

Valuable Real property sale
Office of the sheriff
Of QACO
R. Gery Hofmann, III
505 Railroad Ave
Centreville Maryland 21617
410-758-0770
Schedule

OF THE PROPERTY EXCUTED AND LEVIED UPON by R. Gery Hofmann, III, Sheriff of Queen Annes County, This 27th day of July 2026 by virtue of a Writ of Execution issued by Circuit / District court on May 7th 2026, in Case Number: C-17-FM-24-000036, by Brian Anderson the “Judgement Lienor” and a levy made on May 14th 2026, against goods, chattels, lands, and tenements of 113 Tall Pines Lane Grasonville Maryland 21638, the sheriff will sell in one auction lot all 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 , in , to , and about the property described below.

Execution occurred by the Sheriff against the property. The property is described as:

All that lot or parcel of land known as Lot 2, Tall Pines subdivision, situated in the Fifth Election District of Queen Anne's County, Maryland, being more particularly described by deed recorded among the Land Records of Queen Anne's County, Maryland in Liber 02512, Folio 00373. The property is identified in the records of the State Department of Assessments and Taxation as District 05, Account No. 050847. The address is 113 Tall Pines Lane, Grasonville, Maryland 21638.

The improvements are understood to consist of a two-story single-family residential dwelling constructed in or about 2007, containing approximately 2,666 square feet of above-grade living area, with four bedrooms, two full bathrooms, one half bathroom, an attached two-car garage, propane heat, public water and public sewer. Additional improvements and features include wood flooring, a fireplace, a sunroom with large atrium-style windows, a front foyer with large atrium-style window, a front wrap-around porch, rear deck, fenced rear yard with wood privacy fencing, a shed on a concrete slab, an added rear door and steps, and an insulated concrete crawlspace approximately four feet in height. The property is situated on a corner lot of approximately 12,922 square feet, or approximately 0.30 acres, adjacent to a protected forest area.

TERMS OF SALE: A deposit of \$5,000.00, payable by cash, certified check, or cashier's check, will be required of the purchaser at the time and place of sale, except that the Judgment Lienor, or its assignee or designee, may bid its debt and shall not be required to post a deposit.

The balance of the purchase price shall be paid by cash or certified check within ten (10) days after final ratification of the sale by the Court, time being of the essence. All checks shall be made payable to Queen Anne's County Sheriff's Office.

In the event of default by the purchaser, the purchaser shall be liable for all costs and expenses of both sales, together with any deficiency in the sale price realized upon the subsequent sale. The forfeited deposit, less expenses, shall be credited toward the judgment after final ratification by the Court.

The sale is not final until ratified by the Court.

The property is sold subject to all encumbrances, agreements, covenants, reservations of title, all unpaid taxes, costs of conveyance, and any outstanding liens or encumbrances senior to the Judgment Lien, all of which shall be paid by the purchaser.

The property will be sold "AS IS" and "WHERE IS," without representation or warranty. The Sheriff makes no representations or warranties, express or implied, regarding the condition of the property, any improvements thereon, or the suitability of the property for any particular purpose.

In the event of a defect in title, the purchaser's sole remedy shall be the return of the deposit.

The purchaser shall be responsible for all settlement costs, including, but not limited to, title examination (if any), recording fees, documentary stamps, transfer taxes, and document preparation costs.

All real estate taxes, charges, and assessments shall be adjusted as of the date of sale. Closing shall take place on or before ten (10) days after final ratification of the sale by the Circuit Court or District Court for Queen Anne's County, Maryland, time being of the essence.

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

Additional terms, if any, will be announced at the time of sale.

Place of the Sale: Front Steps of the Circuit Court House for Queen Annes County, 200 N. Commerce Street Centreville Maryland 21617

Date of Sale: Monday September 14th, 2026, at 10:00am

Auctioneer: Robert H. Campbell