

**MICHAEL E. CROWSON, ASSIGNEE**  
212 West Main Street, Suite 303  
Salisbury, MD 21801  
**ASSIGNEE'S SALE OF VALUABLE REAL PROPERTY**

Pursuant to the power of sale contained in a Mortgage dated February 24, 2006, and recorded among the Land Records of Wicomico County, Maryland, at Liber 2566, Folio 138 et seq., default having occurred under the terms thereof, Assignee for Purposes of Foreclosure of the indebtedness secured by the Mortgage will offer for sale to the highest bidder at public auction to be held on the front steps of the North Division Street entrance of:

**THE CIRCUIT COURT FOR WICOMICO COUNTY**  
**IN SALISBURY, MARYLAND ON**  
**FRIDAY, JULY 2, 2010 AT 11:00 A.M.**

ALL those lots or parcels of land and the improvements thereon situate, lying and being in the Barren Creek Election District of Wicomico County, Maryland, located on the southerly side of Route 50 and at the intersection of Route 50 and Old Railroad Road (County Road 57), Hebron, Maryland, commonly known as The Plantations and being more particularly described and shown on that certain subdivision plat entitled "Resubdivision and Corrected Plat Lots 1-21 & Parcel A, The Plantations - Phase 1" prepared by Davis, Bowen & Friedel, Inc., dated August, 2009, revised January 20, 2010, and recorded among the Land Records of Wicomico County, Maryland, in Plat Cabinet 15, folio 955, et seq.; SAVE, EXCEPT and NOT INCLUDING that certain lot shown as Lot 1A on said plat recorded in Plat Cabinet 15, folio 955, et seq, said Lot 1A being conveyed by deed dated March 9, 2010, and recorded among the Land Records of Wicomico County, Maryland, in Liber 3171, folio 323; and SAVE, EXCEPT and NOT INCLUDING that certain lot shown as Phase 2A and more particularly described on that certain subdivision plat entitled "Subdivision Plat The Plantations - Phase 2A", prepared by Davis, Bowen & Friedel, Inc., dated February 6, 2008, revised March 31, 2008, and recorded among the Land Records of Wicomico County, Maryland, in Plat Cabinet 15, folio 614.

IT BEING the same real property conveyed by that certain deed recorded among the Land Records of Wicomico County, Maryland, in Liber 2566, folio 119; SAVE, EXCEPT and NOT INCLUDING that certain lot shown as Lot 1A on the above-named plat recorded in Plat Cabinet 15, folio 955, et seq; and SAVE, EXCEPT and NOT INCLUDING that certain lot shown as Phase 2A in the above-named plat recorded in Plat Cabinet 15, folio 614.

**TERMS OF SALE:** The property will be sold to the highest bidder at public auction, who will be required to tender in **CERTIFIED CHECK ONLY**, the sum of One Hundred Thousand Dollars (\$100,000.00) at the time and place of sale, with the balance to be paid in the form of a Confessed Judgment Note, bearing interest at the rate of twelve percent (12%) per annum, and all due and payable within fifteen (15) business days following final ratification of the sale by the Circuit Court for Wicomico County, Maryland, payable to the order of Michael E. Crowson, Assignee. (In the event that the successful bidder is a Corporation or other limited liability entity, the Confessed Judgment Note shall be co-signed by all principals of the entity.) If payment of the balance does not take place within the specified time, the property will be resold at the risk and expense of the Buyer. The property will be sold in its "AS IS" and "WHERE IS" condition. Assignee makes no representations or warranties, either expressed or implied, with respect to ownership of, condition of, or title to the property or improvements thereon, or as to the suitability of the property for any particular purpose, and shall have no liability with respect to any matter involving the sale. In the event of a defect of title, Buyer's sole remedy shall be the refund of the deposit upon execution of a stipulation for resale of the property. Buyer shall be responsible for all settlement costs, including, but not limited to, title examination, if any, recording costs, documentary stamps, transfer tax, 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 fifteen (15) days after final ratification of the sale by the Circuit Court for Wicomico County, Maryland, time being of the essence. The right to possession shall pass to Buyer at closing. The sale shall be subject to any and all prior liens of record as well as all covenants, easements, and restrictions of record as well as those conveyances set forth on the above-named plat recorded in Plat Cabinet 15, folio 955 et seq.

Michael E. Crowson, Esq.  
Assignee for Purposes of Foreclosure  
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