

HYATT & WEBER, P.A.  
200 Westgate Circle, Suite 500  
Annapolis, Maryland 21401  
410-266-0626

SUBSTITUTE TRUSTEES' SALE  
OF  
VALUABLE, FEE-SIMPLE PROPERTIES  
Known as

9901, 9903, 9905, 9907 & 9909 Elm Street, Ocean City, MD 21842

Under and by virtue of the power of sale contained in a certain Deed of Trust from Cynthia L. Taylor dated June 21, 2005, and recorded in Liber 4468, folio 0022, among the Land Records of Worcester 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 Worcester County, Maryland on:

FRIDAY, DECEMBER 18, 2009 AT 11:00 A.M.

ALL THAT property, with improvements thereon, if any, situated in Worcester County, Maryland and described as follows:

ITEM ONE: ALL that certain lot or parcel of land lying and being situate in the Tenth Election District of Worcester County, Maryland, adjoining and lying northwesterly of Lot No. 33 on the "Plat of Boulevard Heights", the land hereby conveyed being particularly described as follows: Beginning at the northwest corner of Lot No. 34 as laid down on the plat of "Boulevard Heights", and from thence North 66 degrees 00' West, 88.25 feet to the southeasterly line of Lot No. 15 of the "Farms Company Plat No. 1"; thence by and with the southeasterly line of the same North 20 degrees 00' East, 50.00 feet; thence south 66 degrees 00' East, 88.25 feet to the northwesterly corner of Lot No. 33 of the above mentioned plat of "Boulevard Heights"; thence by and with the northwesterly line of said Lot No. 33 south 20 degrees 00' West, 50.00 feet to the place of beginning; and being more particularly shown and designated on the "Location Survey for 9901-9909 Elm Street, Lots 33, 34 & part of Lots 32 & 35, Boulevard Heights", made by Loewer & Associates, and recorded among the aforesaid Land Records in Plat Book No. 200, folio 13.

ITEM TWO: ALL that lot or parcel of land lying and being situate in the Tenth Election District of Worcester County, Maryland, adjoining Lot No. 34 on plat of "Boulevard Heights", the land hereby conveyed being particularly described as follows: Beginning at the northwesterly corner of Lot No. 34 as laid down on said plat of Boulevard Heights, and from thence running by and with the westerly or northwesterly line of said Lot No. 34, South 20 degrees 00' West, 50.00 feet to a boulder at the west or southwesterly corner of said Lot No. 34; thence North 66 degrees 00' West, 88.25 feet to the southeasterly

line of Lot No. 15 of the Farms Company Plat No. 1; thence by and with the same North 20 degrees 00' East, 50.00 feet; thence South 66 degrees 00' East, 88.25 feet to the place of beginning, containing 0.118 of an acre of land, more or less, and being more particularly shown and designated on the "Location Survey for 9901-9909 Elm Street, Lots 33, 34 & Part of Lots 32 & 35, Boulevard Heights", made by Loewer & Associates, and recorded among the aforesaid Land Records in Plat Book No. 200, folio 13.

ITEM THREE: ALL that two lots or parcels of land lying and being situate in the Tenth Election District of Worcester County, Maryland, on the westerly side of Elm Street as shown on the "Plat of Boulevard Heights" platted by William D. Pitts, and recorded among the Land Records of Worcester County, Maryland, in Liber C.W.N., Jr., No. 1, folio 563, designated as all of Lot No. 33 and the southerly or southwesterly 40 feet of Lot No. 32 on said Plat, and being more particularly shown and designated on the "Location Survey for 9901-9909 Elm Street, Lots 33, 34 & part of Lots 32 & 35, Boulevard Heights", made by Loewer & Associates, and recorded among the aforesaid Land Records in Plat Book No. 200, folio 13.

ITEM FOUR: ALL that certain lot or parcel of land lying situate in the Tenth Election District of Worcester County, Maryland, on the westerly side of Elm Street as shown on the "Plat of Boulevard Heights" platted by William D. Pitts, and recorded among the Land Records of Worcester County, Maryland in Liber C.W.N., Jr., No. 1, folio 563, designated as Lot No. 34 on said Plat, and being more particularly shown and designated on the "Location Survey for 9901-9909 Elm Street, Lots 33, 34 & part of Lots 32 & 35, Boulevard Heights", made by Loewer & Associates, and recorded among the aforesaid Land Records in Plat Book No. 200, folio 13.

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.

TERMS OF SALE: A cash deposit or certified check for \$52,000.00 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 Worcester 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 4.25% 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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