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One South Street  
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**SUBSTITUTE TRUSTEES' SALE OF A VALUABLE 14.28+/- ACRE INDUSTRIAL  
PROPERTY GENERALLY KNOWN AS 201 RAILROAD AVENUE,  
WESTMINSTER, MARYLAND 20769**

Under and by virtue of the power of sale contained in that certain *Deed of Trust, Security Agreement and Fixture Filing*, dated July 18, 2019, securing the original principal amount of \$1,300,000.00, executed and delivered by Find Solid Corp (“**Borrower**”) to the trustees named therein and recorded among the Land Records of Carroll County, Maryland (“**Land Records**”) at Liber 9355, Folio 215 (the “**Deed of Trust**”), the holder of the indebtedness secured by said Deed of Trust (the “**Noteholder**”), having subsequently appointed Michael C. Bolesta and Richard A. DuBose, III as Substitute Trustees in the place and stead of the original trustees under the Deed of Trust by instrument duly executed, acknowledged and recorded among the aforementioned Land Records, a default having occurred under the terms of said Deed of Trust and at the request of the parties secured thereby, the undersigned Substitute Trustees (collectively, the “**Trustees**”) will offer for sale at a public auction to be conducted at the historic courthouse door of the Circuit Court For Carroll County, Maryland located at 200 Willis Street, Westminster MD 21157 on:

**FRIDAY, JUNE 7, 2024  
at 10:00 a.m.**

ALL THOSE lots or parcels of land situate and lying in Carroll County, Maryland (collectively, the “**Property**”) and being further described as follows:

Beginning for the same at an iron pin and cap now set at the beginning of the 1-st or North 60 degrees 52 minutes 49 seconds East 87.42 foot line of a deed dated April 15, 2014 from Landmark Community Newspapers of Maryland, LLC, a Maryland limited liability company, successor by merger to Landmark Community Newspapers of Maryland, Inc., a Maryland corporation to LME Westminster Properties, LLC, a Maryland limited liability company, recorded among the Land Records of Carroll County, Maryland in D.B.S. Liber 7650 folio 329, said iron pin and cap now set being also located on the southeast right-of-way line of Maryland Route 27 (also known as Rail Road Avenue), opposite and 30.00 feet southeasterly from Maryland State Highway Administration baseline station 27+50.00 as shown on Maryland State Highway Administration right-of-way Plat no 10235, said iron pin and cap now set having a north coordinate value of 696789.183 and east coordinate value of 1315376.429 on the NAD83 datum of the Maryland Coordinate System, thence running with and binding on the said Maryland State Highway Administration right-of-way line (MDSHA R/W Plat no 10235 and 10234) and running with and binding on the boundary lines of the mentioned deed (Deed: D.B.S. 7650/329), referring all courses of this confirmatory description to the NAD83 datum of the Maryland Coordinate System as established by field survey on February 24, 2017 by Leon A. Podolak and Associates, LLC;

- 1) North 60 degrees 51 minutes 08 seconds East 87.42 feet to an iron pipe found opposite and 51.00 feet southeasterly from baseline station 26+65.14 (MDSHA R/W Plat no. 10235), said pipe also located opposite and 45.00 feet southeasterly from baseline station 12+59.86 of the existing ramp for Maryland Route 140 (MDSHA R/W Plat no. 10234), thence continuing along the said right-of-way line (MDSHA R/W Plat no. 10234) and said boundary lines of the mentioned deed (Deed: D.B.S. 7650/329);
- 2) By a line curving to the right in a southeasterly direction, non-tangent to the previous line, with a radius of 103.00 feet and an arc length of 197.32 feet, subtended by a chord bearing South 78 degrees 09 minutes 57 seconds East 168.50 feet to an iron pin and cap found, thence;
- 3) South 23 degrees 17 minutes 02 seconds East 382.51 feet to an iron pipe found, thence;
- 4) By a line curving to the left in a southeasterly direction, tangent to the previous line, with a radius of 238.15 feet and an arc length of 156.22 feet, subtended by a chord bearing South 42 degrees 04 minutes 35 seconds East 153.44 feet to an iron pipe found at the end of the 5-th or North 62 degrees 43 minutes 06 seconds East 72.02 foot line of a deed dated August 14, 1959 from The B.F. Shriver Company, a body corporate of the State of Maryland to The One-Forty Corporation, a body corporate of the State of Maryland, recorded among the said Land Records in G.B.J. Liber 308 folio 549, thence leaving the said right-of-way line of the existing ramp for Maryland Route 140 (MDSHA R/W Plat no. 10234) and running reversely with the said 5-th line and 4-th line of the just mentioned deed (Deed: G.B.J. 308/549);
- 5) South 61 degrees 14 minutes 35 seconds West 70.69 feet to an iron pipe found on the east side of a stream, thence;
- 6) South 00 degrees 52 minutes 27 seconds East 318.19 feet to a point on the west side of a stream, said point also being at the end of the 2-nd or North 53 degrees 59 minutes East 515.23 foot line of a deed dated May 8, 1963 from The B.F. Shriver Company, a body corporate of the State of Maryland to The Board of Education of Carroll County, a body corporate of the State of Maryland recorded among the said Land Records in C.C.C. Liber 358 folio 686, thence leaving the outline of the One-Forty Corporation property (Deed G.B.J. 308/549) and running reversely with and binding on the said 2-nd line (Deed: C.C.C. 358/686);
- 7) South 64 degrees 48 minutes 20 seconds West, passing over a one inch diameter steel pin found at a distance of 94.26 feet, in all 516.20 feet to a one inch diameter steel pin found at the beginning of the said 2-nd line (Deed: C.C.C. 358/686), said steel pin also located at the beginning of the 2-nd or North 32-1/4 degrees West 198 foot line of a deed dated May 25, 1953 from The B.F. Shriver Company, a body corporate of the State of Maryland to The United Company, a body corporate of the State of Maryland recorded among the said Land Records in E.A.S. Liber 220 folio 523, thence leaving the outline of The Board of Education of Carroll County property (C.C.C. 358/686) and running with and binding on the 2-nd line of The United Company property (Deed: E.A.S. 220/523) and also running with and binding on the 1-st or North 32-1/4 degrees West 311.7 foot line of a deed dated November 27,

1953 from The B F Shriver Company, a body corporate of the State of Maryland to The United Company, a body corporate of the State of Maryland recorded among the said Land Records in E.A.S. Liber 229 Folio 217;

8) North 37 degrees 30 minutes 27 seconds West 519.47 feet to a point at the end of the 1-st line of The United Company property (Deed: E.A.S. 220/523), said point also located at the beginning of the 2-nd or North 57 degrees 45 Minutes East 80.00 foot line of the second described parcel of land in a deed dated June 29, 2011 from Warren L. Wheeler to DCM Leasing, LLC, a Pennsylvania Limited Liability Company recorded among the said Land Records in D.B.S. Liber 6596 folio 282, thence leaving the outline of The United Company property (Deed: E.A.S. 220/523) and running with and binding on the said 2-nd line and 3-rd line of the DCM Leasing, LLC property (Deed: D.B.S. 6596/282);

9) North 52 degrees 29 minutes 33 seconds East 80.00 feet to an iron pipe found at the end of the said 2-nd line of the DCM Leasing, LLC property (Deed: D.B.S. 6596/282), thence;

10) North 36 degrees 59 minutes 31 seconds West passing over an iron pin and cap now set at 224.43 feet, in all 254.43 feet to a point in or near the centerline of Maryland Route 27 (...also known as Railroad Avenue), thence leaving the outline of the DCM Leasing, LLC property (Deed: D.B.S. 6596/282) and running with and binding on or near the centerline of Maryland Route 27 (...also known as Railroad Avenue);

11) North 46 degrees 57 minutes 10 seconds East 567.00 feet to a point, said point being baseline station 27+50.00 as shown on Maryland State Highway Administration right-of-way Plat no. 10235, thence running with and binding on the said Maryland State Highway Administration right-of-way line;

12) South 43 degrees 02 minutes 50 seconds East 30.00 feet to the place of beginning.

Containing 14.2804 acres of land; more or less.

The Property is believed to consist of approximately 14.28+/- acres and is improved by an approximately 49,128 +/- square foot industrial building (“**Building**”). The Building is believed to have one (1) drive-in door and eight (8) dock high doors and a portion of the Building is improved by approximately 18,000+/- square feet of office/showroom space. The Property is believed to be zoned I-R. The Property has a Tax Identification Number of 07-046693. The Property may contain certain equipment and other personal property that was utilized by the Borrower to operate its business at the Property. The Trustees are not conveying any equipment or other personal property owned by the Borrower as part of this foreclosure sale.

**TERMS OF SALE:** A deposit of Fifty Thousand Dollars (\$50,000.00) for the Property, payable in cash, certified check or other form acceptable to the Trustees, will be required of the purchaser(s) at the time and place of sale. The successful bidder (“**Purchaser**”) will be required to increase the deposit to ten percent (10%) of the bid amount within five (5) calendar days of the date of sale by delivering certified funds to the Trustees in an amount sufficient to bring the total deposit to ten percent (10%) of the bid amount (collectively, the “**Deposit**”). The balance of the purchase price shall be due at settlement in cash or by certified check together with interest on the unpaid

balance of the purchase price at the rate of seven percent (7%) per annum from the date of sale to and including the date of settlement, which settlement shall occur within thirty (30) days following the final ratification of sale by the Circuit Court for Carroll County, Maryland, unless said period is extended by the Trustees for good cause shown. Time is of the essence. If ratification or settlement is delayed for any reason, there shall be no abatement of interest. In the event the beneficiary under the Deed of Trust, 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.

All real estate taxes, assessments, water charges, and other fees relating to the Property and municipal charges owed against the Property which are not extinguished as a matter of law by the foreclosure sale are the responsibility of the Purchaser and shall be paid by the Purchaser at settlement. The cost of all documentary stamps, recordation taxes, transfer taxes, title examination costs, other transfer taxes, and all other costs associated with conveying the Property to the Purchaser shall be the sole responsibility of the Purchaser and shall be paid for by the Purchaser at settlement. At settlement, the Purchaser shall provide all additional information and documentation reasonably requested by the Trustees and/or the Noteholder in order to comply with all applicable anti-money laundering, anti-terrorism or other applicable laws or regulations. The Trustees reserve the right to reject any and all bids, and to extend the time for settlement, at their discretion.

The Property is being sold in an "AS IS" condition and without any warranties or representations of any kind, either express or implied, as to the value, nature, condition or description of the Property or the improvements thereon. The Property is being sold subject to: (a) all existing building and zoning code violations; (b) all existing wetlands, (c) all critical area and wetland violations; (d) all environmental problems, conditions, encroachments and other violations which may exist on or with respect to the Property; (e) all senior liens, encumbrances, easements, conditions, restrictions, agreements, declarations and covenants which are not extinguished as a matter of law by the foreclosure sale; (f) any rights of redemption; (g) such state of facts that an accurate survey or physical inspection of the Property might disclose; and (h) all agreements and restrictions of record affecting the Property, if any. The Purchaser is responsible for conducting all of its own due diligence regarding the Property. The Purchaser at the foreclosure sale shall assume the risk of loss for the Property immediately after the sale takes place. It shall be the Purchaser's responsibility to obtain possession of the Property following final ratification of the sale by the Circuit Court for Carroll County, Maryland and conveyance of the Property by the Trustees to the Purchaser. The Property may contain certain equipment and other personal property that was utilized by the Borrower to operate its business at the Property. The Trustees are not conveying any equipment or other personal property owned by the Borrower as part of this foreclosure sale.

In the event the Purchaser fails to go to settlement as required or fails to deliver the entire Deposit to the Trustees as required herein, in addition to any other legal or equitable remedies available to the Trustees, the Purchaser shall forfeit the entire Deposit and the Trustees may, subject to further order of the court, resell the Property at the Purchaser's sole risk and expense and retain and apply the Deposit to any deficiency in the purchase price sustained by the Trustees and/or the Noteholder, all costs and expenses of both sales, reasonable attorneys' fees, and any other damages sustained by the Trustees and/or the Noteholder as a result of the Purchaser's default, including, without limitation, all incidental damages. In the event a resale of the Property results in a sale in

excess of the amount originally bid by the defaulting Purchaser, the defaulting Purchaser waives any and all claims, rights and interest to any such excess amount and shall not be entitled to any distribution whatsoever from the sale proceeds. If the Trustees are unable to convey the Property to the Purchaser as described above for any reason, the Purchaser's sole remedy at law or in equity shall be limited to a refund of the 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 Trustees, the Noteholder or the Auctioneer conducting the foreclosure sale. The parties' respective rights and obligations regarding the terms of sale and the conduct of the sale shall be governed by and interpreted according to the laws of the State of Maryland.

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

Richard A. DuBose and Michael C. Bolesta  
Substitute Trustees

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