

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 Roland E. Willard, Jr., and Marlene J. Willard his wife, dated the 11th day of November, 1980, and recorded in Liber 1131, folio 829, 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

**FRI., JUNE 12, 1981
AT 10:00 A.M.**

**AT
FREDERICK COUNTY
COURTHOUSE**

All that lot or parcel of land situate, lying and being in the Urbana Election District, Frederick County, Maryland, being described as: Lot 2 on a Plat entitled "Burdette's Addition to Lock Haven" as recorded among the Land Records of Frederick County, Maryland, in Plat Book 22, folio 86, one of the Plat Records of Frederick County, Maryland, and being the same real estate as was conveyed unto Roland E. Willard, Jr., and Marlene J. Willard, his wife, by a deed dated November 14, 1980 and recorded in the Land Records of Frederick County, Maryland.

The property is located on Woodland Drive and consists of 1.08 acres, more or less, improved by a detached contemporary 2 story recently built residence with 3 bedrooms, 2 baths, separate kitchen and dining room, fireplace and wood-stove in the living room, electric heat, air conditioning, unfinished basement and large wood deck.

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 Seven Thousand Five Hundred Dollars (\$7,500.00) in cash or 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 Assignee. 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 and to bear interest from the date of sale to date of settlement at the rate of fourteen percent (14%) per annum. Real estate taxes will be adjusted to date of sale, and all other costs and expenses of conveyancing 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**

Reference E. Finegan,
Attorney
Stern, Finegan & Winik,
A.
118 West Church Street
Frederick, Maryland 21701
(301) 663-5335
Attorney for Substituted Trustee
James G. Trout, Auctioneer
15 North Court Street
Frederick, Maryland 21701
(301) 663-1555

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 Sixty Thousand Dollars

(\$ 60,000.00),

the sum of Seven Thousand Five Hundred Dollars

(\$ 7,500.00)

having been paid this date, and the balance of Fifty Two Thousand Five Hundred Dollars

(\$ 52,500.00)

being due and payable at the time of final settlement, and I (we) do further covenant and agree that I (we) will comply with the terms of sale as expressed in the advertisement attached hereto.

WITNESS my (our) hand(s) and seal(s) this 12th day of

June, 1981.

STERN, FIN & WINIK, FREDERICK, MD

EXHIBIT 4 - Filed June 24, 1981