

BOOK 52 PAGE 528
CERTIFICATE OF PUBLICATION
 From THE NEWS-POST Frederick, Md.

765 E

NOTICE OF SALE

Mary F. Rupp, Attorney
 Gingell, Prescott & Roberge
 11151 Veirs Mill Road
 Silver Spring, Maryland 20902
 (301) 949-0100

SUBSTITUTE TRUSTEES' SALE

Substitute Trustees' Sale of unimproved real property located in Frederick County, Maryland. By virtue of the power and authority contained in a certain Deed of Trust from Goshen Estates, Inc., dated April 28, 1980 and recorded in Liber 1113 at folio 471 among the Land Records of Frederick County, Maryland, the Trustees named therein having been substituted by a subsequent document also recorded among the Land Records of Frederick County, Maryland, default having occurred in the terms and conditions thereof, the undersigned Substitute Trustees, will offer for sale at public auction on the front steps of the Frederick County Courthouse, Frederick, Maryland, on

MONDAY, APRIL 15, 1985

AT 10:00 A.M.

all that parcel of land situate in Frederick County, Maryland and described as follows:

A lot in the Mt. Pleasant Election District, Frederick County, Maryland, being designated as Lot numbered Twelve (12), Block D, Section III, HORSESHOE FARM ESTATES, as shown on a plat recorded in Plat Book 19, Page 5, among the plat records of Frederick County, Maryland.

The aforesaid real property, which is being sold as is, is unimproved, subject to any rights of way, easements, covenants, conditions, restrictions and limitations of record.

TERMS OF SALE: A deposit by cash or certified check in the amount of Four Thousand Dollars (\$4,000.00) will be required at the time of sale. The balance of the purchase price, together with interest at the rate of twelve percentum (12%) thereon, shall be paid in cash at settlement which settlement shall be held within ten (10) days after final ratification of the sale by the Circuit Court unless said period is extended by the Substitute Trustees, their successors or assigns, in their sole discretion for good cause shown, time being of essence, otherwise the deposit herewith required shall be forfeited and the property resold at the risk and cost of the defaulting purchaser. Adjustment of all taxes, public charges, and special or regular assessments will be made as of the date of the sale and thereafter be assumed by the purchaser. Title examination, conveyancing, state revenue stamps, state and local transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. The Substitute Trustees make no representations or warranties as to the title, and are offering for sale that interest which has been conveyed to them by the above-referenced Deed of Trust.

ROBERT A. GINGELL
 Substitute Trustee
WILLIAM H. ROBERGE, JR.
 Substitute Trustee

Frederick, Md. April 23, 1985

This is to certify, That the annexed Notice was published in The News-Post newspapers published in Frederick County, once a week for 3 successive weeks prior to the 15th day of April, 1985

THE NEWS-POST

Per K. S. McKenzie

Filed May 23, 1985

CERTIFICATE OF PUBLICATION
 From THE NEWS-POST Frederick, Md.

Frederick, Md. May 7, 1985

This is to certify that the annexed Public Notices was published in Fred. News-Post newspaper published in Frederick County on the following dates: April 22, 29, May 6, 1985

THE NEWS-POST

Per S. Dintelman

Filed May 24, 1985

FILED
ORDER OF COURT
 Robert A. Gingell and
 William H. Roberge, Jr.
 Substitute Trustees
 vs.
 Goshen Estates, Inc.
 No. 785E Civil, in the Circuit Court for
 Frederick County sitting in Equity,
 February term, 1985.
 In the matter of the report of sales
 filed the 19th day of April 1985.
 Ordered, that on the 19th day of May
 1985, the Court will proceed to act upon
 the Report of Sales of Real Estate,
 reported to said Court by Robert A.
 Gingell, Substitute Trustee in the above
 cause, and filed therein as aforesaid to
 finally ratify and confirm the same,
 unless cause to the contrary thereof be
 shown before said day; provided a copy
 of this notice be inserted in some news-
 paper published in Frederick County for
 three successive weeks prior to said
 day.
 The report states the amount of sales
 to be \$13,750.00.
 Dated this 19th day of April 1985.
 Gingell, Prescott
 and Roberge
 11151 Veirs Mill Rd.
 Suite 214
 Silver Spring, MD 20902
 Charles C. Keller
 Clerk of the
 Circuit Court
 for Frederick County