

CALLAHAN, CALWELL & LAUDEMAN

Solicitors

210 E. Redwood Street
Baltimore, Md. 21202
(301-539-6841)

COOP

43 PAGE 161

**SUBSTITUTE
TRUSTEES' SALE
OF
VALUABLE FEE SIMPLE DWELLING**

Rural Rt. 3, Box 100, Thurmont. Located on Western side of Md. Rt. 806, between Blue Mountain Rd. & Kellys Store Rd., south of Thurmont, Frederick County, Md.

Under and by virtue of the power and authority contained in a Deed of Trust from Frances M. Hessong, Robert Hurley and Barbara Hurley to Edwin M. Hurd and David C. McElroy, Trustees, dated 11/22/77, and recorded among the Land Records of Frederick County in Liber CCK No. 1037 folio 380, default having occurred thereunder, and at the request of the party secured thereby, the undersigned, Substitute Trustees, will sell at public auction at the Frederick County Courthouse Door, Frederick, Md., on

WEDNESDAY, NOVEMBER 28, 1979

AT 11:00 O'CLOCK A.M.

All that fee simple property and the improvements thereon, situate in the Thurmont Election District of Frederick County, Md., and described as follows:

BEGINNING at a point in the center of the State Road (U.S. 15), and running thence in the center of said road, north 26 degrees east, 100 feet; thence north 61.5 degrees west, 29 perches; thence south 32.5 degrees west, 100 feet; thence south 61.5 degrees east, 29 perches, more or less, to the place of beginning, containing 1.098 acres, more or less.

SAVING AND EXCEPTING that portion in the rear conveyed to the State of Maryland in Book 564, page 466.

Together with all the buildings thereon, and all the rights, alleys, ways, waters, privileges, appurtenances and advantages thereunto belonging, or in anyway appertaining.

Subject to covenants, conditions, restrictions, etc., and utility agreements, of record, if any, affecting the property.

The improvements consist of one story, frame/aluminum siding, ranch type dwelling.

TERMS OF SALE: A cash, certified or cashier's check deposit of \$2000.00 will be required of the purchaser at the time and place of sale, balance of purchase price upon final ratification of sale by the Circuit Court for Frederick County and to bear interest at the rate of 8 percent per annum from date of sale to date of settlement. The purchaser will be required to complete settlement of the purchase within five days of the ratification of the sale by the Court otherwise the property will be resold at the risk and expense of the purchaser. Taxes, public charges and assessments, and water rent to be adjusted to date of sale. All such taxes, public charges and assessments, payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes, if any, shall be borne by the purchaser.

**ROBERT F. VAVRINA,
JAMES D. LAUDEMAN, JR.
Substitute Trustees**

DELBERT NULL, Auctioneer
10 W. College Terr.
Frederick, Md. 21701
301-662-6161