

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

WILLIAMS & HUFFMAN, P.A.
3700 Donnell Drive
Forestville, Maryland 20747
(301) 568-5544

TRUSTEES' SALE

of Valuable, Improved Real Estate, located in Frederick County, Maryland, improved by the premises known as 12 Vienna Court, Frederick, MD 21701.

By virtue of the power and authority contained in a Deed of Trust from William L. Mayhew, Sr. and Mary A. Mayhew, to Arthur J. Phelan, Jr. and Jeffrey R. Scholz, Trustees, dated August 26, 1977, and recorded August 30, 1977 among the land records of the aforesaid county in Liber 1028 at folio 418, and at the request of the party secured thereby, default having occurred in the terms and conditions thereof, the undersigned, as the present Trustees under the aforesaid Deed of Trust will sell at public auction in front of the Courthouse in Frederick, Maryland, on:

MONDAY, JULY 9, 1984

AT 9:00 A.M.

all the property in said Deed of Trust described as follows:

BEING known and designated as Lot 6, Block A on a plat entitled "Section 1, Willowcrest Subdivision," recorded among the Plat Records of Frederick County in Plat Book 10, folio 133.

BEING all and the same real estate which was conveyed unto William L. Mayhew, Sr. and Mary A. Mayhew, his wife, by Willowdale Associates, Inc., a body corporate of the State of Maryland, by deed of even date herewith and intended to be recorded among the Land Records of Frederick County immediately prior hereto.

William L. Mayhew, Sr. and Mary A. Mayhew are the record owner(s) of the property.

Subject to covenants, restrictions, agreements, easements, rights-of-way and minimum building restriction lines of record.

The property is improved by Townhouse, 2 story Brick and Aluminum.

TERMS OF SALE: A cash deposit of Three Thousand Dollars (\$3,000.00) will be required at the time of sale. The balance in cash, with interest at Twelve per cent (12.0%) per annum from the date of sale to the date of settlement payable within ten days after final ratification of sale. No deposit shall be required of the noteholder where the noteholder bids in the property at sale; and payment of the purchase price by the noteholder in such case shall be made by crediting the same against the foreclosure expenses and costs and the indebtedness secured by the Deed of Trust.

Adjustment of all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter be assumed by the purchaser. Title examination, conveyancing, state revenue stamps, state and county transfer taxes and all other costs incident to settlement are to be paid by the purchaser.

Compliance with terms of sale shall be made within ten days after final ratification of sale or deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser.

**Leonard J. Williams and
Bryon L. Huffman,
Substitute Trustees**

Frederick, Md. July 17, 1984

This is to certify, That the annexed Trustee's Sale
was published in the News-Post

newspaper published in Frederick County, once a week for
3 successive weeks prior to the 9th

day of July, 1984.

THE NEWS-POST

Per K. S. McKenzie

Filed
July 24, 1984