SUBSTITUTED TRUSTEE'S SALE
OF IMPROVED FEE SIMPLE REAL ESTATE

By virtue of the power of sale contained in a Deed of Trust from James C. Lidie and Brenda L. Lidie, dated the 28th day of February, 1978, and recorded in Liber 1043, folio 536, one of the Land Records of Frederick County, Maryland, the holder of the indebtedness secured by said Deed of Trust having appointed Seymour B. Stern as Substituted Trustee by instrument duly executed, acknowledged and recorded among the Land Records of Frederick County, Maryland; default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substituted Trustee will offer for sale at public auction at the FREDERICK COUNTY COURTHOUSE on FRIDAY, SEPTEMBER 26, 1980 at 10 A.M. all of the following real estate, together with improvements thereon, described in said Deed of Trust, and in a deed recorded at Liber 898, folio 255, among the aforesaid Land Records, and more particularly described as follows:

Lot No. 104, Block C, Section III, Mt. Zion Estates, known as 4949 Flossie Avenue. Lot consists of approximately 46,483 square feet, on level to rolling ground. Lot is rectangular, with approximate dimensions of 253 feet by 264 feet by 220 feet by 127 feet, fronting upon Flossie Avenue, north of Route 180; with woods in the rear. Property is located in Mt. Zion Subdivision, near highway, employment, schools and shopping areas. Property is improved by a single family detached rancher with brick exterior walls, built in 1978. Home has 3 bedrooms, 2 baths, foyer, living room, dining room, kitchen and front porch. Home has full basement with stone fireplace and outside entrance. First floor also has stone fireplace. Home has electric heat pump, central air conditioning and is fully insulated.

TERMS OF SALE: A deposit of $3,500.00 in cash, certified or cashier's check payable to the Substituted Trustee, or other form acceptable to the Substituted Trustee will be required of the purchaser at the time and place of sale and the balance of the purchase price is to be paid within 5 days from ratification of the sale by the Circuit Court for Frederick County, Maryland.

All of the aforesaid is being sold subject to easements, restrictions, agreements and encumbrances of public record. Sale is as is, where is, and no warranties expressed or implied.

Taxes, water rent, and other charges to be adjusted to the date of sale. All other public charges and assessments payable on an annual basis to be assumed thereafter by purchaser. Costs of all documentary stamps, County and State transfer charges and taxes to be paid by the purchaser. Interest shall be payable at the rate of 9 per cent per annum from date of sale until settlement.

Inspection of the premises may be arranged by contacting the attorney for the Substituted Trustee at 663-5335, during normal business hours.

SEYMOUR B. STERN
Substituted Trustee

Lawrence E. Finegan
Attorney for Substituted Trustee
Charles Watson, Auctioneer

STERN, FINEGAN
& WINIK, P.A.
FREDERICK, MARYLAND

ACKNOWLEDGEMENT OF PURCHASE

I (~~we~~) do hereby acknowledge that I (~~we~~) have purchased the real estate described in the advertisement attached hereto, at and for the sum of Eighty five thousand, five hundred Dollars $85,500, the sum of Three thousand five hundred ——— Dollars ($3500) having been paid this date, and the balance of Eighty two thousand ——— Dollars ($82000 —) being due and payable at the time of final settlement, and I (~~we~~) do further covenant and agree that I (~~we~~) do will comply with the terms of sale as expressed in the advertisement attached hereto.

WITNESS my (our) hand(s) and seal(s) this 26 day of September 1980.

Md. Maddassar Mohiuddin (SEAL)

(SEAL)

PURCHASER(S)

WITNESS:

Carol A. Robertson

Charles D. Watson

AUCTIONEER

Filed 10/7/80

EXHIBIT C