

CERTIFICATE OF PUBLICATION
 From THE NEWS-POST Frederick, Md.

**LAW OFFICES
 MILES & STOCKBRIDGE
 TRUSTEE'S SALE**

Trustee's Sale of valuable improved real estate located in Frederick County, Maryland. By virtue of the power and authority contained in a certain Deed of Trust from J. Garland Weaver and Wynonah A. Weaver dated June 9, 1980, and recorded in Liber 1116 at Folio 737 among the Land Records for Frederick County, Maryland; and default having occurred in the payment of the obligation secured thereby, such default involving a condition upon which the Deed of Trust provides that a sale be made, and at the request of the holder of the Note secured thereby, the Substitute Trustee hereinafter named will sell, at public auction, on the 25th day of May, 1982, at 10:30 a.m., in front of the Court-house door of the Circuit Court for Frederick County, Maryland, all that land and premises described in the aforesaid Deed of Trust, more particularly described and known as follows:

Beginning for the same at stone in the beginning of conveyance to Lewis E. Fuller for 1.777 acres of land and recorded among the Land Records for Frederick County, Maryland in Liber 724 at folio 536, thence with the 1st and part of the 2nd lines thereof S. 81° 45' W. 232.00 feet thence N. 54° 15' E. 492.00 feet thence leaving said line to include a part of said land and also part of the lands conveyed by Lloyd C. Brandenburg to Lewis E. Fuller and recorded among the Land Records of said County in Liber 855 at folio 429, S. 16° 40' 50" E. 196.58 feet thence S. 54° 15' W. 193.0 feet to a point 29.00 feet from the end of the 3rd line of said conveyance thence with part of said line reversed N. 74° 45' W. 99.40 feet thence S. 81° 45' W. 2.50 feet to the place of beginning. Also a Right of Way Twenty feet wide from said lot to Maryland Route 80 as per Liber 855 folio 435. Containing 1.547 acres of land according to plat and survey by Elwood L. Renn, Surveyor.

Improvements constructed upon the above-described property consist of a single brick dwelling, 6 rooms, 4 bedrooms, 2 baths, full basement with family room, 1 attached garage and 2 detached garages.

Being the premises of
 Fingerboard Road, Route #1, Box #70-A
 Monrovia, Maryland 21754

TERMS OF SALE: This advertisement, as amended or supplemented by any oral announcements during the conduct of the sale, constitutes the Substitute Trustee's entire statement relative to the premises described herein and the terms and conditions upon which such premises shall be offered for sale, sold or purchased. The Substitute Trustee reserves the unqualified right to withdraw the premises at any time prior to sale. In the event the Substitute Trustee determines that any opening bid is not commensurate with the value of the premises, he may reject the same and withdraw the premises from sale. The highest bidder acknowledged by the Substitute Trustee shall be the purchaser. In the event of any dispute among the bidders, the Substitute Trustee shall have the sole and final discretion either to determine the successful bidder or to then and there re-offer and resell the premises.

The premises are sold subject to any and all covenants, conditions, restrictions, easements, rights-of-way and limitations of record.

A deposit of \$2,500.00 in cash, certified check or some other form of exchange acceptable to the Substitute Trustee, in the sole and absolute exercise of his discretion, will be required from the purchaser at the time of sale, with the balance of the purchase price, together with interest on such balance at the rate of fifteen (15%) percent per annum from the date of sale to the date of settlement, to be paid in cash or equivalent current funds at the date of settlement.

All state and local real estate taxes and other public charges, regular and special assessments and the like shall be adjusted to the date of sale and thereafter assumed by the purchaser. All state and local transfer taxes, documentary taxes, recording taxes and fees shall be paid by the purchaser. The cost of title examination, attorney's fees, conveyancing fees, notary fees and all other costs incident to the settlement, of whatsoever kind or amount, shall be paid by the purchaser.

Frederick, Md. *July 2*, 19 *82*

This is to certify that the annexed *Public Sale*
 was published in *News Post*

2 newspapers published in Frederick County on the following
 dates: *May 6, 13, 20*

THE NEWS-POST

Per *V. Martin*

Settlement and compliance with the terms of sale shall be made within ten (10) days following final ratification of the sale by the Circuit Court for Frederick County, Maryland, TIME BEING OF THE ESSENCE; otherwise, in addition to any other remedies available to the Substitute Trustee at law or in equity, the Substitute Trustee may, at his election, declare the deposit forfeited and resell the premises at the risk and cost of the defaulting purchaser, and in such event the defaulting purchaser shall be liable for the payment of any deficiency plus all costs and expenses of both sales.

Prospective bidders and other interested parties may obtain additional or more detailed information concerning this sale by contacting the attorneys for the Substitute Trustee during normal business hours at 342 Hungerford Court, Rockville, Maryland 20850, or by telephone at (301) 762-1600.

**SCOTT C. REED,
 SUBSTITUTE TRUSTEE
 MILES & STOCKBRIDGE**

JAMES J. DEMMA
 342 Hungerford Court
 Rockville, Maryland 20850
 (301) 762-1600
 Attorneys for Substitute Trustee

Sold July 22, 1982