



Louis J. Weinkam, Jr., Esquire  
1002 Frederick Road  
Catonsville, MD 21228

## TRUSTEE'S AUCTION

# RELAY

## "Wynnewood"

## SPLIT-LEVEL HOME

– On 0.357± Acre –

Known As

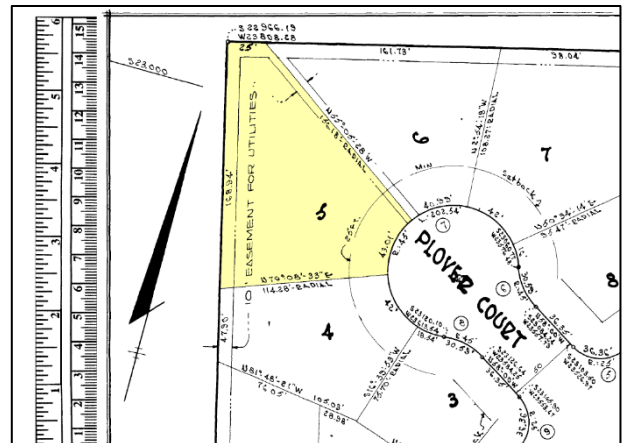
## 1001 PLOVER COURT

Halethorpe, Baltimore County, MD 21227

Sale On Premises

**THURSDAY, APRIL 6, 2023**

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



Pursuant to an Order of the Circuit Court for Baltimore County, passed in the matter of Eric Evans, Plaintiff v. Brian Evans, Defendant, Case No. C-03-CV-22-001134 (Sale in Lieu of Partition), the undersigned Trustee will sell at public auction, on the premises, the following:

All that leasehold lot of ground and the improvements thereon, situate and lying in Baltimore County, Maryland, and being known and designated as Lot No. Five (5), as shown on a Plat entitled "A Subdivision of Blocks F, G, H, I, J, K and part of Blocks C and E, Section 3 Wynnewood," which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book G.L.B. No. 20, folio 156. The improvements thereon being known as 1001 Plover Court.

The property is improved by a split-level home, constructed in 1955 and containing 1,632 square feet of living area, according to public tax records. The home features a vinyl siding and stone facade, asphalt shingle roof and vinyl clad replacement windows. The interior is arranged for a living room, dining area, family room with wood stove, updated kitchen, club room, three bedrooms (one converted to a laundry room), one full and two half-baths. Exterior features include an in-ground pool, hot tub, pool house with grill area and additional storage shed. Lot size approximately 15,561 square feet, comprising 0.357 acre of land. Subject to an annual \$120 ground rent.

**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 \$20,000 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 within 24 hours 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.

Authority to cancel this sale rests solely with the Trustee and/or the Auctioneer. 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.

**No Buyers Premium**

Louis J. Weinkam, Jr., Trustee