PUBLIC SALE

Under and by virtue of an Order of Court dated May 8, 1985 issued by the Circuit Court for Frederick County, Maryland, in the case of Johnson V. Weedon, Case No. 3445, the undersigned Co-Trustees, Rand D. Weinberg and Donald E. Beachley, will offer for sale at public auction on the premises at 1635 Colonial Way, Frederick, Maryland, on

TUESDAY, MAY 28, 1985

AT 1:30 P.M.

All the following described premises, situate in the County of Frederick, State of Maryland, and being known and designated as Lot No. 36, Block C, in the subdivision known as "Section II, Carroll Park Manor" as per plat thereof recorded in Plat Book 12 at plat 188, among the Land Records for Frederick County, Maryland. The above described property is subject to covenants imposed by Declaration dated March 30, 1976 and recorded April 7, 1976 in Liber 984, folio 408, among the aforesaid Land Records of Frederick County, Maryland. The property will be sold subject to conditions, restrictions and agreements of record affecting same, if any.

IMPROVEMENTS: This property is located at 1635 Colonial Way, Frederick, Maryland, and the improvements consist of a 2-story townhouse with 3 bedrooms, living room, dining room, kitchen, 2 full baths, 2 one-half baths, and full basement. The property and improvements will be sold in an "AS IS" condition.

TERMS OF SALE: A cash deposit or certified check for 20% of the purchase price at time of sale, balance in cash upon final ratification of sale by the Circuit Court for Frederick County. Interest to be paid by the purchaser on the first mortgage from the date of sale until date of settlement. Taxes and water rent to be adjusted to date of sale. All other public charges and assessments, payable on an annual basis, including sanitary and/or Metropolitan District charges to be adjusted for the current year to date of sale. Costs of all documentary stamps and transfer taxes shall be borne by the purchaser.

RAND D. WEINBERG
DONALD E. BEACHLEY
Co-Trustees

DELBERT NULL, Auctioneer
147 W. Patrick Street
Frederick, Md. 21701
Phone: 694-5626

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CHARLES C. KELLER, CLERK

BY: _____

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 Fifty-Eight Thousand One Hundred Dollars (58,100.00), the sum of Eleven Thousand Six Hundred Twenty Dollars (11,620.00), having been paid this date, and the balance of TO BE DETERMINED AT SETTLEMENT Dollars (_____), being due and payable at the time of final settlement, and I (we) do hereby agree and agree that I (we) will comply with the terms of the sale as outlined in the advertisement attached hereto.

WITNESS my (our) hand(s) and seal(s) this 28 day of May, 1985.

_____ (SEAL)

_____ (SEAL)

PURCHASER(S)

WITNESS:

_____

_____