

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

TRUSTEES' SALE

OF VALUABLE IMPROVED REAL PROPERTY

By virtue of the power and authority conferred upon them by a certain Deed of Trust from SHARON K. ELLIOTT to WILLIAM S. STEED and CHARLES M. JAMES, Trustees, dated November 19, 1976 and recorded among the Land Records of Frederick County, Maryland in Book 1004 at Page 404, and at the request of the party secured thereby, default having occurred in the terms and conditions thereof, the undersigned substitute trustees; JAMES E. BOSWELL and STEVEN P. HENNE, (by virtue of Deed of Appointment between Citizens Savings and Loan Association, Inc. and said substitute trustees recorded January 20, 1981, among the Land Records of Frederick County, Maryland in Book 1137 at Page 202) will offer for sale at public auction on the front steps of the Court House, Frederick, Maryland, on

TUESDAY, FEBRUARY 24, 1981

At 11:00 A.M.

all of the property and improvements thereon described in said Deed of Trust as follows:

Lot numbered 40, in Block lettered "A", in the subdivision known as "SECTION II, BLOCK A, LOTS 2-16 and 35-40, MANCHESTER VILLAGE", as per plat thereof recorded among the Land Records of Frederick County, Maryland, in Plat Book 12 at Plat 86.

Said property is improved by a detached two-story split foyer single family dwelling house with basement and garage. The house number is 35 Concord Drive, Brunswick, Frederick County, Maryland.

TERMS OF SALE

A cash deposit of Four Thousand Dollars (\$4,000.00) will be required at the time of sale. The balance is payable in cash with interest at ten percent (10%) per annum from date of sale, payable within five (5) days after final ratification of the sale by the Circuit Court for Frederick County, Maryland.

This property is sold subject to covenants, easements and restrictions of record.

Adjustments on all taxes, public charges, and special or regular assessments will be made as of the date of sale, and, thereafter, be assumed by the purchaser. Title examination, conveyancing, stamp revenue stamps, state and county transfer taxes, and all other costs incident to transfer of title and settlement are to be paid by the purchaser.

Compliance with the terms of sale shall be made within five (5) days after final ratification of sale or the deposit shall be forfeited and the property resold at the risk and cost of the defaultant purchaser.

JAMES E. BOSWELL

STEVEN P. HENNE

Substitute Trustees

HERBERT W. JORGENSEN, Attorney
861 Pershing Drive
Silver Spring, Maryland 20910
585-8400

Frederick, Md. Feb. 24, 1981

This is to certify that the annexed Trustee's Sale

was published in the News-Post

newspapers published in Frederick County on the following

dates: Feb. 6, 13, 20

THE NEWS-POST

*Filed
2/24/81*

Per *K. Susan McKenzie*
K. SUSAN MCKENZIE