

LERCH AND HUESMAN, SOLICITORS
504 OLD COURT SAVINGS & LOAN BUILDING
16 SOUTH CALVERT STREET
BALTIMORE, MARYLAND 21202
(301) 539-0155

BOOK

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TRUSTEES' SALE

OF VALUABLE IMPROVED FEE SIMPLE PROPERTY

NO. 17 East B. Street, Brunswick, Maryland

Under and by virtue of the power and authority contained in a certain Deed of Trust from JOHN MILES BENDER AND MARCIE J. BENDER, his wife, to HARRY E. CHESMAN AND/OR JAMES A. TAYLOR, Trustees; dated JULY 28, 1980, and recorded among the Land Records of FREDERICK COUNTY, in Liber 1121, page 541, (Joseph I. Huesman, R. Douglas Jones and Gerard F. Miles having been appointed as Substituted Trustees therein) default having occurred in the payment of the indebtedness thereby secured, and at the request of the party secured thereby, the undersigned Substituted Trustees will offer for sale at public auction on the premises on

FRIDAY, MAY 25, 1984

3:30 P.M.

all that land and premises described in said Deed of Trust as follows:

Being known and designated as part of Lots Four (4) and Five (5) in the subdivision known as "Chas M. Wenner's Addition to Brunswick", in the Brunswick Election District No. 25, as recorded in Liber WIP 11, Folio 506, among the Land Records of Frederick County, Maryland.

Being the same property conveyed by Deed dated May 27, 1966 from Clyde A. Nichols Executor of the Last Will and Testament of Cora M. Gross, late of Frederick County, Maryland, to C. Burke Coffman and Estelle Coffman, his wife, as Tenants by the Entirety, as recorded June 6, 1966 in Liber 747, Folio 497 among the Land Records of Frederick County, Maryland.

Subject to conditions restrictions and agreements of record, if any.

The property is improved by a two-story frame dwelling.

TERMS OF SALE: (\$2,000.00) cash or by certified check will be required of the purchaser at the time and place of sale, balance of the purchase money in cash upon final ratification of sale by the Circuit Court for FREDERICK COUNTY, and to bear interest at 11.5% per annum from the day of sale to the day of settlement. All charges for conveyancing, recording, stamp taxes, transfer taxes, certificate of title, etc., to be at the cost of the purchaser. All other expenses, water rent, and real estate taxes and all other assessments and public charges, payable on annual basis including special paving tax, if any, to be adjusted to the date of sale, and assumed thereafter by purchaser.

Time is of the essence and terms of sale are to be complied with within ten days after final ratification thereby by the Court, otherwise with property will be resold at the risk and cost of the defaulting purchaser.

**JOSEPH I. HUESMAN,
R. DOUGLAS JONES AND
GERARD F. MILES,
Substituted Trustees**

Auctioneer: Austin Bohn