golf courses and Oregon Ridge Park. According to the Baltimore County government website, nearby public schools are Mays Chapel Elementary, Ridgely Middle and Dulaney High.

SITE:

Level lot – approximately 154' x 459', comprising approximately 1.429 acre of land
Zoning RC-4 and RC-5, residential
Private well and septic (2 wells, 2 septic fields)
Ornamental Fencing

[Plat](#)

[Lot Line Adjustment](#)

IMPROVEMENTS:

Two Story Farmhouse, built in 1972, containing 3,405 square feet of living area and 2,193 square feet of basement space, according to public tax records.

Exterior – covered front porch, aluminum siding, composition shingle roof, concrete block and poured concrete foundations (rear portion is an addition), vinyl-clad double hung and casement windows, large rear wooden sun deck

First Floor

- Living Room – carpeting over wood floor, brick fireplace with woodstove insert
- Dining Room – carpeting over wood floor
- Kitchen – luxury vinyl plank floor, wood cabinets, granite tile counters, work island, Maytag refrigerator, Bosch dishwasher, Frigidare electric range/oven, exit to sun deck
- Family Room – carpeting, vaulted ceiling, sliding doors to deck, stone radiant fireplace with insert
- Half-Bath – ceramic tile
- Bedroom #2 – carpeting
- Bedroom #3 – carpeting
- Bedroom #4 – carpeting
- Hall Bathroom – ceramic tile with walk-in ceramic tile shower

Second Floor

- Primary Bedroom Suite – vaulted ceiling, 2 – large walk-in closets, en-suite Full Bathroom, ceramic tile, tub, walk-in shower, double sink vanity
- Bedroom #5 – carpeting

Basement

- In-law Suite – two carpeted rooms, kitchen with gas range/oven, refrigerator vinyl floor, full bathroom with vinyl floor
- Recreation Room – carpeting, brick fireplace
- Laundry Room – Maytag washer and dryer
- Cedar Closet
- Pantry
- Utility Room
- Outside Exit

Mechanical – oil fired hot water boiler with three-zone forced air circulation, central air conditioning, 150 and 200-ampere electric boxes, 2 wells (each approximately one gallon per minute according to the property owner), septic, propane tank. Hot water is provided by an on-demand electric water heater and a domestic hot water loop in the oil fired boiler, which can be switched when desired.

Two Story Detached Concrete Block Garage and Shop Building, approximately 24' x 44', can accommodate two cars and has upper level storage.

TITLE:

The property is sold free and clear of liens. Legal description – All that fee simple parcel of land, situate and lying in Baltimore County, State of Maryland, being more fully described in the Deed, dated June 15, 1992, recorded among the Land Records of Baltimore County in Book SM 9234, Page 123, saving and excepting therefrom 0.0214 acre of land described in the Deed to Adjust Lot Lines, dated February 21, 2014, recorded among the land records aforesaid in Book JLE 35060, Page 460. The improvements thereon being known as 12515 Falls Road, Cockeysville, MD 21030.

TAXES:

Published annual real estate taxes are \$7,696, based on a full value assessment of \$643,800.

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>

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.

TERMS OF SALE:

A \$50,000 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 12:00 P.M., on Tuesday, March 21, 2023, 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. The following items are excluded from the sale: woodstove insert in basement, woodstove insert in living room, wooden shelves and workbenches in shop building, and clothes washing machine.

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

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.