

BOOK 48 PAGE 560 RECEIVED NOV 23 1982
CERTIFICATE OF PUBLICATION
From THE NEWS-POST Frederick, Md.

SUBSTITUTED TRUSTEE'S SALE

OF VALUABLE RESIDENTIAL REAL ESTATE

Lying in the NEW MARKET ELECTION DISTRICT FREDERICK COUNTY, MARYLAND

By virtue of a power of sale contained in a Deed of Trust dated December 27, 1979, unto Arthur G. House and Donald H. Hadley, Trustees for the Estate of James E. Kirby, George T. Horman having been appointed as Substituted Trustee, the undersigned Substituted Trustee will offer for sale at the courthouse door in the City of Frederick County, Maryland on:

WEDNESDAY, NOVEMBER 17, 1982

AT 11:00 A.M.

all the hereinafter described real estate, to wit: Lot numbered (22), block lettered "A", plat one, in a subdivision known as "EAGLEHEAD," Balmoral, Section 1, as per plat recorded in Plat Book 6 at page 103 among the Land Records of Frederick County, Maryland, being in the New Market Election District of Frederick County, Maryland, being also the same real estate conveyed unto James E. Kirby, by John W. Aitken, by Deed dated May 20, 1977 and recorded among the said Land Records in Liber 1019, folio 533, the improvements thereon would be known as 6804 Belmoral Court, Lake Linganore.

This property consists of a lot improved with a foundation and chimney remaining from the destruction by fire of the dwelling. It has a viable permit for water and sewer serviced by the Lake Linganore system.

TERMS OF SALE: A deposit of \$1500 will be required from the purchaser or purchasers on the date of sale in the form of cash, certified check, cashier's check or treasurer's check payable to "George T. Horman, Substituted Trustee." The balance of the purchase price shall be paid within (10) business days of the ratification of sale by the Circuit Court for Frederick County, Maryland with interest to be paid on the unpaid balance of the purchase price from the date of public sale to the date of final settlement at the rate of eleven (11) per cent per annum. Taxes and other public charges and assessments shall be adjusted to the date of sale and assumed by the purchaser or purchasers.

All settlement costs and recordation costs including but not limited to the cost of any title examination required by the purchaser or purchasers, attorney's fee, stamps, transfer tax and recording charges shall be paid by the purchaser or purchasers. Conveyances shall be by a Substituted Trustee's Deed in regular form, without warranties, expressly or implied. The property herein is being sold subject to all Federal, State, and County laws and Ordinances which may affect the property and its use as well as all easements, restrictions, covenants, liens, encumbrances and other matters of record which may be superior to the Deed of Trust being foreclosed.

All the said property subject to the above Deed of Trust is being sold on an "AS IS" basis, and the Substituted Trustee makes no representations or warranty regard to said property.

TIME IS OF THE ESSENCE: Compliance with the terms of sale shall be made within the time of the aforesaid or the deposit shall be forfeited and the property resold at the risk and costs of the defaulting purchaser or purchasers. Substituted Trustee reserves the right to withdraw the property from sale at any time, to reject any and all bids, and to resolve all disputes.

GEORGE T. HORMAN

Substituted Trustee

22 W. Second Street

Frederick, Maryland 21701

(301) 662-8248

W. JEROME OFFUTT, Attorney

Solicitor for Substituted Trustee

22 W. Second Street

Frederick, Maryland 21701

(301) 662-8248

AUCTIONEER: William J. Offutt, Jr.

Frederick, Md. Nov 22, 1982

This is to certify that the annexed Substituted

Trustee's Sale was published in the News-Post

newspapers published in Frederick County on the following

dates: Oct 29, Nov 6, 13

THE NEWS-POST

Filed Per K. S. McKenzie
November 23, 1982