

**FRIEDBERG PC
10045 Red Run Blvd., Ste. 160
Baltimore, MD 21117**

**SUBSTITUTE TRUSTEES' SALE OF COMMERCIAL CONDOMINIUM
LOCATED AT 5707 CALVERTON STREET, UNIT 1D, CATONSVILLE, MD 21228**

Under and by virtue of the power of sale contained in the Deed of Trust dated December 15, 2015 from Beverli Mormile ("Grantor") to the trustees named therein and recorded among the Land Records of Baltimore County, Maryland at Book 37028, page 441 ("Deed of Trust"), which Deed of Trust was assigned to States Resources Corp. ("Noteholder") by an Assignment of Purchase Money Deed of Trust from First National Bank of Pennsylvania to States Resources Corp., recorded among the Land Records of Baltimore County, Maryland, in Book 49785, page 426, and Noteholder, who is the current holder of the indebtedness secured by said Deed of Trust, having subsequently appointed Jeremy S. Friedberg, Esq. and William F. Moss, Esq. as Substitute Trustees ("Trustees") under the Deed of Trust by a Deed of Appointment of Substitute Trustees dated January 21, 2026, and default having occurred under the terms of the Deed of Trust, and at the request of the Noteholder secured by the Deed of Trust, the Trustees will offer for sale to the highest qualified bidder at a public auction to be held in front of the entrance of the Circuit Court for Baltimore County located at Baltimore County Courts Building (main entrance facing Patriot Plaza), 401 Bosley Avenue, Towson, Maryland 21204 on:

**Thursday, February 26, 2026
at 11:30 a.m.**

All of the Grantor's right, title and interest in that certain lot or parcel of land situate, lying and being in Baltimore County, Maryland and known as 5707 Calverton Street, Unit 1D, Catonsville, MD 21228 and being more particularly described as follows, together with all buildings, structures, improvements and fixtures affixed or attached to such land (the "Property"):

BEING KNOWN AND DESIGNATED as Condominium Unit No. 1-D, in "Calverton Office Condominium, Inc." as established pursuant to Declaration and By-Laws made by Calverton Joint Venture dated July 27, 1987 and recorded among the Land Records of Baltimore County, Maryland in Liber 7632, folio 119, et seq., and any amendments or supplements thereto, and as shown on the Plat entitled, "Condominium Plat, Calverton Office Condominium" referred to in said Declaration and recorded among the Land Records of Baltimore County, Maryland in Plat Book No. 10 folios 122 and 123, and any amendments or supplements thereto.

For informational purposes only: The improvements thereon being known as No. 5707 Calverton Street, Suite 1-D, Catonsville, Maryland 21228.

BEING the same property which by Deed dated June 28, 2013, and recorded among the Land Records of Baltimore County in Liber 34005, folio 92, was granted and conveyed by Aniq Alalam and Bilal A. Alalam unto Durlam, LLC, in fee simple.

The Property has a tax account identification number of 01-2100000545.

TERMS OF SALE: A deposit ("Deposit") in the amount of Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00), payable to the Trustees by cashier's check or certified check, will be required from the purchaser of the Property at the time and place of sale. The purchaser will be required to increase the Deposit to ten percent (10%) of the bid amount by the close of business on the third business day following the date of sale by delivering certified funds or a wire transfer to the Trustees. The Deposit will

be held by the Trustees in a non-interest-bearing escrow account and will be applied to the purchase price at the time of settlement. The balance of the purchase price, together with interest thereon at the rate of six percent (6%) per annum from the date of sale to the date of settlement, shall be due from the purchaser by cashier's check or wire transfer within thirty (30) days following final ratification of the sale by the Circuit Court for Baltimore County, Maryland. Time is of the essence. If ratification of the sale or settlement is delayed for any reason, there shall be no abatement of interest. Settlement shall be held at the offices of Friedberg PC, 10045 Red Run Blvd., Ste. 160, Baltimore, MD 21117, or such other place as may be agreed to by the Trustees. In the event the Noteholder, or an affiliate or subsidiary 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 price. The Trustees reserve the right, in their sole discretion, to reject any and all bids, to withdraw the Property from sale prior to or at the time of the public auction, and to extend the time for settlement.

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 zoning, building, housing, fire and safety code violations; (b) all critical area and wetland violations; (c) all environmental problems, conditions, encroachments and other violations which may exist on or with respect to the Property; (d) all senior liens, encumbrances, easements, conditions, restrictions, agreements, declarations and covenants which are not extinguished as a matter of law by the foreclosure sale; (e) any rights of redemption; (f) such state of facts that an accurate survey or physical inspection of the Property might disclose; and (g) all agreements and restrictions of record affecting the Property, if any. The purchaser is responsible for conducting its own due diligence regarding the Property.

All real estate taxes, tax sale redemption costs and expenses, water and sewer charges and other municipal charges and assessments that were assessed or charged against the Property prior to the foreclosure sale and which are not extinguished as a matter of law by the foreclosure sale shall be the sole responsibility of the purchaser and shall be paid by the purchaser at settlement. All real estate taxes, tax sale redemption costs and expenses, water and sewer charges, and other municipal charges and assessments that are assessed against the Property after the date of the foreclosure sale shall also be the sole responsibility of the purchaser and shall be paid by the purchaser. The cost of all recordation taxes, transfer taxes, title examination costs, recording fees and 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.

The purchaser 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 Baltimore County, Maryland in Case No. C-03-CV-26-000329 and conveyance of the Property by the Trustees to the purchaser.

In the event the purchaser fails to go to settlement as required, in addition to any other legal or equitable remedies available to the Trustees, 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.

Jeremy S. Friedberg,
Substitute Trustee

For further information, please contact:
Jeremy S. Friedberg, Substitute Trustee
Tel: 410-581-7400
or
William D. Hudson
Atlantic Auctions, Inc.
Tel: 410-322-3981