

DAVID E. ALDRIDGE, Substituted Trustee * NO: 30,997 EQUITY
under Deed of Trust from William E. *
Mitchum and Ruth E. Mitchum, his wife * IN THE CIRCUIT COURT FOR
* FREDERICK COUNTY, MARYLAND

ACKNOWLEDGMENT OF PURCHASE AT FORECLOSURE SALE

SUBSTITUTED TRUSTEES' SALE OF VALUABLE RESIDENTIAL REAL ESTATE LYING IN WALKERSVILLE, FREDERICK COUNTY MARYLAND

By virtue of a Power of Sale contained in a Deed of Trust dated July 11, 1979 unto John T. Cooney and James N. Wright, Jr., Trustees for Ryan Financial Services, Inc., David E. Aldridge having been appointed as Substituted Trustee, the undersigned substituted trustee will offer for sale at the Courthouse Door in the City of Frederick, Frederick County, Maryland on:
TUESDAY, MARCH 3, 1981
AT 11:00 A.M.

All of the hereinafter described real estate, to wit:
"ALL OF THAT LOT or parcel of land, situate, lying and being in the Walkersville Election District, Frederick County, Maryland, more particularly described as follows:

Lot Numbered 21 in Block Numbered J, in a subdivision known as "Glade Manor," Section I, per a Plat recorded in Plat Book 14 at Plat 161, among the Land Records of Frederick County, Maryland, being all and the same real estate conveyed unto William E. Mitchum and Ruth E. Mitchum, his wife, by Ryan Homes, Inc., a body corporate by a Deed of even date therewith, said Deed being recorded prior to the Deed of Trust.

This property is a modern, well constructed, well situated residential property of the split-level type containing approximately 2,200 square feet. This residence which is also known as 9500 HIGHLANDER CIRCLE, WALKERSVILLE, MARYLAND, contains five (5) Bedrooms, three (3) Baths, and is heated by a heat pump.

TERMS OF SALE: A deposit of ten percent (10%) of the purchase price will be required from the purchaser or purchasers on the date of sale in the form of cash, certified check, cashier's check or treasurer's check payable to the Substituted Trustee. The balance of the purchase price shall be paid within ten (10) business days of the ratification of sale by the Circuit Court for Frederick County, Maryland with interest to be paid on the unpaid balance of the purchase price from the date of the Public Sale to the date of final settlement at the rate of twelve percent (12%) per annum. Taxes and other public charges and assessments shall be adjusted to the date of sale and assumed by the purchaser or purchasers.

All settlement costs and recordation costs including but not limited to the cost of any title examination required by the purchaser or purchasers, attorney's fee, Stamps, Transfer Tax and recording charges shall be paid by the purchaser or purchasers. Conveyance shall be by a Substituted Trustee's Deed in the regular form, without warranties, expressly or implied. The property herein is being sold subject to all Federal, State and County laws and ordinances which may effect the property and its use as well as all easements, restrictions, covenants, liens, encumbrances and other matters of record which may be superior to the deed of trust being foreclosed.

All of the said property subject to the above deed of trust is being sold on an "AS IS" basis and the Substituted Trustee makes no representations or warranty with regard to said property.

TIME IS OF THE ESSENCE.

Compliance with the terms of the sale shall be made within the time of the aforesaid or the deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser or purchasers. Substituted Trustee reserves the right to withdraw the property from sale at any time, to reject any and all bids and to reserve all disbutes.

DAVID E. ALDRIDGE
Substituted Trustee
120 West Church Street
Frederick, Maryland 21701
(301) 663-5191

G. EDWARD DWYER, JR.
Solicitor for Substituted Trustee
120 West Church Street
Frederick, Maryland 21701

I hereby acknowledge to have purchased from David E. Aldridge, Substituted Trustee, under Deed of Trust, dated the 11th day of July, 1979, and recorded in Liber 1090, folio 423, one of the Land Records of Frederick County, Maryland, all that lot or parcel of land situate, lying and being in Frederick County, Maryland and being more fully described as Lot Numbered 21, in Block Numbered J, in a subdivision known as "Glade Manor", Section I, per Plat recorded in Plat Book 14 at page 171, among the Land Records for Frederick County, Maryland, and being all ad the same real estate conveyed unto William E. Mitchum and Ruth E. Mitchum, his wife, by Ryan Homes, Inc. a body corporate, said Deed being recorded prior to the Deed of Trust and being more fully described in the annexed advertisement at and for the sum of Seventy Four Thousand Six Hundred Dollars (\$ 74,600.00), and upon the terms of sale set forth in said advertisement.

Ryan Financial Services, Inc

Charl H. St. Mazer

Purchaser

Filed March 12, 1981

DAVID
ATTORNEY
120 WEST
FREDERICK

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