

# Another <sup>J.G.</sup>Cochran Auction

Coon & Cole, LLC 1301 York Road, Suite 400 Lutherville, MD 21093

## SUBSTITUTE TRUSTEES' AUCTION

### SHARPSBURG

## ONE STORY MANUFACTURED HOME

- On 1.046± Acres -

Located At:

### 2238 DARGAN SCHOOL ROAD

Sharpsburg, MD 21782

**TUESDAY, MARCH 24, 2026 AT 1:00 P.M.**

Under and by virtue of the power of sale contained in a certain Deed of Trust from Adam L. Ingram and Mary E. Canfield to the Trustees therein, dated March 29, 2007, and recorded among the Land Records of Washington County, Maryland in Book 3261, Page 294 (the "Deed of Trust"), the holder of the indebtedness secured thereby having appointed the undersigned to act as Substitute Trustees, in place and stead of the aforementioned 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 (in the Circuit Court for Washington County, Case No. C-21-CV-25-000700), the undersigned Substitute Trustees will sell at Public Auction, on the courthouse steps of the Circuit Court for Washington County, 24 Summit Avenue, Hagerstown, Maryland 21740, the following:

All that fee simple lot of ground and the improvements thereon, situate and lying in Washington County, State of Maryland and being more fully described in the above-referenced Deed of Trust; comprising 1.046 acres, more or less.

According to public tax records, the property is improved by a one story manufactured home, built in 1984, containing 924+/- square feet of living area above grade.

**NOTE:** The information contained herein has been obtained from sources deemed reliable, but is offered for informational purposes only. No express or implied warranty is made or may be inferred from any such representation.

**TERMS OF SALE:** A \$10,000 deposit, payable by cashier's check, will be required of the purchaser at time and place of sale. If necessitated by price, the deposit shall be increased to 10% of the purchase price by 12:00 P.M., on Wednesday, March 25, 2026, at the Auctioneer's office. 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 Washington County 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 or 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 Note executed in connection with the foreclosed Deed of Trust, from date of contract to date of settlement. If settlement is delayed for any reason, there will be no abatement of interest. All adjustments as of date of sale. Taxes and all other public charges and assessments payable on a monthly or 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 its "AS IS, WHERE-IS WITH ALL FAULTS" condition, without express or implied warranty of any nature whatsoever, including any warranty as to the nature and description of the improvements as contained herein; and subject to easements, agreements, restrictions or covenants of record affecting same, if any. 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 Auctioneers, 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 Auctioneers. 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.

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.

Katherine E. Bukowsky  
David H. Cole,  
Marc E. Shach, Substitute Trustees

James G. Cochran  
CEO / Auctioneer

Jamie V. Cochran  
VP / Auctioneer



## J.G. Cochran

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