

Law Offices of
Rosenberg Martin Greenberg, LLP
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201

**SECURED CREDITOR PUBLIC AUCTION SALE
HOTEL FURNITURE, EQUIPMENT, INVENTORY, AND PERSONAL PROPERTY
DAYS INN BALTIMORE INNER HARBOR
100 Hopkins Place
Baltimore, Maryland 21201**

Public sale being conducted pursuant to Uniform Commercial Code

Place of Sale: Steps of Circuit Court for Baltimore City, 100 North Calvert Street, Baltimore, MD 21202

Date of Sale: Tuesday, July 2, 2024

Time of Sale: Immediately following conclusion of sale of real property known as 100 Hopkins Place, Baltimore, MD 21201, by Joshua D. Bradley and Jeffrey S. Greenberg, Substitute Trustees. For terms of sale of real property, see notices in *Daily Record* of even date

Property to Be Sold: The right, title, and interest of: 100 Hopkins Place, LLC and 100 Hopkins Place Entertainment, LLC in furniture, furnishings, equipment, goods, accounts, chattel paper, commercial tort claims, deposit accounts, inventory, licenses or license rights, instruments, investment property, letter of credit rights, promissory notes, documents, software and supporting obligations, general intangibles, and all other personal property assets of each located on, and used in the operation of, real property known as 100 Hopkins Place, Baltimore, MD 21201 (collectively, the "Property"). The furniture, furnishings, and equipment are believed to furnish 249 guest rooms, 3 meeting rooms, and a lobby area and the personal property is believed to include water heaters, washers, dryers, kitchen equipment, and exercise equipment, but no inspection has been conducted by the Secured Creditor or the Auctioneer. A list of equipment provided by 100 Hopkins Place, LLC to the Secured Creditor in 2022 is available from the Auctioneer.

Terms of Sale: The Property will be offered for sale only as an entirety. Items may be excluded from the sale by announcement made at the auction. To qualify to bid, a deposit in the amount of \$25,000.00 payable in cash, certified check or other form acceptable to the Secured Creditor is required at the time of the auction from any bidder other than the Secured Creditor or an affiliate thereof. The successful purchaser must pay the balance of the bid price within two business days after the auction unless the Secured Creditor otherwise agrees, in writing. No Property may be removed before the purchase price has been paid in full. Removal is the responsibility of the purchaser. **All items sold as part of the public auction by the Secured Creditor to any purchaser(s) shall be in an "as is" "where is" condition and with all faults, and without any warranties or representations, either express or implied, from the Secured Creditor or the Auctioneer, including, but not limited to, warranties of merchantability or fitness for a particular purpose or warranties of title, quality, quantity, possession, quiet enjoyment or the like.** All items sold as part of the public sale will be sold to the purchaser(s) subject to all

conditions, liens, encumbrances, charges, restrictions and rights of redemption affecting the same, if any. All items will be sold in an "as is" condition and with no warranty as to the description of the assets. The purchaser(s) will assume the risk of loss for all items, if any, from date of sale and shall be responsible for obtaining any required approvals of transfers of any licenses at its sole expense. All sales are final.

IOF III Trust 7B, Secured Creditor

Atlantic Auctions, Inc.
4805 Philadelphia Road
Belcamp, MD 21017
410-803-4177
AAI Lic. #100002132

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