BOOK 40 PAGE 372

TRUSTEE'S SALE
OF VALUABLE UNIMPROVED RESIDENTIAL LOTS

AT

COURTHOUSE DOOR

IN

FREDERICK, MARYLAND

MAY 7, 1979

AT 10:00 A.M.

Pursuant to the terms and conditions of certain Deeds of Trust between the below listed lot owners and the undersigned Successor Trustee, recorded in the public land records of Frederick County, Maryland, all as described more particularly hereinafter, the undersigned will sell at public auction on the above date the following unimproved real estate on the terms stated herein. All Liber, Folio and Plat Book references refer to the Land Records of Frederick County, Maryland.

PROPERTY DESCRIPTION

1. Equity No. 27,751 under Deed of Trust from Harry G. Sawdey and Margaret Sue Sawdey, his wife, dated May 13, 1972 and recorded in Liber 885, folio 321; Lot 19, Section Balmoral, Plat 1, recorded in Plat Book 6, folio 103.

2. Equity No. 27,747, under Deed of Trust from Robert S. Pie and Virginia H. Pie, his wife, dated July 25, 1971 and recorded in Liber 863, folio 152; Lot 19, Section Pinehurst V, Plat 3, and recorded in Plat Book 6, folio 152.

3. Equity No. 28,817, under Deed of Trust from Bruce C. Hoskins, dated June 10, 1972 and recorded in Liber 886, folio 132; Lot 6, Section Woodridge I, Plat 3, and recorded in Plat Book 7, folio 76.

4. Equity No. 28,816, under Deed of Trust from Mark N. Goldstein, dated June 11, 1972 and recorded in Liber 886, folio 729; Lot 64, Section Woodbridge, recorded in Plat Book 7, folio 76.

TERMS OF SALE: Each of the individual lots listed above will be sold separately. A cash or certified check deposit of $500.00 will be required of the purchaser(s) at the time and place of sale for each lot. The balance of the purchase price shall be paid within ten (10) business days after the ratification of the sale by the Circuit Court for Frederick County, with interest to be paid at 8% per annum on the unpaid balance of the purchase price from the date of auction sale to the date of final settlement.

All taxes, Sanitary Commission charges, water and other municipal, county, state and subdivision charges or assessments, if any, shall be adjusted as of the date of sale. Transfer taxes, recordation stamp taxes, and cost of preparing Trustee's deed shall be borne entirely by purchaser(s). Each individual lot will be sold subject to all recorded restrictions, covenants and agreements. The undersigned trustee will not certify title to any lot offered for sale and each prospective purchaser(s) should examine the land records of Frederick County for title purposes. Trustee reserves the right to withdraw the herein described property from sale at any time.

FOR FURTHER INFORMATION CONTACT: R. D. Hermes, P. O. Box 119, Frederick, Maryland, 21701. Telephone No. 301-831-6116.

CLATER W. SMITH, JR.
Successor Trustee

James H. Clapp
SHOEMAKER & SMITH
124 North Court Street
Frederick, Maryland 21701
663-8100
DELBERT S. NULL, Auctioneer

S-POST Frederick, Md.

Frederick, Md. 5-24, 19 79

This is to certify that the annexed Trustee's Sale

was published in News-Post

newspaper published in Frederick County on the following

tes: Apr. 17-24 May 1-5

THE NEWS-POST

Per

Exhibit A

Filed May 25 1979

PS Form 3811; Apr. 1977 RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
☑ Show to whom and date delivered ____¢
☐ Show to whom, date, and address of delivery ____¢
☐ RESTRICTED DELIVERY
Show to whom and date delivered ____¢
☐ RESTRICTED DELIVERY
Show to whom, date, and address of delivery $____
(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:
Blue Mountain Realty
Boonsboro, Md. Md.

3. ARTICLE DESCRIPTION:
REGISTERED NO. | CERTIFIED NO. | INSURED NO.
38457

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐ Addressee ☐ Authorized agent

4. DATE OF DELIVERY | POSTMARK

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: | CLERK'S INITIALS

☆ GPO : 1977—O-234-337