

James Robertson, Esquire
(1943 - 2019)
Everett Anschutz, Esquire*
Member of Texas Bar
David J. Schneider*
Member of Florida Bar
John T. Crane, Esquire*
Member of Georgia and Texas Bar
Sara Z. Borlskin, Esquire*
Member of New York Bar
Richard Citron, Esquire*
Member of NJ, NY, PA Bar
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Keith Yacko
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Member of OH, KY Bar
Chad Lewis
Member of IL Bar
Genevieve Johnson
Member of CA, SC Bar
Layne Gillespie
Member of TN Bar
Kim Lawson
Member of DE Bar
Elizabeth Brown
Member of NC, SC Bar

June 25, 2024

I Do Not Accept This Offer.

And

I Do Not Consent To These Proceedings

Darnell K. Dunbar

UCC -1- 308 Without Prejudice

42 U.S. CODE § 1994

Federal Law 15 USC 169B (2), 15 USC 169E (3), 15 USC 169C (2).

DARNELL K. DUNBAR
312 N HAMMONDS FERRY RD
LINTHICUM, MD 21090

NOTICE OF TRUSTEE' SALE OF
312 N HAMMONDS FERRY RD, LINTHICUM, MD 21090
("PROPERTY")

Dear Sir/Madam:

This notice is being given to you as it appears from a search of the land records for ANNE ARUNDEL County that you may have an interest in the Property.

U.S. BANK NATIONAL ASSOCIATION ("Noteholder") is the holder of a deed of trust note in the original principal amount of \$343,660.00 ("Note") secured by a deed of trust recorded in the land records of Anne Arundel County in Book 35995, at Page 33 ("Deed of Trust"). The Noteholder hereby exercises any and all rights of acceleration contained in the Deed of Trust and has requested this office effectuate the default remedies afforded the Noteholder therein.

The Property will be sold at public auction on **JULY 8, 2024 at 4:00 PM at THE ANNE ARUNDEL COUNTY COURTHOUSE LOCATED AT 8 CHURCH CIR, ANNAPOLIS, MD 21401.** Enclosed is a copy of the notice of Trustee's sale which will be published in the WASHINGTON POST, 3 times beginning with its issue of June 19, 2024.



This is a communication from a debt collector. This is an attempt to collect a debt and any information obtained may be used for that purpose. However, if you are currently in bankruptcy, or if you have been granted a bankruptcy discharge, this is not an attempt to collect a debt from you, nor is it an attempt to impose personal liability on you for the debt.

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Robertson, Anschutz, Schneid & Crane, LLC

11350 McCormick Road, EP 1, Suite 302

Hunt Valley, MD 21031

470-321-7112

TRUSTEES' SALE OF
VALUABLE FEE SIMPLE PROPERTY
KNOWN AS
312 N HAMMONDS FERRY RD
LINTHICUM, MD 21090

Under a power of sale contained in that Deed of Trust dated December 4, 2020, and recorded in Liber 35995, folio 33, of the land records of ANNE ARUNDEL COUNTY, with an original principal balance of \$343,660.00, default having occurred under the terms thereof, the appointed Substitute Trustees will offer for sale at public auction at THE ANNE ARUNDEL COUNTY COURTHOUSE LOCATED AT 8 CHURCH CIR, ANNAPOLIS, MD 21401 ON,

JULY 8, 2024 at 4:00 PM

ALL THAT FEE SIMPLE LOT OF GROUND together with any buildings or improvements thereon situated in ANNE ARUNDEL COUNTY, MD, located at the above address and more fully described in the aforementioned Deed of Trust.

TAX ID# - 05-517-02925320

The property and improvements will be sold in an "AS IS" physical condition without warranty of any kind and subject to all conditions, restrictions and agreements of record affecting the same, including any condominium or homeowners association assessments pursuant to MD Real Property Article §11-110 and §11B-117.

TERMS OF SALE: A non-refundable bidder's deposit of \$32,500.00 by cashier's/certified check or such other form as the Substitute Trustee may determine, in their sole discretion, required at time of sale except for the party secured by the Deed of Trust. Risk of loss on purchaser from date and time of auction. The balance of the purchase price together with interest thereon at 3.625% per annum from date of sale to receipt of purchase price by Substitute Trustees must be paid by cashier's check within 10 days after final ratification of sale. The noteholder shall not be obligated to pay interest if it is the purchaser. There will be no abatement of interest due from the purchaser in the event that additional funds are tendered before settlement or if settlement is delayed for any reason. All real estate taxes and other public charges and/or assessments to be adjusted as of the date of sale and thereafter assumed by purchaser. If applicable, any condominium and/or homeowners association dues and assessments that may become due after the date of sale shall be purchaser's responsibility. Purchaser shall pay all transfer, documentary and recording taxes/fees and all other settlement costs. Purchaser is responsible for obtaining possession of the property. Time is of the essence for the purchaser. If purchaser defaults, deposit

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will be forfeited and property resold at the risk and cost of the defaulting purchaser who shall be liable for any deficiency in the purchase price and all costs, expenses and attorney's fees of both sales. If Substitute Trustees do not convey title for any reason, purchaser's sole remedy is return of deposit without interest. This sale is subject to post-sale audit of the status of the loan secured by the Deed of Trust including but not limited to determining whether prior to sale a bankruptcy was filed; forbearance, repayment or other agreement was entered into; or loan was reinstated or paid off. In any such event this sale shall be null and void and purchaser's sole remedy shall be return of deposit without interest. File No. (24-180278)

KEITH YACKO, DAVID WILLIAMSON, BRYSON STEPHEN, Substitute Trustees

Harvey West Auctioneers
300 E. Joppa Rd
Hampton Plaza-Suite 1103
Baltimore, MD 21286
www.hwestauctions.com
410-769-9797

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Darnell K. Dunbar

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Ad to appear in WASHINGTON POST, 06/19, 06/26, 07/03

State of Maryland

County of ANNE ARUNDEL (City of Baltimore), to wit:

Sworn to and subscribed before me by DARNELL K. DUNBAR [name of person(s) swearing] this 3RD day of JULY, 2024

[Notary Seal]

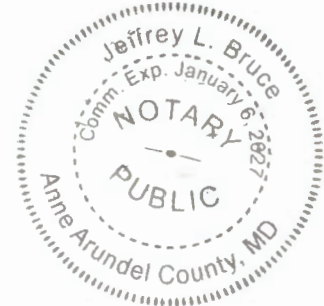
Jeffrey L. Bruce
[Signature of Notary Public]

JEFFREY L. BRUCE

[Printed Name of Notary Public]

Notary Public

My Commission Expires: JAN 6TH, 2027



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