


AJ BILLIG

REAL ESTATE • AUCTIONEERS

410-296-8440 

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DISTRICT COURT OF MARYLAND FOR BALTIMORE COUNTY
120 EAST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21286-5307
CASE #: D-08-CV-23-017649

Catonsville Mews Condominium, Inc.
56 Rees Broome, PC
1900 Gallows Rd, Ste 700
Tysons Corner, Virginia 22182

v.
Samuel A. Blake and Darlene J. Blake
1213 Corolla Court
Baltimore, Maryland 21228

**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 Condominium Unit 1213, Building 6, Phase 7, on a Plat entitled "Condominiums Plat Phase 7, Catonsville Mews Condominium (Previously recorded as Section Two, Catonsville Gateway, at Plat Book 77, folio 1)," as the same is established pursuant to a Declaration and By-Laws of "Condominium Plat Phases 1, 1A, 2, 3, 4, and 5, Catonsville Mews Condominium" folio 001 et seq and all amendments and supplements thereto and as shown on the aforesaid Plat recorded among the Plat Records of Baltimore County, Maryland in Plat Book 31, pages 38 and 39, inclusive/ Property address is 1213 Corolla Court, Catonsville, Maryland 21228

AND I HEREBY GIVE NOTICE THAT ON JUNE 13, 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.

Auctioneer: AJ Billig
6500 Falls Road
Baltimore, MD 21209
410-296-8440

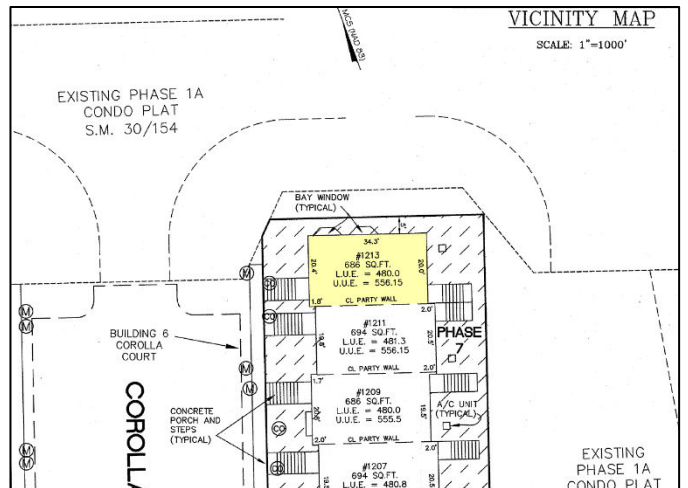
James Brady
Supervising Constable

410-512-2020

22-C


May 21, 28, June 4

7630784



The property is located in the Catonsville Mews subdivision, north of US 40 and west of Rolling Road. The home is believed to consist of a two story end-of-group townhouse, containing a living room, dining room, kitchen, 3 bedrooms, 3.5 baths, finished basement, gas forced air heat and central air conditioning. According to public tax records, the house was built in 2006, contains 1,384 square feet of living area and 680 square feet of basement space. Annual real estate taxes are \$3,024, based on a full value assessment of \$265,900.

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.

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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.