

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 United Building Corporation dated June 20, 1979 and recorded in Book 1086 at page 123 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 the 6th day of April, 1981 at 10:15 a.m. 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:

Lot numbered Seven, in Block lettered "K" and Lot numbered Three (3), in Block lettered "J", in the subdivision known as "PLAT II, SECTION I, SHERWOOD FOREST", as per plat thereof recorded in Plat Book 19, at plat 96, among the Land Records of Frederick County, Maryland; being in the New Market Election District.

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 highest bidder acknowledged by the Substitute Trustee shall be the purchaser. In the event of any dispute among the 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.

The premises will be offered for sale in the aggregate and lots will be offered on an individual basis and the highest total bid received shall be accepted. In the event lots are sold on an individual basis, a deposit of \$2,000.00 per lot shall be required. In the event the premises are sold in the aggregate, a \$5,000.00 deposit shall be required. The deposit(s) shall be in cash, certified check or some other form of exchange acceptable to the Substitute Trustee, in the sole and absolute exercise of his discretion and will be required from the purchaser at the time of sale, with the balance of the purchase price, together with interest on such balance at the rate of eight percentum (8%) per annum from the date of sale to the date of settlement, to be paid 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 AND CANADA, CHARTERED
Attorneys for the Substitute Trustee

By: _____
SCOTT C. REED
342 Hungerford Court
Rockville, Maryland 20850
(301) 762-1600.

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ACKNOWLEDGMENT OF PURCHASE

COUNTY FEDERAL SAVINGS AND LOAN ASSOCIATION does hereby acknowledge that it has purchased the real estate described in the advertisement attached hereto at and for the sum of One Hundred Seventy-Two Thousand Five Hundred and * * * No/100 Dollars (\$172,500.00), the sum of Five Thousand and * * * No/100 Dollars (\$5,000.00) having been paid this date and the balance of One Hundred Fifty-Two Thousand Five Hundred and * * * No/100 Dollars (\$152,500.00) being due and payable at the time of final settlement and it does further covenant and agree that it will comply with the terms of sale as expressed in the advertisement attached hereto.

WITNESS its corporate hand and seal

this 15th day of May, 1981.

COUNTY FEDERAL SAVINGS AND LOAN ASSOCIATION

By: *Arlona J. Conolly*
ARLONA T. CONOLLY

Filed May 18, 1981