

**SUBSTITUTED  
TRUSTEE'S SALE  
OF VALUABLE IMPROVED  
FEE SIMPLE PROPERTY**

Under and by virtue of the power of sale contained in a Deed of Trust from John Edward Smith and Margaret E. Smith, his wife, dated the 16th day of February, 1978, and recorded in Liber 1042, folio 587, one of the Land Records of Frederick County, Maryland, the holder of the indebtedness as secured by the deed of trust having appointed Seymour B. Stern as Substituted Trustee, by instrument duly executed, acknowledged and recorded among the Land Records of the County aforesaid, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substituted Trustee will sell at public auction, on

**FRIDAY, AUGUST 21, 1981**

AT  
10:00 A.M.

AT  
**FREDERICK COUNTY COURTHOUSE**

All that piece or parcel of land situate, lying and being in Thurmont Election District, Frederick County, Maryland, being more particularly described as follows:

**BEGINNING** at a point in the center of the State Road leading from Frederick to Thurmont marked by a planted stone on the East side of said road and running thence in the center of said road North 26 degrees East 9.96 perches to a point being also a corner of the lands of the said Ida M. Miller and husband, running thence with their said land South 66 degrees, East 22 perches to a planted stone, thence by lands of Samuel Birely South 31 degrees, West 7.34 perches to a planted stone, thence North 70 degrees, West 8.4 perches, North 77 1/2 degrees West 6.4 perches to a planted stone, thence North 70 degrees, West 7 perches to the place of beginning, containing 1 acre and 40 square perches of land, more or less.

**BEING** all and the same real estate conveyed unto Harold E. Ramsburg, from William F. Miller and Kenneth C. Miller, Personal Representatives of the Estate of Ida M. Miller, by deed dated the 7th day of July, 1972, and recorded in Liber 882, folio 497, one of the Land Records of Frederick County, Maryland.

**ALSO BEING**, all and the same real estate conveyed unto John Edward Smith and Margaret E. Smith, his wife, from Harold E. Ramsburg, by deed dated February 16, 1978 and intended to be recorded immediately prior hereto among the Land Records of Frederick County, Maryland.

The property is located at 13233 Catoclin Furnace Road, Thurmont, Maryland, and is improved with a one and one-half (1-1/2) story detached residence with wood siding, three (3) bedrooms and bath, forced hot water heat, well and septic, located on one and one-fourth (1-1/4) acre lot, more or less.

**TERMS OF SALE:** The above mentioned real property and improvements are to be sold in an "as-is" condition, and subject to liens and restrictions of record. A deposit of Five Thousand Dollars (\$5,000.00) in cash or certified check acceptable to the Substituted Trustee will be required of the purchaser to be paid at the time and place of sale. In the event the purchaser fails to consummate the purchase in accordance with the terms of sale, the deposit or any part of it, may be forfeited at the option of the Substituted Trustee. The balance of the purchase price is to be paid within ten (10) days of the ratification of the sale by the Circuit Court for Frederick County, Maryland unless settlement time is postponed at the sale option of the Substituted Trustee, and shall bear interest from the date of sale to date of settlement at the rate of nine percent (9%) per annum. Time is of the essence. All risk of loss following the date of sale shall be at the risk of purchaser. In the event of default, the property shall be resold at the cost and risk of purchaser, and the Substituted Trustee shall not be limited by such forfeiture from further availing himself of any additional legal or equitable remedies arising out of such default. Real estate taxes will be adjusted to date of sale, and all other costs and expenses of conveying are to be borne by the purchaser or purchasers.

There are no representations or warranties express or implied, with respect to the condition of the property, improvements, title, lot size or the accuracy of any matters referred to in this advertisement.

**SEYMOUR B. STERN**  
Substituted Trustee

LAWRENCE E. FINEGAN, Attorney  
Stern, Finegan & Winik, P.A.  
118 West Church Street  
Frederick, Maryland 21701  
(301) 643-5335  
Attorney for Substituted Trustee  
Watson-Zimmerman, Auction Service  
P.O. Box 624  
Frederick, Maryland 21701  
(301) 642-4726

1981 45 sec 807

**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 twenty five thousand dollars

(\$ 25,000.00 )

the sum of five thousand dollars

(\$ 5,000.00 )

having been paid this date, and

the balance of twenty thousand dollars

(\$ 20,000.00 )

being due and payable at the

time of final settlement, and

I (~~we~~) do further covenant and

and agree that I (~~we~~) will

comply with the terms of sale

as expressed in the advertise-

ment attached hereto.

STERN, FIN  
& WINIK,  
FREDERICK, M

EXHIBIT 3

Filed 9-16-81