LIEN HOLDER
FORECLOSURE SALE

of valuable, fee simple, UNIMPROVED, property located in Eaglehead Election District, Frederick County, Maryland.

Under the authority of the Maryland Contract Lien Act, Annotated Code of Maryland, the undersigned agent for the Lake Linganore Association, Inc., the lien holder in certain Complaints to Foreclose as more fully described below, will offer for sale at public auction at the courthouse, 100 West Patrick Street, Frederick, Maryland, on

TUESDAY, DECEMBER 1, 1987
AT 11:00 A.M.

all of the following real estate:

Parcel No. 1: Civil Case No. 3749-E in the Circuit Court for Frederick County, Maryland: Lot 33 Woodridge I, Plat 4 at Eaglehead as described in a deed dated April 21, 1973 from Linganore Corporation to Melvin E. Carter and Gloria M. Carter and recorded at Liber 910, folio 704 among the aforesaid Land Records.

Parcel No. 2: Civil Case No. 3750-E in the Circuit Court for Frederick County, Maryland: Lot 394, Meadows III, Plat, at Eaglehead, as described in a deed dated March 23, 1971 from Linganore Corporation to Frederick D. Kane and Cathryn P. Kane and recorded at Liber 843, folio 570 among the aforesaid Land Records.

Parcel No 3: Civil Case No. 3751-E in the Circuit Court for Frederick County, Maryland: Lot 534 Pinehurst V, Plat 4 at Eaglehead as described in a deed dated November 30, 1971 from Linganore Corporation to Thomas J. Donohue and Elizabeth A. Donohue and recorded at Liber 870, folio 32, among the aforesaid Land Records.

Parcel No. 4: Civil Case No. 3752-E in the Circuit Court for Frederick County, Maryland: Lot 211 Woodridge I, Plat 1 at Eaglehead as described in a deed dated July 9, 1972 from Linganore Corporation to Mark R. Diehl and Judith M. Diehl and recorded at Liber 890, folio 280, among the aforesaid Land Records.

All of the properties described above are being foreclosed on for nonpayment of assessments due to Lake Linganore Association, Inc. The properties are unimproved and are being sold "as is" pursuant to the description contained in the above recited deeds and other land records. The properties are being sold without warranty of any kind and especially without warranty as to the availability of utilities, roads, or other buildable criteria.

Terms of Sale: A deposit of $500.00 will be required of the successful bidder for each parcel at the time and place of sale in the form of a cashier's, certified or other check acceptable to the agent. The balance of the purchase price shall be paid within 15 business days of the ratification of the sale by the Circuit Court for Frederick County, Maryland, with interest to be paid on the unpaid balance of the purchase price from the date of the auction sale to the date of final settlement at the rate of 12% per annum. Taxes and other public charges and assessments shall be adjusted for current year payment to date of sale and assumed thereafter by the purchaser. All costs incident to the settlement and conveyancing, including without limitation, document preparation, transfer taxes, recording stamps, settlement fees, notary fees, survey expense (if any), and title examination will be at the cost of the purchaser.

Agent reserves the right to withdraw the herein described property from sale at any time. In the event of default, the agent reserves the right to declare as forfeited the deposit of purchaser as liquidated damages, to resell the property at the purchaser's risk or to pursue such other remedy he may have under Maryland law. The property herein is being sold subject to all Federal, State and County laws and ordinances which may affect the property and/or its use, as well as all easements, restrictions, covenants, conditions and other matters of record which may be superior to the lien being foreclosed.

Note: For additional information, contact the agent or the auctioneer.

LUCIEN T. WINEGAR
Agent for Lienholder
15 North Court Street
Frederick, MD 21701
301/663-1234

MARTHA T. STRAWSBURG, Auctioneer
15 North Court Street
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301/663-1555

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