



DISTRICT COURT OF MARYLAND FOR BALTIMORE COUNTY
 120 EAST CHESAPEAKE AVENUE
 TOWSON, MARYLAND 21286-5307
 CASE #: D-08-CV-21-027577

Ballard Green Community Association, Inc.
 7226 Lee DeForest Drive Suite 102
 Columbia, Maryland 21046

v.
 Darby Pack
 9519 John Locke Way
 Owings Mills, Maryland 21117

**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 Lot No. 331 as shown on the plat entitled, "PHASE 1-A - PLAT TWO BALLARD GREEN, a subdivision of Part of Parcel B - Plat J.L.E. 79, folio 322," recorded among the Land Records of Baltimore County, Maryland in Plat Book JLE No. 79, folio 460. There improvements thereon known as 9519 John Locke Way, Owings Mills, MD 21117

AND I HEREBY GIVE NOTICE THAT ON JULY 18, 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. A \$10,000 deposit by cashier's check is required at the time of sale. Balance due in 2 business days.

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.

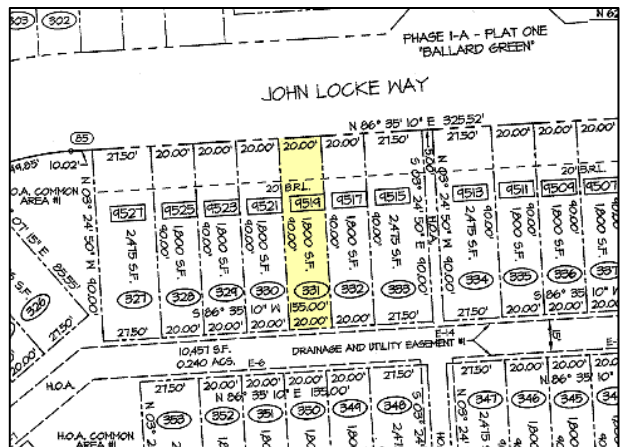
Auctioneer: AJ Billig
 6500 Falls Road
 Baltimore, MD 21209
 410-296-8440

James Brady
 Supervising Constable
 410-512-2020

27-A


June 25, July 2, 9

7648153



9519 John Locke Way, consists of a three-story, inside-group townhome, built in 2016, containing 2,136 square feet of living area and 264 square feet of garage space, according to public tax records. The house is believed to contain a living room, dining room, kitchen, 3 bedrooms, 3.5 baths, gas heat and central air conditioning.

Published annual real estate taxes are \$3,975, based on a full value assessment of \$336,800. According to Bright MLS, homes in the neighborhood have sold for \$384,913 to \$490,000, during the past six months.

AJ BILLIG**REAL ESTATE • AUCTIONEERS****410-296-8440** **ajbillig.com**

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.