

**Baltimore City**

**Thomas M. Weschler, Esquire  
McLeod, Weschler & Yeager, P.C.  
141 West Patrick Street, First Floor  
Frederick, Maryland 21701**

**Trustee's Auction**

**Lauraville**

Two and One-Half Story

**Traditional Home**

0.16± Acre - 6 Bedrooms - 1.5 Baths  
Sale On Premises

**4218 Harford Terrace**

A/K/A 4218 Harford Road  
Near Argonne Drive  
Baltimore City, MD 21214

**Wednesday, June 26, 2024 at 12:00 Noon**

Pursuant to an order of the Circuit Court for Frederick County, Maryland, passed in the matter of Emily Faith Fuller, Plaintiff v. Jerrod Antonio Fuller, Defendant, Case No. C-10-FM-23-1402, the undersigned Trustee will sell at public auction, on the premises, the following:

All that leasehold parcel of land, situate and lying in Baltimore City, State of Maryland, being more fully described in the Deed dated February 5, 2018, recorded among the Land Records of Baltimore City in Book MB 19998, Page 0040. The improvements thereon being known as 4218 Harford Road, Baltimore, Maryland 21214 according to deed records, and 4218 Harford Terrace, Baltimore, MD 21214 according to public tax records. Lot size: 60' x 140', more or less, according to public tax records. Subject to an annual ground rent of \$120 payable in semi-annual installments on June 23 and December 23 in each and every year.

The property is improved by a two and one-half story frame home with covered front porch, constructed in 1920, comprising 2,410 interior square feet above grade and 832 square feet below, according to public tax records. The property is believed to have been fully renovated in 2018 and arranged for a living room, kitchen, 6 bedrooms, and 1.5 baths. According to one of the owners, features include: new plumbing, new asphalt shingle roof, new furnace, updated kitchen with new appliances, updated baths, deck, new sliding, new doors, new fencing, sump pump and new electrical panel. Additional information and photos available at [www.ajbillig.com](http://www.ajbillig.com).

**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 by 12:00 P.M., on Thursday, June 27, 2024, 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 Frederick 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 or 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.

**No Buyers Premium**

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

THOMAS M. WESCHLER, Trustee

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**REAL ESTATE • AUCTIONEERS**  
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