

Property Information Package
FORECLOSURE AUCTION

Land Near the Heart of Baltimore - Bid to Buy Over Five Acres In High-Valued Metro Area



PARCEL 336 MCDONOGH ROAD, OWINGS MILLS, MD 21208

Looking for land near the heart of Baltimore? Bid to buy this parcel containing 5.23 acres of unimproved land. It is located on the north side of McDonogh Road, at Timothy Lane, just east of Northwest Expressway (I-795) and is currently zoned DR 1 (Density Residential). According to a third party report, the site allows a maximum of one dwelling unit per acre. Baltimore Metropolitan area is high in job and business growth, third nationally in new business starts! The Owing Mills area has very good access to commercial conveniences, employment opportunities, social and cultural amenities.

For more information visit AuctionMarkets.com.

Auction Date and Time: Wednesday, March 25 at 12:01pm EST

Auction Location: Front Entrance of the Circuit Court for Baltimore County, Maryland, County Courts Building, 401 Bosley Avenue, Towson, Maryland 21204

AUCTION MARKETS
WORLDWIDE COMPETITIVE BIDDING



For more information, please contact
Stephen Karbelk, CAI, AARE,
at 571-481-1037 or stephen@auctionmarkets.com.



Property Information Package
WELCOME AND INTRODUCTION



Auction Markets, LLC
20333 Medalist Drive
Ashburn, VA 20147
571-481-1037
AuctionMarkets.com

March 2015

Thank you for your interest in the upcoming Foreclosure Auction of Parcel 336 McDonogh Road, Owings Mills, Maryland 21208 property. This package is intended to provide as much information as possible to assist you in preparing for the auction!

The auction will take place Wednesday, March 25 at 12:01pm EST at the front entrance of the Circuit Court for Baltimore County, Maryland, County Courts Building, 401 Bosley Avenue, Towson, Maryland 21204.

Please read the contents of this entire Property Information Package prior to bidding, as these and other terms will govern the sale.

For more information about this property and auction, please visit AuctionMarkets.com and contact: Stephen Karbelk, Auctioneer, at 571-481-1037 or stephen@auctionmarkets.com.

Good luck at the auction!

Property Information Package
APPRAISAL EXCERPTS

Legal Notice
Tax Records
Location & Map

LEGAL NOTICE

PROTAS, SPIVOK, & COLLINS, LLC
4330 East West Highway, Suite 900
Bethesda, Maryland 20814
(301) 469-3602

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY

Known as

+/- 5.230 acres of unimproved land
Zoned DR

Parcel 336 McDonogh Road
(a/k/a Timothy Lane)

Tax Map 67, Grid 17, Parcel 336
Owings Mills, Maryland 21208

Located on north side of McDonogh Road
at intersection on Timothy Lane
just east of Northwest Expressway (I-795)

AUCTION TO BE HELD FRONT ENTRANCE

Circuit Court for Baltimore County, Maryland
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

**WEDNESDAY, MARCH 25, 2015
AT 12:01 P.M.**

Under and by virtue of the power of sale contained in a certain Deed of Trust from The Living Word Christian Center, dated August 19, 2005, and recorded among the Land Records of Baltimore County, Maryland in Liber 0023692, Folio 734, the holder of the indebtedness as secured thereby having appointed Jordan M. Spivok and Philip J. Collins to act as Substitute Trustees, by instrument duly executed, acknowledged and recorded among the Land Records aforesaid, default having occurred under the terms thereof and at the request of the party secured thereby, the undersigned Substitute Trustees will sell at Public Auction, the following:

LEGAL NOTICE

All that fee simple lot of ground, together with the buildings and improvements thereon situated in Baltimore County, Maryland and being more fully described in the above referenced Deed of Trust.

Commonly known as Parcel 336, Tax Map 67, Grid 17 near McDonogh Road and Timothy Lane, Owings Mills, Maryland 21110. (Tax ID No. 03-0867525 and 03-08067526)

The Substitute Trustees may offer the units individually for sale and then as an entirety and select the highest and best bid therefor.

TERMS OF SALE: A \$7,500.00 deposit, payable by certified check or cashier's check, will be required of the purchaser at time and place of sale. The deposit is to be increased to 10% of the purchase price within 24 hours at the offices of the Substitute Trustees. The holder of the indebtedness, if a bidder at the sale, shall not be required to post a deposit. Balance to be paid in cash at settlement, which shall take place within ten (10) business days following final ratification of the sale by the Circuit Court for Baltimore County, Maryland at the offices of the Substitute Trustees. If payment of the balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the purchaser. Interest to be charged on the unpaid purchase money, at the rate stated in the foreclosed Deed of Trust Note, from date of sale to date of settlement. All adjustments as of date of sale. Taxes and all other public charges and assessments payable on an annual basis including sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. The property will be sold in "AS IS" condition, without express or implied warranty as to the nature and description of the improvements as contained herein and/or developability of the property; and subject to easements, agreements, restrictions or covenants of record affecting same, if any. All dimensions

LEGAL NOTICE

contained herein are more or less. Purchaser shall be responsible for obtaining physical possession of the property and assumes the risk of loss or damage to the property from the date of sale forward. The purchaser waives and releases the Substitute Trustees, the holder of the indebtedness, the Auctioneer, and 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 the condition of the property, including but not limited to the environmental condition thereof. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit this sale shall be null and void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees, the holder of the indebtedness or Auctioneer. Recordation costs, transfer taxes and all other costs incident to settlement to be paid by the purchaser. Time shall be of the essence for the purchaser.

No Buyers Premium.

Authority to cancel this sale rests solely with the Substitute Trustees and/or the Auctioneer. Prospective buyers should disregard all other statements and comments made by any other person or entity regarding minimum bids, pricing and cancellations of the sale. Additional terms may be announced at the time of sale. The Substitute Trustees reserve: (1) the right to accept or reject any or all bids; (2) the right to modify or waive the requirements for bidders' deposits and terms of sale and/or settlement; (3) the right to withdraw the Property from the sale before acceptance of the final bid; and (4) the right to cancel or postpone the sale.

Jordan M. Spivok and Philip J. Collins,
Substitute Trustees

LEGAL NOTICE

For further information, contact:

Stephen Karbelk
Auction Markets, LLC
(571) 481-1037
stephen@auctionmarkets.com or
www.auctionmarkets.com

Please publish: *3/5/2015, 3/12/2015 and 3/19/2015*

TAX RECORDS

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 03 Account Number - 0308067526		
Owner Information		
Owner Name:	LIVING WORD CHRISTIAN CENTER INC	Use: RESIDENTIAL NO Principal Residence:
Mailing Address:	PO BOX 452 OWINGS MILLS MD 21117-0452	Deed Reference: /23692/ 00727
Location & Structure Information		
Premises Address:	MCDONOGH RD 0-0000	Legal Description: 4.5093 AC NS MCDONOUGH RD RER 700 FT 1230 SW FIELD RD
Map:	Grid:	Parcel:
0067	0017	0336
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
		2014
Special Tax Areas:	Town:	Plat No:
Ad Valorem:	Tax Class:	Plat Ref:
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
		Property Land Area
		4.5000 AC
		County Use
		04
Stories	Basement	Type
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
	Base Value	Value As of 01/01/2014
		Phase-In Assessments As of 07/01/2014
		As of 07/01/2015
Land:	143,000	114,400
Improvements	0	0
Total:	143,000	114,400
Preferential Land:	0	0
		114,400
		0
Transfer Information		
Seller: SCHWEIZER THOMAS, JR	Date: 04/17/2006	Price: \$248,000
Type: ARMS LENGTH MULTIPLE	Deed1: /23692/ 00727	Deed2:
Seller: HOLLEY CHARLES A G USE 83-84	Date: 06/21/1972	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /05277/ 00130	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00/0.00
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Homestead Application Information		
Homestead Application Status: No Application		

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.

TAX RECORDS

Real Property Data Search (w4)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 03 Account Number - 0308067525		
Owner Information		
Owner Name:	LIVING WORD CHRISTIAN CENTER INC	Use: RESIDENTIAL NO
Mailing Address:	PO BOX 452 OWINGS MILLS MD 21117-0452	Deed Reference: /23692/ 00727
Location & Structure Information		
Premises Address:	MCDONOGH RD 0-0000	Legal Description: 0.7327 AC NS MCDONOUGH RD RER 740 FT 1230 SW FIELD RD
Map:	Grid:	Parcel:
0067	0017	0336
Sub District:	Subdivision:	Section:
	0000	
Block:	Lot:	Assessment Year:
		2014
Plat No:	Plat Ref:	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
		Property Land Area
		31,798 SF
		County Use
		04
Stories	Basement	Type
		Exterior
		Full/Half Bath
		Garage
		Last Major Renovation
Value Information		
	Base Value	Value As of 01/01/2014
Land:	7,900	7,900
Improvements	0	0
Total:	7,900	7,900
Preferential Land:	0	0
		Phase-In Assessments As of 07/01/2014
		As of 07/01/2015
		7,900
		0
Transfer Information		
Seller:	SCHWEIZER THOMAS, JR	Date: 04/17/2006
Type:	ARMS LENGTH MULTIPLE	Deed1: /23692/ 00727
Price:		\$248,000
Deed2:		
Seller:	HOLLEY CHARLES A G USE 83-84	Date: 06/21/1972
Type:	NON-ARMS LENGTH OTHER	Deed1: /05277/ 00130
Price:		\$0
Deed2:		
Seller:		Date:
Type:		Deed1:
Price:		
Deed2:		
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2014
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00/0.00
0.00/0.00		
Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE
Homestead Application Information		
Homestead Application Status: No Application		

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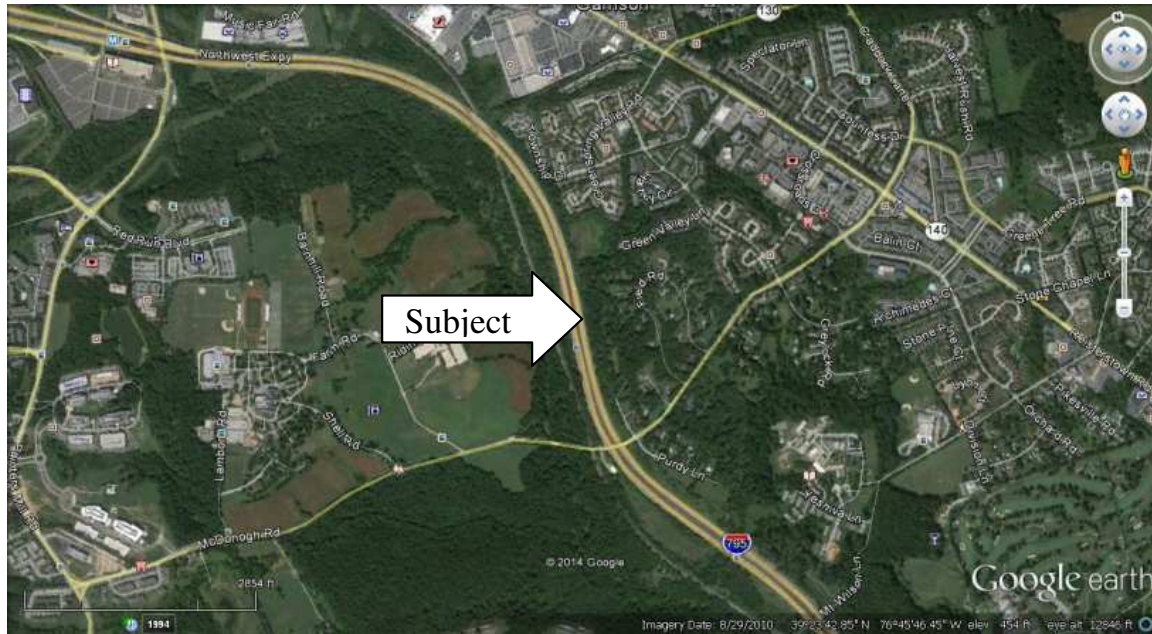
LOCATION & MAP

Property Location Information

The subject property is the improved real estate known as +/- 5.230 acres of unimproved land, Zoned DR, Parcel 336 McDonogh Road, Tax Map 67, Grid 17, Parcel 336, Owings Mills, Maryland 21208. The property is located on the north side of McDonogh Road, at Timothy Lane, just east of Northwest Expressway (I-795).



LOCATION & MAP



Property Information Package
PHOTOGRAPHS

PHOTOGRAPHS



McDonogh Road Facing East

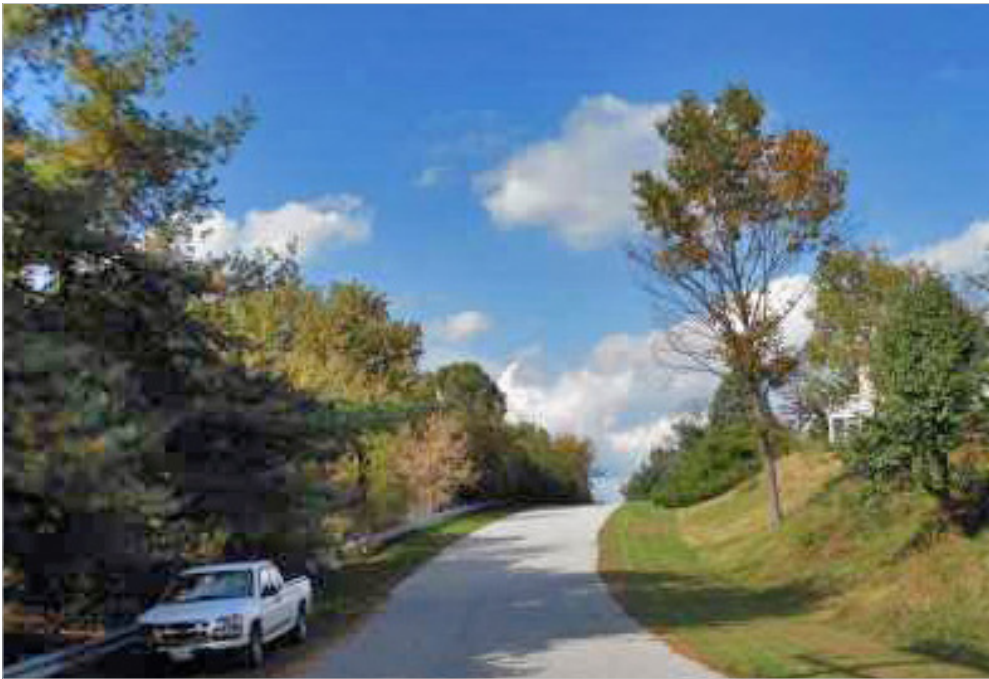


Northwest Expressway, I-795, Facing North, Parcel 336 on Right

PHOTOGRAPHS



Parcel 336 McDonogh Road, Owings Mills MD



Timothy Lane Facing North

PHOTOGRAPHS



Parcel 336 McDonogh Road, Owings Mills MD



Parcel 336 McDonogh Road, Owings Mills MD

PHOTOGRAPHS



Timothy Lane Facing South



Entrance to Parcel 336, McDonogh Road

PHOTOGRAPHS



Parcel 336 McDonogh Road, Owings Mills MD



Parcel 336 McDonogh Road, Owings Mills MD

PHOTOGRAPHS



McDonogh Road Facing West



Parcel 336 McDonogh Road, Owings Mills MD