

MILES & STOCKBRIDGE, P.C.
101 Bay Street, Suite 2
Easton, Maryland 21601
(410) 820-0257

**SUBSTITUTE TRUSTEES' SALE
OF VALUABLE FEE SIMPLE PROPERTY**

**IMPROVED BY PREMISES KNOWN AS
3650 YELLOW BANK ROAD
DUNKIRK, MARYLAND 20754**

Under a power of sale contained in a certain Deed of Trust from Rex Plant to Kirk Langs as trustee for the benefit of Ameriquest Mortgage Company dated March 24, 2003, and recorded among the Land Records of Calvert County at Liber 02418, folio 669, and assigned by an Assignment of Deed of Trust to Elk Rock Fund I, LLC, dated January 4, 2012, and recorded among the Land Records of Calvert County at Liber 3886, folio 0395, default having occurred under the terms thereof and at the request of the parties secured thereby (Civil Case No. 04- C- 13- 001757), the undersigned Substitute Trustees will offer for sale at public auction at the Calvert County Circuit Court House, 175 Main Street, Prince Frederick, Maryland 20678 on:

SEPTEMBER 17, 2015 AT 11:00 A.M.

Lot numbered Two (2) as described on the plat duly recorded among the Land Records of Calvert County, Maryland in Plat Book ABE 4 at Plat No. 42 and titled as "Final Plat, The Clifton O. Whittington, Jr. Minor Subdivision, Third Election District, Calvert County, Maryland".

The foregoing property is improved by a DWELLING of approximately 1,144 square feet gross living area, more or less, with three bedrooms and two bathrooms.

The property will be sold in "as is" condition and together with and subject to any conditions, appurtenances, 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 Substitute Trustees may determine, at their sole discretion, for \$15,000.00 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 Calvert County, Maryland. TIME IS OF THE ESSENCE FOR THE PURCHASER. Interest is to be paid on the unpaid purchase price at the rate of 8,5% pursuant to the terms of the Promissory Note, per annum, from the date of sale to the date the funds are received in the office of the Substitute 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 Substitute 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 Substitute Trustees. If purchaser defaults under these terms, the deposit shall be forfeited. The Substitute 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 Substitute Trustees, Auctioneer and the secured party do not make any representations or warranties with respect to the accuracy of this information.

William E. Sauser
Adam M. Lynn
Substitute Trustees
Miles & Stockbridge P.C.
101 Bay Street, Suite 2
Easton, MD 21601
410-820-0257

For More Information:
P. Douglas Marshall, Jr.
Auctioneer
410-749-8092
www.AMAuctions.com