

**MILES & STOCKBRIDGE P.C.**  
**101 Bay Street, Suite 2, Easton, Maryland 21601**  
**410-820-0264**

**SUCCESSOR TRUSTEES' SALE OF VALUABLE  
FEE SIMPLE PROPERTY IMPROVED BY PREMISES KNOWN AS  
5602 CASSONS NECK RD., CAMBRIDGE, MD 21613**

Under a power of sale contained in a certain Deed of Trust from Laura M. King and Joseph Scott King dated September 20, 2007, and recorded among the Land Records for Dorchester County, Maryland in Liber 836, folio S9S, and as subsequently modified, default having occurred under the terms thereof and at the request of the parties secured thereby (Civil Case No. 09- C-1S-022398), the undersigned Successor Trustees will offer for sale at public auction at the Dorchester County Circuit Court House, 206 High Street, Cambridge, MD 21613 on:

**NOVEMBER 9, 2015 AT 11:30 A.M.**

ALL that lot or parcel of land situate on the northwest side of Cassons Neck Road in the Eighth (or Neck) Election District, Dorchester County, Maryland, being described as follows in a Deed from Elizabeth Shimel, et. al., to Stephen O. Wilcox, Jr., dated Dec. 30, 1921, and recorded among the Land Records of Dorchester County, Maryland, in Liber JFD 11, folio 2S3:

BEGINNING for the outlines of the same at the corner of the property of A. T. Groll (formerly owned by Nellie James) and thence running in an easterly direction, binding with the land of James Seward (formerly owned by Alexander Seward) to the County Road above mentioned; thence along said road in a northerly direction to the land of Robert Rhea (formerly owned by Charles Wilcox); thence binding with the Rhea lands in a westerly direction to the Groll lands, and thence running south, binding with the Groll lands to the place of beginning, containing one acre of land, more or less.

THE PRESENT southwestern boundary of said lot is shown on a plat entitled "SUBDIVISION OF THE LAND OF WILLIAM H. WEST;" as recorded among the Plat Records of Dorchester County, Maryland, in Plat Book 37, folio 2S, and the southern and western boundaries are also shown on a plat entitled "PLAT OF EASEMENT FOR BELL ATLANTIC-MARYLAND, INC. FROM GERTIE LEE BRADFORD," dated Nov. 17, 1997, and recorded among the Land Records of Dorchester County in Liber 366, folio 198, as part of an easement recorded in Liber 366, folio 19S.

The foregoing property consists of approximately 1 acre of land, more or less, and is improved by a DWELUNG of approximately 1,904 square feet gross living area, more or less, consisting of 2 bedrooms and 2 bathrooms.

The property will be sold in "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

**Terms of Sale:** A deposit in the form of cashier's or certified check, or in such other form as the Successor Trustees may determine, at their sole discretion, for \$12,000.00 at the time of sale. If the noteholder is the successful bidder, the deposit requirement is waived. The balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for Dorchester County, Maryland. TIME IS OF THE ESSENCE FOR THE PURCHASER. Interest is to be paid on the unpaid purchase price at the rate of 3.00% as described in the Promissory Note, per annum, from the date of sale to the date the funds are received in the office of the Successor Trustees, if the property is purchased by an entity other than the noteholder. There will be no abatement of interest due from the purchaser in the event settlement is delayed for any reason. Adjustment of current year real property taxes and other public and/or private charges or assessments including water/sewer charges, will be made as of the date of sale and thereafter assumed by the purchaser. All other public and/or private charges or assessments, including water/sewer charges, incurred after the sale, and all other costs incidental to settlement to be paid by the purchaser. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Successor Trustees are 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 to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Successor Trustees. If purchaser defaults under these terms, the deposit shall be forfeited. The Successor Trustees may then resell the property at the risk and cost of the defaulting purchaser. The defaulting purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulting purchaser. Purchaser shall be responsible

for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss or damage to the property from the date of sale.

The information contained herein was obtained from sources deemed to be reliable but is offered for informational purposes only. The Successor Trustees, Auctioneer and the secured party do not make any representations or warranties with respect to the accuracy of this information.

Ryan D. Showalter  
Adam M. Lynn,  
Successor Trustees  
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