

SHERIFF'S SALE

Of the property executed and levied upon by Jeffrey R. Gahler, Sheriff of Harford County, this 30th day of August 2018, by virtue of Writ of Execution issued out of the District Court for Harford County, and directed to the Sheriff thereof issued pursuant to a judgment recorded in the County on April 24th, 2013, in Case No. 0901-0004548-2012, by Bulle Rock Community Association c/o Rees Broom, PC., (the Judgment Lienor") and a levy made on August 30th, 2018, against Goods, Chattels, Lands and Tenements of Liya Shen, 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 Liya Shen, 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 3,360 square feet located at 416 Azra Court, Havre De Grace, MD 21078, Real Estate Tax account #06-065465, and any improvements and further described in Liber 06825, Folio 00433, as recorded in the Land Records of Harford County, Maryland, and also being Parcel 0707 on Map 0044 Grid 0003D, Subdivision 0652, Lot 817, the parcel generally being described as the primary structure built in 2006, being 2 stories with a basement, standard unit, having above grade enclosed area of 1,884 square feet, exterior siding and 1 attached garage.

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 District 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 and all bids.

PLACE OF SALE: Court yard of District Court in Harford County, Maryland,
2 S Bond St, Bel Air MD 21014

DATE OF SALE: Tuesday December 11th, 2018 at 1 PM.

AUCTIONEER: Jay Edwards & Associates, LLC
1310 E Churchville Rd, Bel Air MD 21014
Phone: (410) 569-4125 Fax: (410) 569-8556

ATTORNEY: Hillary Collins, 1900 Gallows Rd, Suite 700, Tysons Corner, VA 22182.
Phone: (703) 790-1911 Fax: (703) 848-2530 www.reesbroome.com