

McMichael Taylor Gray LLC
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**SUBSTITUTE TRUSTEES' SALE
VACANT COMMERCIAL LOT**

**7860 TELEGRAPH ROAD
SEVERN, MD 21144**

(Case No.: C-02-CV-26-000867 in The Circuit Court for Anne Arundel County)

Under a power of sale contained in a certain Deed of Trust (the "Deed of Trust") dated September 27, 2010 and recorded in Liber 22749, Folio 422 among the Land Records of Anne Arundel County, MD, with an original principal balance of \$420,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Anne Arundel County, at the Court House Door, 8 Church Circle, Annapolis, MD 21401, on

JUNE 2, 2026 AT 9:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS thereon, if any, situated in Anne Arundel County, Maryland and more fully described in the aforesaid Deed of Trust. Tax ID #04-000-90100590.

Being known and designated as Lot No. 2, as shown on the Plat entitled, "Lewis H. Kelly Jr., Property", which Plat I is recorded among the Land Records of Anne Arundel County, in Plat Book F1 folio 98. The improvements thereon being known as No. 7860 Telegraph Road.

The property is believed to consist of an approximately 3.35± acre vacant lot which is zoned C3 (General Commercial District).

The property will be sold in an "as is" condition and subject to all covenants, conditions, liens, restrictions, easements, agreements and rights-of-way as may affect same, if any and with no warranty of any kind.

TERMS OF SALE: A deposit of \$45,000.00 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. The deposit must be increased to 10% of the purchase price within two (2) business days after the sale, which increased deposit must be in the form of a cashier's check or certified check and delivered to the office of the Substitute Trustees. Balance of the purchase price, together with interest on the unpaid purchase money at the rate of 8% per annum from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by purchaser. The purchaser shall be responsible

for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The purchaser waives personal service of any papers filed in connection with its failure to settle within ten days of ratification and expressly agrees to accept service by first class mail at the address provided by the purchaser as identified on the Memorandum of Sale. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 26-001000-01)

Diana Theologou, et al., Substitute Trustees

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LICENSE NOS. A000400