

HYATT & WEBER, P.A.
200 Westgate Circle, Suite 500
Annapolis, Maryland 21401
410-266-0626
SUBSTITUTE TRUSTEES' SALE
OF
VALUABLE FEE-SIMPLE PROPERTY IMPROVED
BY A RESIDENTIAL DWELLING
Known as
4740 Jones Village Road, Hurlock, Maryland 21643
(formerly known as 4740 Skeet Club Road, Hurlock, Maryland 21643)

Under and by virtue of the power of sale contained in a certain Deed of Trust from Amos Jones, III, also known as Amos F. Jones, III, and Ronald Maurice Jones dated September 17, 2007, and recorded in Liber 0835, folio 088, among the Land Records of Dorchester County, Maryland, default having occurred under the terms thereof and at the request of the party secured thereby, the undersigned Substitute Trustees will sell at public auction, at the front entrance of the Court House for the Circuit Court for Dorchester County, Maryland on:

THURSDAY, DECEMBER 17, 2009 AT 11:00 A.M.

ALL THAT property situated in Dorchester County, Maryland and described as follows:

ALL of that Lot, piece or parcel of land situate, lying and being in Hurlock Election District of Dorchester County, State of Maryland, on the North side of road leading from (Mission) Hurlock to Harrison, more particularly described as follows: Designated as Lot No. 10 on a Plat of Survey made by John C. Fisher in "Jonesville" Subdivision, November 13, 1941 and recorded among the Land Records for Dorchester County, Maryland in Liber JFD No. 1, folio 150, and beginning for outlines of the same at intersection of Hurlock-Harrison Ferry Road at Southwest corner of Lot No. 10, in said subdivision, thence North 150.2 feet to a boundary of Lot No. 11; thence running with said boundary East 56.8 feet; thence South 150 feet to right of way of aforesaid County road; thence 60 feet West to the place of beginning, being Lot No. 10 on aforesaid Plat. Being the same property conveyed unto Thomas H. Farrow and Juanita Farrow, his wife, by Albert McDaniel Conaway, unmarried, by Deed dated August 14, 1959 and recorded among the Land Records of Dorchester County, Maryland, in Liber PLC No. 116, folio 35. Also being the same identical land, and all thereof, that was conveyed by Deed from Thomas H. Farrow and Juanita Farrow, his wife, 19 day of July, 1960, to Lee H. Lovett, his heirs and assigns in fee simple, now recorded among the Land Records of Dorchester County, Maryland in Liber No. 156, folio 525 and being part of the land conveyed unto Vincent Thomas West, a life estate, then to Lee H. Lovett and Peggy D. Lovett by Lee H. Lovett and Peggy D. Lovett, by Deed dated August 15, 1969, and recorded among the aforesaid Land Records in Liber No. 161, folio 291, identified as Parcel No. 4 in said Deed. And being more particularly described and delineated according to a boundary line survey and Plat entitled, "Boundary Survey Sampson Property" prepared by Tidewater Land Surveyors, Inc., dated September 19, 2006, and recorded among the Land Records of Dorchester County, Maryland, in Plat Cabinet No. 53, folio 008; and containing a 8,703 square feet of land, more or less, as shown on said Plat.

The property and any improvements thereon will be sold subject to conditions, restrictions and agreements of record, or otherwise, affecting the same, if any. The property and improvements thereon are being sold without warranty, express or implied, of any kind, in "as is" condition. The property will be sold subject to the statutory right of the United States of America Internal Revenue Service to redeem the property for one hundred twenty (120) days after the sale.

TERMS OF SALE: A cash deposit or certified check for \$14,000.00 required of the purchaser at the time of sale, balance in cash, certified check or cashier's check at settlement, which must occur within ten (10) days following final ratification of sale by the Circuit Court for Dorchester County, unless said period is extended by the Substitute Trustees, their successors or assigns, in their sole discretion, time being of the essence. Interest to be paid on the unpaid purchase price at the rate of 4.75% per annum from the date of sale to date of settlement. In the event purchaser fails to proceed to settlement as required herein, in addition to any other legal or equitable remedies available to them, the Substitute Trustees may, without further order of the court, declare the aforementioned deposit forfeited and resell the property at the purchaser's risk and expense. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of both sales, reasonable attorneys' fees, all other charges due, and incidental damages. Taxes and water rent to be adjusted to date of sale. Condominium fees and/or Homeowners Association dues, or any other private charge or assessment, if applicable, shall be adjusted to the date of sale and assumed thereafter by the purchaser. All other public charges and assessments, payable on an annual basis, including sanitary and/or metropolitan district charges, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. It shall be the responsibility of the purchaser to obtain possession of the property. Purchaser assumes the risk of loss or damage from the date of sale forward. Cost of all documentary stamps, transfer taxes, title examination, document preparation and title insurance shall be borne by the purchaser. Purchaser must pay document review fee of \$395.00 to Hyatt & Weber, P.A. at settlement. The Substitute Trustees reserve the right to modify the requirements for bidders' deposits, to withdraw the property from the sale prior to the termination of bidding and to postpone the sale. If Substitute Trustees are unable to convey good and marketable title to the property, the sole remedy of the purchaser shall be limited to the refund of the deposit of 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. The beneficiary, or any subsidiary of beneficiary, named in the deed of trust being foreclosed upon shall be excused from posting a deposit.

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

Financing may be available for qualified successful bidder. Please contact Christie Hambruch at 410-260-2000 for more information.

Alan J. Hyatt, Jonathan M. Wall, and David A. Katz, Substitute Trustees.

(Atlantic Auctions logo)

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