

# TRUSTEE'S SALE

OF VALUABLE UNIMPROVED  
RESIDENTIAL LOTS AT  
COURTHOUSE DOOR IN  
FREDERICK, MARYLAND  
ON FRIDAY, APRIL 24, 1981  
AT 11:00 A.M.

Pursuant to the terms and conditions of certain Deeds of Trust between the below listed lot owners and the undersigned Substituted Trustee, recorded in the public land records of Frederick County, Maryland, all as described more particularly hereinafter, the undersigned will sell at public auction on the above date the following unimproved real estate on the terms stated herein. All Liber, Folio and Plat Book references refer to the Land Records of Frederick County, Maryland.

## PROPERTY DESCRIPTION

1. Equity No. 31,119, under Deed of Trust from Robert D. Lambert, Jr. and Arbana W. Lambert, his wife, dated August 31, 1972 and recorded in Liber 892, folio 62; Lot No. 463, Pinehurst V, Plat 2, Eaglehead District, recorded in Plat Book 6, folio 146.
2. Equity No. 31,118, under Deed of Trust from Melvin E. Truett, Sr. and Alice F. Truett, his wife, dated November 1, 1971 and recorded in Liber 863, folio 134; Lot No. 399, Pinehurst V, Plat 3, Eaglehead District, recorded in Plat Book 6, folio 152.
3. Equity No. 31,120, under Deed of Trust from Dennis H. Tribble and Janice M. Tribble, his wife, dated March 12, 1972 and recorded in Liber 881, folio 590; Lot No. 350, Meadows III, Plat 3, Eaglehead District, recorded in Plat Book 6, folio 100.

**TERMS OF SALE:** Each of the individual lots listed above will be sold separately. A cash or certified check deposit of \$500.00 will be required of the purchaser(s) at the time and place of sale for each lot. The balance of the purchase price shall be paid within ten (10) business days after the ratification of the sale by the Circuit Court for Frederick County, with interest to be paid at 10% per annum on the unpaid balance of the purchase price from the date of auction sale to the date of final settlement.

All taxes, Sanitary Commission charges, water and other municipal, county, state and subdivision charges or assessments, if any, shall be adjusted as of the date of sale. Transfer taxes, recordation stamp taxes, and cost of preparing Trustee's deed shall be borne entirely by purchaser(s). Each individual lot will be sold subject to all recorded restrictions, covenants and agreements. The undersigned trustee will not certify title to any lot offered for sale and each prospective purchaser(s) should examine the land records of Frederick County for title purposes. Trustee reserves the right to withdraw the herein described property from sale at any time.

### FOR FURTHER INFORMATION CONTACT:

R.D. Hermes, Post Office Box 119, Frederick, Maryland, 21701, Telephone 301-831-6116.

**JAMES H. CLAPP,**  
Substituted Trustee

DELBERT S. NULL, AUCTIONEER  
H. Reese Shoemaker, Jr.  
SHOEMAKER AND SMITH  
Attorney for Substituted Trustee  
124 North Court Street  
Frederick, Maryland 21701  
301-663-8100

## ACKNOWLEDGEMENT OF PURCHASE

We, the undersigned, hereby agree(s) to have purchased from James H. Clapp, Substituted Trustee in No. 31,120 Equity in the Circuit Court for Frederick County, the real estate described in the attached advertisement of public sale in accordance with the terms and conditions thereof, at and for the sum of

FOUR THOUSAND SIX HUNDRED FIFTY  
CENTS

(\$ 4650.<sup>00</sup> ) of which

FIVE HUNDRED DOLLARS

(\$ 500.<sup>00</sup> ) is paid

simultaneously with the execution hereof.

Dated: April 24, 1981

Charles F. Stone (SEAL)  
Charles F. Stone (SEAL)

Witness:

Lilyan P. Williams  
Lilyan P. Williams

Filed May 1, 1981