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December 23, 1985

Mr. Royal C. Johnson
P.O. Box 235
Magnolia, Delaware 10962

Dear Mr. Johnson:

I have filed a foreclosure proceeding on behalf of Loyola Federal Savings and Loan Association, a default having occurred with respect to the terms and conditions of the Deed of Trust dated November 29, 1976 and recorded among the Land Records of Frederick County, Maryland in Liber 1004, folio 727 from Charles M. Cargille, Frances J. Cargille, Royal C. Johnson, Rachel Johnson, Everett R. Johnson and Elizabeth C. Johnson.

The property is being advertised for sale on Monday, January 6, 1986 at 11:00 a.m. under the Clock Tower at the Frederick County Courthouse, Frederick, Maryland. The terms and the conditions are cash, a deposit of $3,500.00 or 10% of the sale price, whichever shall be greater, on the date of the sale, with the balance of the purchase price to be paid in cash within 10-days of the ratification of the sale by the Circuit Court for Frederick County, Maryland. The sale and settlement is subject, however, to the 120-day right of redemption of the Internal Revenue Service arising from a recorded tax lien.