

Frederick, Md. Aug. 10, 1979

This is to certify that the annexed Trustee's Sale

..... was published in The News & Post

& newspaper published in Frederick County on the following

dates: July 17, 24, 31

THE NEWS-POST

Per *K. Susan McKenzie*

Filed August 21, 1979

LAW OFFICES
McKEEVER, FITZPATRICK
AND CANADA, CHARTERED
TRUSTEE'S SALE

Trustee's Sale of valuable improved real estate located in Frederick County, Maryland. By virtue of the power and authority contained in a certain Deed of Trust from Mark II Building Corp., a Maryland Corporation, dated the 14th day of September, 1978, and recorded in Book 1062 at page 623 among the Land Records for Frederick County, Maryland; and default having occurred in the payment of the obligation secured thereby, such default involving a condition upon which the Deed of Trust provides that a sale be made, and at the request of the holder of the Note secured thereby, the Substitute Trustee hereinafter named will sell, at public auction, on

WEDNESDAY, AUGUST 1, 1979

AT 9:45 A.M., E.D.T.

in front of the Courthouse door of the Circuit Court for Frederick County, Maryland, all that land and premises described in the aforesaid Deed of Trust, more particularly described and known as follows:

Lots 18 and 19, Section VII in the subdivision known as CARROLLTON as shown on a plat thereof recorded in Plat Book 17, folio 84 among the Land Records of Frederick County, Maryland; and Lots 28, 29 and 30, Section VIII in the subdivision known as CARROLLTON as shown on a plat thereof recorded in Plat Book 17, folio 83 among the Land Records of Frederick County, Maryland.

TERMS OF SALE: This advertisement, as amended or supplemented by any oral announcements during the conduct of the sale, constitutes the Substitute Trustee's entire statement relative to the premises described herein and the terms and conditions upon which such premises shall be offered for sale, sold or purchased. The Substitute Trustee reserves the unqualified right to withdraw the premises at any time prior to sale. In the event the Substitute Trustee determines that any opening bid is not commensurate with the value of the premises, he may reject the same and withdraw the premises from sale. The premises will be offered for sale both in the aggregate and in separate lots in accordance with the description aforementioned. The highest bidder acknowledged by the Substitute Trustee shall be the purchaser. In the event of any dispute among bidders, the Substitute Trustee shall have the sole and final discretion either to determine the successful bidder or to then and there re-offer and resell the premises.

The premises are sold subject to any and all covenants, conditions, restrictions, easements, rights-of-way and limitations of record.

At the time of sale a deposit of \$15,000.00 in cash, certified check or some other form of exchange acceptable to the Substitute Trustee, in the sole and absolute exercise of his discretion, will be required from the purchaser of the property if sold in the aggregate, or, alternatively, a deposit of \$5,000.00 will be required of each purchaser of the premises in separate lots. The balance of the purchase price, together with interest on such balance at the rate of eight percentum (8%) per annum shall be paid from the date of sale to the date of settlement, in cash or equivalent current funds, at the date of settlement.

All state and local real estate taxes and other public charges, regular and special assessments and the like shall be adjusted to the date of sale and thereafter assumed by the purchaser. All state and local transfer taxes, documentary taxes, recording taxes and fees shall be paid by the purchaser. The cost of title examination, attorneys' fees, conveyancing fees, notary fees and all other costs incident to the settlement, of whatsoever kind or amount, shall be paid by the purchaser.

Settlement and compliance with the terms of sale shall be made within ten (10) days following final ratification of the sale by the Circuit Court for Frederick County, Maryland, TIME BEING OF THE ESSENCE: otherwise, in addition to any other remedies available to the Substitute Trustee at law or in equity, the Substitute Trustee may, at his election, declare the deposit forfeited and resell the premises at the risk and cost of the defaulting purchaser, and in such event the defaulting purchaser shall be liable for the payment of any deficiency plus all costs and expenses of both sales.

Prospective bidders and other interested parties may obtain additional or more detailed information concerning this sale by contacting the attorneys for the Substitute Trustee during normal business hours at 342 Hungerford Court, Rockville, Maryland 20850, or by telephone at (301) 762-1600.

G. VANN CANADA, JR.
SUBSTITUTE TRUSTEE
McKEEVER, FITZPATRICK & CANADA,
CHARTERED
Attorneys for the Substitute
Trustee

By: SCOTT C. REED
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