

TYDINGS & ROSENBERG LLP
One East Pratt Street, Suite 901, Baltimore, Maryland 21202
(410) 752-9700

**TRUSTEE'S SALE OF THAT CERTAIN
REAL PROPERTY KNOWN AS:**

423 WHITRIDGE AVENUE, BALTIMORE, MARYLAND 21218

AND

452 EAST LORRAINE AVENUE, BALTIMORE, MARYLAND 21218

(COLLECTIVELY, THE "PROPERTIES")

Under the power of sale contained in that certain Deed of Trust, Security Agreement and Assignment of Rents dated December 23, 2015 (as the same may be modified, amended, restated, and/or supplemented, the "DOT"), from EHM @ Harwood, LLC (the "Grantor") to the Department of Housing and Community Development of the State of Maryland, as beneficiary under the DOT; and recorded among the Land Records of Baltimore City, Maryland at Liber 17781, Folio 466 on January 7, 2016; default having occurred under the terms of said DOT and at the request of the Department of Housing and Community Development of the State of Maryland ("Lender"); the current beneficiary secured by the DOT (*Richard L. Costella, et al. v. EHM @ Harwood, LLC*, Baltimore City Circuit Court, Civil Case No.: C-24-CV-26-000193), the undersigned Trustees, or either of them, will offer the Properties for sale at Public Auction on:

THURSDAY, APRIL 23, 2026 at 10:30 A.M.

SALE TO BE HELD AT:

**Circuit Court for Baltimore City Maryland
100 North Calvert Street, Calvert Street entrance
Baltimore, MD 21202**

DESCRIPTION OF PROPERTIES

All those parcels of real property more specifically described in the DOT and commonly known as **423 Whitridge Avenue, Baltimore, Maryland 21218, TAX ID.: 12-17-3845-053.**

All those parcels of real property more specifically described in the DOT and commonly known as **452 East Lorraine Avenue, Baltimore, Maryland 21218, TAX ID.: 12-17-3836A-052.**

IMPROVEMENTS:

The parcel of real property known as 423 Whitridge Avenue, Baltimore, Maryland 21218, is believed to be a two (2) story townhome.

The parcel of real property known as 452 East Lorraine Avenue, Baltimore, Maryland 21218, is believed to be a two (2) story townhome.

TERMS OF SALE:

This advertisement, as amended by any oral announcements during the conduct of the sale, constitutes the Trustees' entire terms upon which the Properties shall be offered for sale, sold or purchased. The Trustees reserve the right to withdraw the Properties or release them from the DOT, in whole or in part, at any time before sale. If the Trustees determine that a final bid is not commensurate with the value of the Properties, they may reject the bid and withdraw the Properties from sale. If any dispute arises among the bidders, the Trustees shall have the sole and final discretion either to determine the successful bidder or to reoffer and resell the Properties. **A cash deposit or certified check made payable to the Trustees in the amount of \$25,000 will be required of the purchaser at the time and place of sale.** The purchaser is required to increase its deposit to 10% of the bid price within three (3) business days of the sale. All cash deposits or certified checks shall be delivered to the Trustees c/o Tydings & Rosenberg LLP, One East Pratt Street, Baltimore, Maryland 21202. All deposits shall be held by the Trustees in a non-interest-bearing escrow account to be applied to the purchase price at the time of settlement. The Lender, or its nominee, if the successful bidder, shall not be required to post a deposit. The balance of the purchase price, together with interest at the rate set forth in the applicable deed of trust and/or promissory note from date of sale to the date funds are received in the office of the Substitute Trustees, must be paid on the date of settlement.

All taxes (except outstanding real property taxes, which shall be the sole responsibility of the purchaser) and assessments, including, but not limited to, rents, ground rents, public charges, sewer charges, water charges, assessments, utilities or similar items, if any, payable on an annual or any other basis shall be adjusted as of the date of the foreclosure sale and thereafter assumed and paid by the purchaser at settlement. The purchaser shall pay all expenses and costs required for or incident to its settlement, including, without limitation, all state and local transfer taxes, documentary taxes, agricultural transfer taxes, recording taxes and fees, title examination costs, title insurance premiums, and attorneys' fees.

The purchaser shall settle and comply with the sale terms within ten (10) days after the Circuit Court for Baltimore City, Maryland finally ratifies the sale, unless said period is extended by the Trustees, their successors or assigns, for good cause shown. **TIME IS OF THE ESSENCE.** If the purchaser defaults, in addition to any other legal or equitable remedies available to them, the Trustees may declare the entire deposit forfeited and resell the Properties at the risk and cost of the defaulting purchaser. The purchaser shall not be entitled to any surplus proceeds or profit resulting from any resale of all or any portion of the Properties.

Neither the Trustees, the Auctioneer, nor the Lender are liable for any matter relating to the sale or to the Properties, except that if title to the Properties cannot be transferred in accordance with the terms hereof for any reason, such liability is limited solely to the return of the purchaser's deposit. There shall be no other rights or remedies against the Trustees, the Auctioneer and/or the Lender, either in law or equity.

CONDITIONS OF SALE:

Properties will be sold in an “AS IS/WHERE IS” condition without any representations or express or implied warranties of any nature whatsoever. In particular, neither the Trustees nor the Lender make any representation or warranty with respect to: (1) the existence, validity, scope, or nature of any zoning, land use, development, site plans, occupancy or other governmental permits or approvals with respect to the Properties; (2) fitness for any particular purpose or use, including the structural integrity of any improvements on the Properties; (3) flood zone designations of the Properties; (4) compliance of the Properties with any zoning or building laws, regulations and ordinances; (5) ingress, egress or access to the Properties or any portion thereof; (6) the rights of any parties in possession, or the existence, validity, terms or conditions of any lease of all or any portion of the Properties; (7) the existence of any security deposits or rental payments; (8) compliance of the Properties with the Americans with Disabilities Act; or (9) the condition of the Properties, of any nature whatsoever, including any prior or current environmental contamination or the presence or absence of any hazardous materials on or in the Properties.

Neither the Trustees nor the Lender shall have any obligation to obtain possession of the Properties. It shall be the purchaser’s obligation, at the purchaser’s sole cost, to obtain possession of the Properties.

RISK OF LOSS SHALL PASS TO THE PURCHASER IMMEDIATELY AND AUTOMATICALLY AT THE TIME OF SALE. NEITHER THE TRUSTEES NOR THE LENDER SHALL HAVE ANY OBLIGATION TO OBTAIN OR MAINTAIN ANY INSURANCE COVERAGE WITH RESPECT TO THE PROPERTIES AFTER THE SALE.

The Properties shall be sold subject to: (1) any easements, restrictions, declarations, site plans, and restrictive covenants of record affecting the same that are senior in priority to the DOT being foreclosed; (2) any and all disclosures and conditions on any plats of record affecting all or any portion of the Properties; (3) any encroachments, overlaps, boundary line disputes and other matters which could be disclosed by an accurate survey of the Properties; (4) any matters which would be disclosed by a physical inspection of the Properties; (5) any environmental conditions, problems and/or violations, that may exist on or relate to the Properties or any improvements thereon; (6) any and all zoning laws, regulations, PUD overlays, and ordinances or governmental permits or approvals affecting the Properties (including without limitation any housing or building code violations, the existence of any lead paint, asbestos or radon or any other hazardous or toxic substances); (7) any and all existing senior liens and encumbrances, including but not limited to any prior mortgages, easements, conditions, restrictions, rights of redemption, and covenants that may affect the Properties; and (8) any leases that may exist with respect to all or any portion of the Properties.

WAIVERS:

The purchaser waives and releases the Trustees and the Lender and each of their respective agents, successors and assigns from any and all claims the purchaser and/or its successors and assigns may now have or may have in the future relating to: (1) any condition, problem or violation affecting the Properties; (2) any existing or future building or zoning code problems or violations, and (3) the accuracy or validity of any information described herein. Purchaser

has not relied on anything in the foreclosure advertisement but rather has relied solely on such investigations, examinations or inspections of the Properties as the purchaser has made.

For further information regarding the sale and the Properties, please contact the offices or visit the website of the Auctioneer:

Atlantic Auctions, Inc.; c/o Bill Hudson
4692 Millennium Drive, Suite 101
Belcamp, MD 21017
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Baltimore City Lic. No. 100002132
WEBSITE: <https://www.bscafrica.com/atlantic-auctions>

Richard L. Costella, Trustee