

SMITH, SOMERVILLE & CASE
100 Light Street
Baltimore, Maryland 21202

**SUBSTITUTE TRUSTEES'
SALE
OF
VALUABLE FEE SIMPLE
PROPERTY**

known as
7007 Rock Creek Drive
Frederick, Maryland 21701

Under and by virtue of the power and authority contained in a certain Deed of Trust (Deed) from Ted G. Beede and Lois M. Beede, his wife to the Trustees therein, dated September 26, 1977 and recorded among the Land Records of Frederick County in Liber 1031, folio 299, default as defined in said Deed having occurred, and at the request of the party secured thereby, the undersigned, Substitute Trustees, will offer for sale at public auction, on the premises on September 15, 1981 at 11:00 a.m., dst.

ALL THAT LOT OF GROUND AND IMPROVEMENTS thereon situate in the County of Frederick, State of Maryland, and described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 312 as shown on Plat entitled "Addition to and Resubdivision of Lots 55, 56, 57, 58 and 59, Resubdivision of Lots 291, 292, 293, 294 and 295, Section Two, Stonegate Farms" recorded among the Land Records of Frederick County in Plat Book 13, folio 23. Improvements thereon being now or formerly known as 7007 Rock Creek Drive.

In fee simple and improved by a detached, one-story, split-foyer, brick and aluminum sided dwelling containing 7 rooms (4 bedrooms), 3 baths and 100% basement. FWA Electric heat with heat-pump and central air conditioning.

The property will be sold subject to conditions, restrictions and agreements of record affecting the same, if any.

Terms of Sale: A deposit of \$1,000 in cash, or by a certified check drawn upon or a cashier's or treasurer's check of, a responsible banking institution will be required of the purchaser or purchasers at the time and place of sale. The balance of the purchase price shall be paid in cash upon final ratification of the sale by the Circuit Court for Frederick County.

Interest at the rate of 8.75% to be paid on unpaid purchase money from the date of sale to date of settlement. Taxes, water rent, rent and all other public charges and assessments payable on an annual basis, including sanitary and metropolitan district charges and special paving taxes, if any, to be adjusted to date of sale. Cost of all documentary stamps, State of Maryland and Frederick County transfer taxes and any other charges incident to the recording of the Deed to the purchaser shall be borne by the purchaser.

Terms of sale to be complied with within 10 days after final ratification thereof by the Circuit Court for Frederick County; otherwise the deposit shall be forfeited and the property shall be resold at the risk and cost of the defaulting purchaser or purchasers.

**JOSEPH M. ROULHAC
and MICHAEL W. LOWER,
Substitute Trustees**

H. Reese Shoemaker Jr.
SHOEMAKER, SMITH AND CLAPP
124 North Court Street
Frederick, Maryland 21701
301-663-8100
Attorneys for Substitute Trustees
Delbert S. Null,
Auctioneer

ACKNOWLEDGMENT OF PURCHASE

I, (We), the undersigned, hereby agree (s) to have purchased from Joseph M. Roulhac and Michael W. Lower, Substitute Trustees in No. 31,640 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 Fifty-Three Thousand Dollars

(\$ 53,000.00 of which the sum of _____

(\$ _____) is paid simultaneously with the execution hereof.

Date: September 15, 1981

John J. [Signature] (SEAL)
as Agent for
Equitable Trust Company
_____ (SEAL)

Witness:

Hazel I. LaCoste
Hazel I. La Coste

Filed September 24, 1981