

LAW OFFICES
MILES & STOCKBRIDGE
342 Hungerford Drive
Rockville, Maryland 20850

**SUBSTITUTE
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 dated December 2, 1965 and recorded December 3, 1965 in Liber 737 at folio 577 among the Land Records for Frederick County, Maryland the undersigned Substitute Trustee will sell, at public auction, on

JANUARY 20, 1987

AT 10:30 A.M.

on the front steps of the courthouse for the Circuit Court for Frederick County, Maryland, all the land and premises more particularly described as follows:

All that piece or parcel of land situate, lying and being in the Woodville Election District, Frederick County, Maryland, and being near Langdon Drive, the same being a street in Langdon Woods Subdivision, and being more particularly described as follows:

Beginning at an iron pin located on the Eastern Margin of a 50 foot right of way, said pin being South 44° 14' West 119.4 feet from the end of the sixth line (North 44° 01' 12" West 755.50 feet) as described in a deed dated March 26, 1964 from Dwight T. Walker and Ruth D. Walker, and Willing W. Walker, unmarried, to Prentis W. Van Sant and Clara V. Van Sant, his wife, and recorded in Liber 701 at Folio 143, one of the Land Records for Frederick County, Maryland, and running thence with the Eastern Margin of the above-mentioned 50-foot right of way.

South 44° 14' West a distance of 119.40 feet to an iron pin; thence turning and running South 28° 30' East a distance of 236.30 feet to an iron pin; thence turning and running North 49° 00' East a distance of 148.0 feet to an iron pin; thence turning and running North 36° 10' West a distance of 240.0 feet to the point of beginning;

to an iron pin; thence turning and running North 36° 10' West a distance of 240.0 feet to the point of beginning; and containing 29,744 square feet more or less.

To be known as Lot Numbered Sixteen (16) on an unrecorded Plat of Langdon Woods.

Being part of the same land conveyed by Deed from Dwight T. Walker and Ruth D. Walker, his wife, to Prentis W. Van Sant and Clara V. Van Sant, his wife, dated 24th day of November 1965 and recorded on the 29th day of November, 1965 among the Land Records of Frederick County, Maryland; and recited as containing 2.241 acres of land.

Subject to and together with a right of way along the South 28° 30' East 236.00 foot line for the entire depth thereof.

Being the premises known as 4317 Langdon Drive, Mt. Airy, Maryland 21771 improved by a detached brick/wood rambler consisting of a total of 6 rooms with a living room, dining room, kitchen and 3 bedrooms and 1 and 1/2 bath and full basement.

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 terms upon which such premises shall be offered for sale, sold or purchased. The Substitute Trustee reserves the unqualified right to withdraw the premises, in whole or in part, at any time before sale or to release the premises, in whole or in part, from the Deed of Trust lien at any time before sale. If the Substitute Trustee determines that any opening bid is not commensurate with the value of the premises, he may reject the bid and withdraw the premises from sale. The highest bidder acknowledged by the Substitute Trustee shall be the purchaser. If any dispute arises among the bidders, the Substitute Trustee shall have the sole and final discretion either to determine the successful bidder or to reoffer and resell the premises.

The premises are sold "as-is", and neither the Substitute Trustee nor any other party makes any warranty or representation, either express or implied, of any kind or character, with respect to the premises' physical condition. The premises are sold subject to any and all covenants, conditions, restrictions, easements, rights-of-way and limitations of record. The premises are sold subject to the rights of persons, other than the Substitute Trustee, in possession of all or of any part of the premises as tenants under recorded or unrecorded leases, if any. Neither the Substitute Trustee nor any other party guarantees or covenants to deliver or in any way obtain possession of the premises for any purchaser.

A deposit of \$5,000.00 in cash, certified check or some other form of exchange acceptable to the Substitute Trustee, in his sole and final discretion, will be required from the purchaser at the time of sale. The balance of the purchase price, together with interest on such balance at the rate of twelve percent (12%) per annum from the date of sale to the date of settlement, must be paid in cash or equivalent current funds at the date of settlement.

All state and local ad valorem real estate taxes, other public charges, regular and special assessments and the like shall be adjusted to the date of the foreclosure sale and thereafter assumed by the purchaser. The purchaser shall pay all state and local transfer taxes, documentary taxes, recordation taxes and fees, title examination costs, attorneys' fees, conveyancing fees, notary fees and all other incidental settlement costs.

The purchaser shall settle and comply with the sale terms within ten (10) days after the Circuit Court for Frederick County, Maryland finally ratifies the sale; **TIME BEING OF THE ESSENCE.**

If the purchaser defaults, in addition to any other legal or equitable remedies available to him, the Substitute Trustee may declare the entire deposit forfeited and resell the premises at the risk and cost of the defaulting purchaser. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of both sales, reasonable attorneys' fees, all other charges due and incidental damages. The parties' respective rights and obligations regarding the Terms of Sale and the conduct of the sale shall be governed by and interpreted according to the laws of the State of Maryland.

Prospective bidders and other interested parties may obtain additional or more detailed information concerning this sale by contacting the Substitute Trustee.

G. VANN CANADA, JR.

Substitute Trustee

MILES & STOCKBRIDGE

Attorneys for the

Substitute Trustee

342 Hungerford Court

Rockville, Maryland 20850

301-762-1600

Frederick, Md. Feb 10, 1987

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

a newspaper published in Frederick County on the following dates: 1/3-9-16/87

THE NEWS-POST

Per Ruth Grah

Filed Feb. 19, 1987