

SHERIFF'S SALE

Of the property executed and levied upon by Jeffrey R. Gahler, Sheriff of Harford County, this June 13, 2018, by virtue of Writ of Execution issued out of the Circuit Court for Harford county, and directed to the Sheriff thereof issued pursuant to a judgment recorded in the County on December 4, 2017, in Case No. 12-C-17-003180, by Thomas & Libowitz P A., (the Judgment Lienor") and a levy made on June 13, 2017, against Goods, Chattels, Lands and Tenements of Jazpal LLC, Konstantinos Vasilakopolous, and MBGC LLC, the Sheriff will sell in one auction lot of the rights title, claim, interest and estate, both at law and in equity, including the right of possession, of the tenant in common interest of Jazpal LLC, Konstantinos Vasilakopolous, and MBGC LLC, of, in, to, and about the Property described as below.

Real property described as all that lot or parcel of ground situate and lying in Harford County, State of Maryland. Deed recorded among the land records of Harford County comprising of approximately 16,822 square feet located at 1827 Mountain Road Joppa, MD 21085, Real Estate Tax account #01-038524, and any improvements and further described in Liber 09859, Folio 00096, as recorded in the Land Records of Harford County, Maryland, and also being Parcel 0046 on Map 0060 Grid 0001F, Subdivision 0000, the parcel generally being described as the primary structure built in 1955, being 2 stories standard unit with basement, 3 full baths, last major renovation in 2000, with 264.10 acres known as Mountain Branch Golf Course.

TERMS OF SALE: A \$5,000.00 deposit payable by cash, certified check, or cashier's check, will be required of the purchaser at the time and place of sale, except that Judgment Lienor or its assignee or its designee may bid its debt and shall not be required to post a deposit. The balance shall be paid in cash/certified check within 10 days of final ratification of the sale, time being of the essence. All checks must be payable to the Sheriff of Harford County. In the event of default by the purchaser, including failure to timely remit the balances due, and at the risk and expense of said purchaser, the Sheriff may declare the deposit forfeited and resell the premises. In such event, the defaulting purchaser will be liable for payment of all costs and expense of both sales and any deficiency in the sale price realized in the subsequent sale. The forfeited deposit, less expense, shall be credited towards the judgment after final ratification by the Court. The sale shall not be final until ratification by the Court.

The Property is sold subject to all encumbrances, agreements, covenants, reservations of title, all back taxes, costs of conveyance, and outstanding liens or encumbrances senior in right to that of Judgment Lienor which must be paid by the Purchasers. The Property will be sold in its "AS IS" and "WHERE IS" condition. The Sheriff makes no representations, warranties, either expressed or implied, with respect to the condition of the Property, any improvements, or as to the suitability of the Property for any particular purpose. In the event of a defect of title, the Purchaser's sole remedy shall be the refund of the deposit. The Purchaser shall be responsible for all settlement costs, including, but not limited to, title examination, if any, recording costs, documentary stamps, transfer taxes, and document preparation.

All real estate taxes, charges and assessments will be adjusted as of the date of sale and closing shall take place on or before 10 days after final ratification of the sale by the Circuit Court for Harford County, time being of the essence.

The right to possession shall pass to the Purchaser at closing.

Additional sale terms will be announced at the time of sale. The Sheriff reserves the right to accept or reject any all bids.

PLACE OF SALE: Circuit Court 20 West Courtland Street Bel Air, MD 21014 Courthouse steps

DATE OF SALE: September 5, 2018 11am

AUCTIONEER: Jay Edwards Auctioneers 1310 E Churchville Road Bel Air, MD 21014 410-569-4125

ATTORNEY: Ian T. Valkenet, Esq., Young & Valkenet 600 Wyndhurst Avenue Suite 230 Baltimore, MD 21210-2249 410-323-0900