



## CONSTABLE'S SALE

# ROSEDALE

"Kings Court"

## TWO STORY TOWNHOME

3 Bedrooms & Bath

Known As

## 64 KING CHARLES COURT

Baltimore County, MD 21237

Sale to Be Held

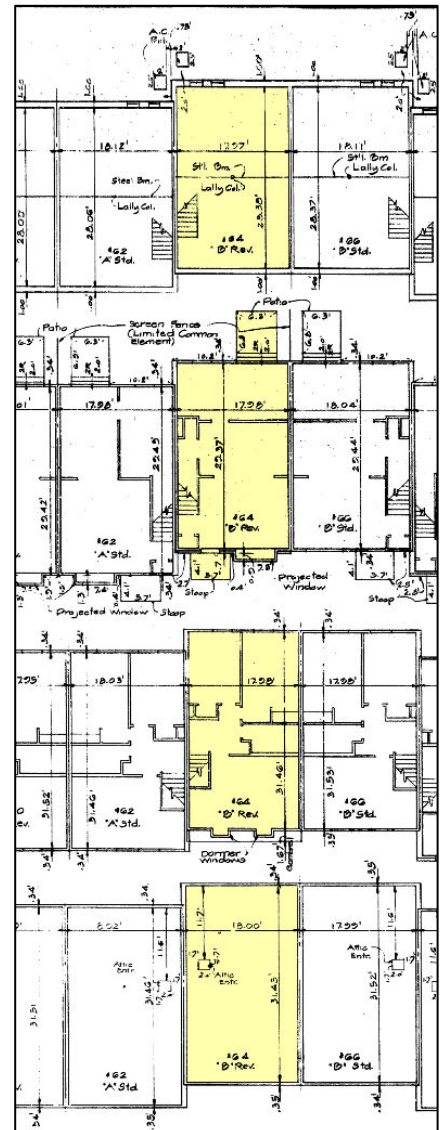
District Court of Maryland for Baltimore County  
120 E. Chesapeake Avenue, Towson, MD 21286

**THURSDAY, JANUARY 25, 2024**  
**AT 10:00 A.M.**

Please refer to **Legal Ad**  
for Complete Terms of Sale

According to public tax records, the inside-group townhouse was built in 1978, contains 1,116 square feet of living area and 540 square feet of basement space. According to the last MLS listing, the house contains a living room, dining room and kitchen, on the first floor; 3 bedrooms and bath, on the second; basement with family room; forced air heat and air conditioning.

Published annual real estate taxes are \$2,555, based on a full value assessment of \$132,900. The property is sold subject any prior outstanding mortgages or liens.



**DISTRICT COURT OF MARYLAND FOR BALTIMORE COUNTY  
120 EAST CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21286-5307  
CASE #: D-08-CV-20-007647**

King's Court Condominium, Section 3  
S/O Reese Broome PC  
1900 Gallows Rd, 7th Floor  
Vienna, VA 22182

v.

Dorothy R. Coghlan & Gary Goatcher  
64 King Charles Circle, Unit 64  
Baltimore, Maryland 21237

**NOTICE OF CONSTABLE'S SALE  
(Rule 3-644 b)**

Under and by virtue of a Writ of Execution, I have seized and taken into custody the following described property:

BEING KNOWN AND DESIGNATED AS: All that Condominium Unit in the Fourteenth Election District of Baltimore County, State of Maryland and known as Unit No. 64 King Charles Circle in building No. 14 in King's Court Condominium Section 3, Phase 9 Condominium Regime as said Unit and said Condominium Regime are established pursuant to the Declaration for King's Court Condominium Section 3, and By-laws for King's Court Condominium Section 3, dated November 7, 1974 and recorded among the Land Records of Baltimore County respectively in Liber E.H.K., Jr. No. 5480 folio 469 et seq., and 496 et seq., and pursuant to Eight Supplemental Condominium Plat for King's Court Condominium Section 3, Phase 9 recorded among the aforesaid Land Records in Plat Book E.H.K., Jr. No. 4, folio 76, et seq. and Pursuant to Eighth Amendment to the Declaration for King's Court Condominium-Section 3, dated March 26, 1975 and recorded among the aforesaid Land Records in Liber E.H.K., Jr. 5532, Folio 893, et seq. Together with an undivided interest in the common elements

**AND I HEREBY GIVE NOTICE THAT ON THURSDAY, JANUARY 25, 2024 AT 10:00 AM, ON THE COURTHOUSE STEPS OF THE DISTRICT COURT, LOCATED AT 120 EAST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21286:**

I will offer for sale so much of the debtor's interest in the property as is necessary to obtain the amount of the judgment and costs of the enforcement procedures. Sale subject to all liens and encumbrances.

I will sell the debtor's interest, including all legal and equitable interests of the debtor in the property. The sale will be for cash or certified check to the highest bidder at the time of sale. The buyer will be required to make a deposit of \$10,000 by cash or certified check on day of sale. The remaining amount is to be paid within 2 business days. If the remaining amount is not paid, the deposit will be forfeited.

Auctioneer: AJ Billig  
6500 Falls Road  
Baltimore, MD 21209

James Brady  
Supervising Constable  
410-512-2020

2-F

Jan. 2, 9, 16

7548026

## **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.