

**SHERIFF'S SALE OF APPROXIMATELY 59.55 +/- ACRES OF VALUABLE REAL  
PROPERTY CONSISTING OF 4 PARCELS LOCATED NEAR THE NUTTER'S  
CROSSING GOLF COURSE IN WICOMICO COUNTY, MARYLAND**

Pursuant to Writ of Execution issued in Case No. 22-C-10-001954 in the Circuit Court for Wicomico County, Maryland, I have levied upon, seized and attached as Sheriff of Wicomico County, Maryland, all of the right, title, claim, estate and interest of judgment debtor, Thomas H. Ruark, Inc. ("Judgment Debtor"), in and to certain real property generally known as approximately 59.55+/- acres consisting of 4 parcels located near the Nutter's Crossing Golf Course in Wicomico County, Maryland, as more particularly described below.

I hereby give public notice that on Friday, February 12, 2016 at 10:30 a.m., I will offer for sale at public auction in the conference room at the La Quinta Inn & Suites Salisbury, 300 S. Salisbury Blvd, Salisbury, MD 21801, all the right, title, estate, claim and interest of Judgment Debtor in and to the following real property (the "Property"):

**Parcel 1:**

32.88 Acre Lot, Dixon Road, Salisbury, MD 21804  
Wicomico County Tax ID Number 08-007276

BEGINNING FOR THE FIRST and being known as designated as all that tract of land situate, lying and being in said District, County and State aforesaid, and on the South side of and binding upon a 20 foot right of way separating the land hereby conveyed from other lands known as the "George William Deal Land", and the lands now or formerly owned by John W. Dixon and bounded on the South by the Old Ruark's Mill Branch, and containing 27 acres of land, more or less, and also a right of way over all of the road mentioned in a deed from Elmer J. Nichols, et ux, to John W. Dixon dated February 3, 1917, and recorded among the Land Records of Wicomico County, State of Maryland, in Liber J.C.K. No.103, Folio 289.

BEING designated as Parcel One in a Deed dated February 17, 1995 by and between IA Construction Corporation, formerly known as The Interstate Amiesite Corporation, unto Thomas H. Ruark, Inc., a Maryland corporation, and recorded February 27, 1995 among the Land Records of Wicomico County, Maryland in Liber M.S.B. No. 1430, folio 410.

BEGINNING FOR THE SECOND and being known and designated as Remaining Lands of Thomas H. Ruark, Inc., Liber M.S.B. No. 1425, folio 450, Parcel 445, to be added to Parcel 447, Area = 6.70 Acres +/-, as shown on the Plat entitled "FINAL SUBDIVISION, NUTTERS CROSSING, SECTION THREE, NUTTERS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND",

which plat is recorded among the Land Records of Wicomico County in Plat Cabinet M.S.B. No. 13, folio 122.

**Parcel 2:**

13.84 Acre Lot, Dixon Road, Salisbury, MD 21804  
Wicomico County Tax ID Number 08-007268

ALL that tract or parcel of land situate in the District, County and State aforesaid, and on the East side of and binding upon a private road leading over Ruark's Old Mill Branch, and adjoining the lands formerly owned by James c. Davis on the North, East and South, and containing 13.84 acres of land, more or less.

BEING designated as Parcel Two in a Deed dated February 17, 1995 by and between IA Construction Corporation, formerly known as The Interstate Amiesite Corporation, unto Thomas H. Ruark, Inc., a Maryland corporation, and recorded February 27, 1995 among the Land Records of Wicomico County, Maryland in Liber M.S.B. No. 1430, folio 410.

**Parcel 3:**

9.83 Acre Lot, Morris Mill Road, Salisbury, MD 21804  
Wicomico County Tax ID Number 08-024588

ITEM ONE: ALL that lot or parcel of land situate and lying in Nutters Election District, Wicomico County, State of Maryland, bounded on the East by a public road leading from Ruark's Mill to Dykes Road; bounded on the North by the land now or formerly owned by Clarence Luffman, formerly the land of George Phillips; bounded on the West by the land formerly owned by Whipple and now or formerly owned by Clarence Luffman; and bounded on the South by the Ruark's Mill Branch; being 15 acres of land, more or less; except that which was conveyed to The State of Maryland To The Use Of The State Highway Administration Of The Department of Transportation by deed dated May 7, 1974 and recorded at Liber A.J.S. No. 821, Folio 839; and also except all of that land from J.W.T.S. No. 596, Folio 135 that is on the Northwesterly side of the Route 13 By-Pass. It is intended that Item One hereof shall describe all of the land from J.W.T.S. No. 596, Folio 135 that is on the Southeasterly side of the Route 13 By-Pass.

ITEM TWO; ALL that lot, tract or parcel of land situate, lying and being in Nutters Election District of Wicomico County and State of Maryland, beginning for the same at a point in the southeasterly right of way line and right of way line of through highway of Relocated U.S. Rte. 13 leading from Md. Rte. 12 to St. Lukes Road, said point of beginning being the intersection of the aforementioned southeasterly right of way line and right of way line of through highway (Relocated U.S. Rte. 13) and the eighth (8th) or North 62 degrees 45 minutes West 77 pole line of a deed from Morris A. Walton and Mattie Walton, his wife, to Ross D. Henry,

dated April 11, 1911 and recorded among the Land Records of Wicomico County, Maryland in Liber E.A.T. No. 74, Folio 164, said point of beginning being situate 136.36 feet measured at right angles to the left of station 458+17.98 of the base line of right of way and center line of Relocated U.S. Rte. 13, as said base line of right of way and center line is delineated on the State Highway Administration - State Roads Commission of Maryland' s plats numbered 38559 (revised 3-1-74) and 38560, recorded among the aforesaid Land Records in Liber J.W.T.S. No. 6, Folio 30 and J .W.T .S. No. 5, Folio 45; running thence and binding along the aforesaid eighth (8th) or North 62 degrees 45 minutes West 77 pole line of the aforementioned deed, reversed and as now surveyed South 69 degrees 08 minutes 23 .3 seconds East 136.209 feet to the end of the seventh (7th) or North 48 degrees 30 minutes East 63.02 pole line of the aforementioned deed, running thence and binding on said seventh (7th) line, reversed and as now surveyed, South 39 degrees 12 minutes 24.3 seconds West 1022.892 feet to intersect a line of division between the property now or formerly belonging to Wallace L. Luffman and the property now or formerly belonging to Avery Malone, running thence and binding on said line of division, as now surveyed, North 59 degrees OS minutes 55 .9 seconds West 186.982 feet to intersect the aforementioned southeasterly right of way line and right of way line of through highway (Relocated U.S. Rte. 13), running thence and binding thereon the following courses and distances, viz: North 40 degrees 38 minutes 46.1 seconds East 326.762 feet, thence North 43 degrees 30 minutes 30.7 seconds East 500.00 feet, thence North42 degrees 21 minutes 46.0 seconds East 182.054 feet to the place of beginning, containing 3.73 acres plus or minus and being designated as "Wallace L. Luffman-Extra Land" on the State Highway Administration - State Roads Commission of Maryland's plats numbered 38539 (revised 3-1-74) and 38560, recorded as aforesaid in Liber J.W.T.S. No. 6, Folio 30 and J.W.T.S. No. 5, Folio 45.

Item Two being subject to the Denial of Access Provisions of the State Highway Administration - State Roads Commission of Maryland as shown on the State Highway Administration - State Roads Commission of Maryland's plats numbered 38559 (revised 3-1-74) and 38560.

BEING the same property described in a Deed dated September 16, 1997 by and between Helen Catherine White Malone a/k/a Helen Catherine Malone, unto Thomas H. Ruark, Inc., a Maryland corporation, and recorded September 18, 1997 among the Land Records of Wicomico County, Maryland in Liber M.S.B. No. 1561, folio 553.

**Parcel 4:**

3 Acre Lot, Dixon Road, Salisbury, MD 21804  
Wicomico County Tax ID Number 08-013594

ALL that lot of land situate, lying and being in Nutters Election District of

Wicomico County, State of Maryland, on the Southeast side of and binding upon the old County Road leading from the John Hastings home property to the Alonzo Dykes land known as the Dykes Road, and more particularly described as follows: Beginning at a point on the Southeast side of said Dykes Road, designated on a plat of same recorded among the Land Records of Wicomico County, Maryland in Liber I.D.T. No. 172, Folio 43, at the letter "A", thence by and with the land now or formerly of George Deal South 63 degrees 15 minutes East 4.9 chains to an iron axle in the ground; thence by and with the lands now or formerly of John William Dixon North 53 degrees 30 minutes East 5.8 chains to an iron axle at the land formerly belonging to Edward Ruark; thence by and with said lands formerly owned by Edward Ruark North 50 degrees 30 minutes West 4.91 chains to an iron axle on the Southeast side of said county road; thence by and with said road South 51 degrees West 6.87 chains to the beginning, containing three acres, more or less, subject, nevertheless, to a right of way 16 feet wide as laid down on said plat.

BEING the same property described in a Deed dated January 21, 2003 by and between Priscilla Townsend and Deshera Hitch, Attorneys in Fact for Flora T. Townsend, unto Thomas H. Ruark, Inc., a Maryland corporation, and recorded January 24, 2003 among the Land Records of Wicomico County, Maryland in Liber M.S.B. No. 2017, folio 602.

The Property is believed to consist of approximately 59.55 +/- acres consisting of 4 parcels located near the Nutter's Crossing Golf Course in Wicomico County, Maryland. The first parcel (Parcel 1 above) is believed to consist of approximately 32.88 +/- acres and has the following Tax Identification Number: 08-007276. The second parcel (Parcel 2 above) is believed to consist of approximately 13.84 +/- acres and has the following Tax Identification Number: 08-007268. The third parcel (Parcel 3 above) is believed to consist of approximately 9.83 +/- acres and has the following Tax Identification Number: 08-024588. The fourth parcel (Parcel 4 above) is believed to consist of approximately 3 +/- acres and has the following Tax Identification Number: 08-013594. It is believed that the Property is zoned R-20/A-2, Residential w/Airport Overlay.

**TERMS OF SALE:** A deposit in the amount of Ten Thousand Dollars (\$10,000.00), payable by certified check or other form acceptable to the Sheriff's Department of Wicomico County, will be required of the purchaser(s) at the time and place of sale. The balance of the purchase price shall be due at settlement by certified check with interest on the unpaid balance of the purchase price at the rate of ten percent (10%) per annum from the date of sale to and including the date of settlement. In the event the judgment creditor, PNC Bank, National Association ("Judgment Creditor"), or an affiliate thereof, is the successful bidder at the sale, such party will

not be required to make a deposit or to pay interest on the unpaid purchase money. Taxes, water and all other municipal charges and liens owed against the Property that are not otherwise extinguished as a matter of law as a result of the Sheriff's sale shall be the responsibility of the purchaser and shall be paid by the purchaser at settlement.

The Property will be sold in an "AS IS" condition and without any warranties or representations, either express or implied, as to the nature, condition or description of the improvements. In addition, the Property will also be sold subject to all existing housing, building and zoning code violations, subject to all critical area and wetland violations, subject to all environmental problems and violations which may exist on or with respect to the Property, and subject to all matters and restrictions of record affecting the same, if any. The purchaser at the Sheriff's sale shall assume the risk of loss for the above-referenced Property immediately after the sale takes place. It shall be the purchaser's responsibility to obtain possession of the Property following ratification of the sale by the Circuit Court for Wicomico, Maryland and conveyance of the Property by the Sheriff to the purchaser. The Property will be sold subject to all senior liens and encumbrances, if any, and subject to all easements, conditions, restrictions, rights of redemption, covenants, such state of facts that an accurate survey or physical inspection of the Property might disclose, and agreements of record affecting the Property.

The purchaser shall pay at settlement all state and local transfer taxes, documentary stamps, recordation taxes and fees, title examination costs, attorneys' fees, conveyance fees and all other incidental settlement costs. The purchaser shall settle and comply with the sale terms within fifteen (15) days following the final ratification of sale by the Circuit Court for Wicomico County, Maryland, unless said period is extended by the Sheriff for good cause shown. Time is of the essence.

If the Sheriff is unable to convey the Property as described above, the purchaser's sole remedy at law or in equity shall be limited to the refund of the aforementioned deposit, without interest thereon. Upon refund of the deposit to the purchaser, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Sheriff or the Judgment Creditor. In the event the purchaser fails to go to settlement as required, in addition to any other legal or equitable remedies available to the Sheriff, the Sheriff may, subject to further order of the court, resell the Property at the Purchaser's sole risk and expense and retain and apply the aforementioned

deposit to any deficiency in the purchase price sustained by the Sheriff, all costs and expenses of both sales, reasonable attorneys' fees, and any other damages sustained by the Sheriff and/or the Judgment Creditor as a result of the Purchaser's default, including, without limitation, all incidental damages.

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

Auctioneer: Bill Hudson  
BSC America, Atlantic Auctions, Inc.

Publish Ad:

Mike Lewis, Sheriff