

DISTRICT COURT OF MARYLAND FOR BALTIMORE COUNTY
120 EAST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21286-5307
CASE #: D-08-CV-21-036805

Andover Condominium Association, Inc.
8226 Lee DeForest Drive, Suite 102
Columbia, Maryland 21046

v.
Tivon D. Green
4113 Turf Run Circle, Unit 4113B
Randallstown, Maryland 21133

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 4113B Unit No. 4113 Turf Run Circle, Phase 7 in the Horizontal Property Regime. known as the Andover Condominium Association and being part of all the property more particularly described in a Declaration by Olney Town Center Development Corporation dated December 5, 1990 and recorded among the Land Records of Baltimore County, Maryland in Liber SM No. 8667, page 523 and the By-Laws attached thereto as the same are amended by First Amendment of Declaration recorded in Liber SM No. 8673, page 133 and the Plats thereof recorded in Condominium Plat Book SM No. 14, pages 67-71, as Amended by Plat filed in Blat Book SM No. 14, page 72. See also Second Amendment to Declaration dated March 16, 1991 and recorded among the Land Records of Baltimore County, Maryland in Liber SM No. 8736, page 842 and the Plats of Condominium Units, Andover. Condominium Association Phase 3, filed in Plat Book SM No. 14, pages 113, 114, and 115 and Third Amendment to Declaration dated April 15, 1991 and recorded in Liber SM No., 8760, page 35 and the Plats of Condominium Units. Andover Condominium, Phase 5, filed in Plat Book SM No. 8875, folio 255 and the Plats of Condominium Units, Andover Condominium Units, Andover Condominium, Phase 7, filed in Condominium Plat Book SM No. 14, pages 134, 135, and 136, and Fourth Amendment to Declaration recorded in Liber 8875, folio 255 and the Plats of Condominium Units, Andover Condominium Units, Andover Condominium, Phase 7, filed in Condominium Plat Book SM No. 15, pages 27, 28, and 29 and Fifth Amendment to Declaration recorded in Liber SM No. 8916, page 224 and the Plats of Condominium Units, Andover Condominium, Phase 6 filed in the Condominium Plat Book SM No. 15, pages 36, 37, and 38, and Sixth Amendment to Declaration recorded in Liber SM No. 9028, pages 661 and the Plats of Condominium Units, Andover Condominium, Phase 8, filed in Condominium Plat book SM No. 15, pages 72, 73, and 74. Together with a pro-rated undivided interest in the common elements thereof as established for this unit pursuant to the aforesaid Declaration, together with the improvements thereon and the appurtenances and subject to and with the benefit of the provisions of said Declaration recorded among the aforesaid Land Records. The improvements thereon being known as 4113 B Turf Run Circle.

AND I HEREBY GIVE NOTICE THAT ON JULY 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. 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

28-A

July 2, 9, 16

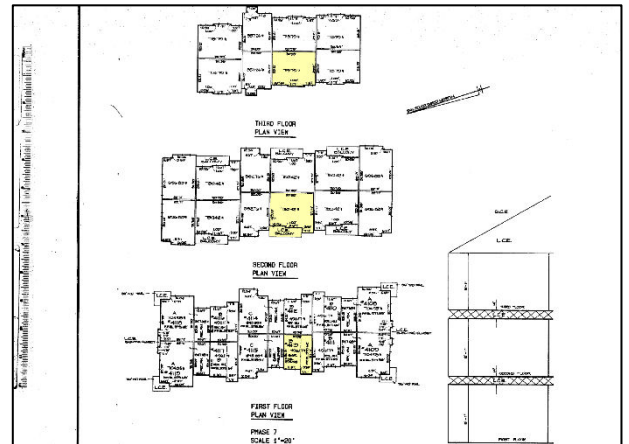
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410-296-8440 

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4113B Turf Run Circle consists of a three-story inside-group townhouse condominium unit with garage, built in 1991, containing 1,828 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/dining room, kitchen, 3 bedrooms, 2.5 baths, fireplace, heat pump and central air conditioning.

Published annual real estate taxes are \$1,961, based on a full value tax assessment of \$168,300. Three homes have sold in Andover Condominium in the last six months, all for \$270,000, according to Bright MLS.

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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.