

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md. 21701

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LAW OFFICES W. JEROME OFFUTT, P.A. TRUSTEES' SALE

Substitute Trustees' Sale of valuable development real estate, located in Urbana Election District, Frederick County, Maryland.

The Note secured by the following Deed of Trust is in default. The Deed of Trust is dated October 15, 1975 and recorded December 8, 1975 in Liber 975, folio 772 etc., among the Land Records for Frederick County, Maryland.

By virtue of power and authority provided in the Judgment of the Circuit Court for Frederick County, in Equity No. 33,586, passed on the 14th day of November, 1984, the aforementioned Deed of Trust, as amended by the Memorandum of Understanding dated April 22, 1977 and August 8, 1980, the undersigned Substituted Trustees will sell at Public Auction, on the Courthouse front Plaza, near the Clock Tower, at Frederick, Maryland, on

TUESDAY, JULY 28, 1987

AT 10:30 A.M.

All that tract of unimproved land situate in Urbana Election District, Frederick County, Maryland described as follows:

It being the remainder of the land not released from the Deed of Trust dated October 15, 1975 and recorded in Liber 975, folio 772 of the aforesaid Land Records of Frederick County, from Urbana 80 Limited Partnership, et. al., said parcel containing 100.38 acres, more or less, and as shown on the Plat prepared by Rothenhoefler Engineers, Inc. dated December 4, 1985 and revised November 20, 1986, being Drawing No. 851-208, and recorded in Liber 1394, at page 293, among the Land Records of Frederick County, said parcel being designated thereon as "Remainder, 100.38 Acres" to which Plat reference is made for a more particular description of the land and premises to be sold.

The above land is a part of a "Planned Unit Development" authorizing 3.79 units per acre as granted in Ordinance number 78-21-119 in the office of the County Commissioners of Frederick County and Frederick County Planning Commission. The parcel fronts on Maryland Route 80, east of Urbana.

TERMS OF SALE: This advertisement, as amended or supplemented by any oral announcements during the conduct of the sale, constitutes the Substitute Trustees' entire terms upon which said premises shall be offered for sale, sold or purchased.

A deposit of \$50,000.00 in cash, certified check or bank treasurer's check will be required of the Purchaser at the time and place of sale. The balance of the purchase price, together with interest on such balance at the rate of twelve (12%) percent per annum from the date of sale to the date of settlement, will be required of the Purchaser upon final ratification of the sale by the Circuit Court of Frederick County. In the event the Note Holder of the Deed of Trust purchases the property at the sale as the high bidder thereat, no deposit will be required and the requirement of interest on the balance of the purchase price shall be waived. Taxes and rent, if any, to be adjusted to date of sale. All other public charges and assessments payable on an annual basis to be adjusted for the current year to date of sale and assumed thereafter by the Purchaser. The Purchaser shall pay all State and Local transfer taxes, documentary taxes, recordation taxes and fees, title examination costs, conveyancing fees, notary fees and all other incidental settlement costs.

The Purchasers shall settle and comply with the sale terms within Five (5) days after the Circuit Court for Frederick County, Maryland, finally ratifies the sale.

TIME IS OF THE ESSENCE.

The premises are sold subject to the rights of persons, other than the Substitute Trustees', in possession of any part of the premises as tenants under recorded or unrecorded leases, if any.

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

**BERNARD T. FISHLER
AND ALFRED J. STEIN,
Substitute Trustees**

W. Jerome Offutt
Attorney for the Substitute Trustees
22 West Second Street
Frederick, Maryland 21701
(301) 662-8248
(301) 948-5633

Frederick, Md. August 10, 1987

This is to certify, That the annexed *Trustee's*

Sale was published in *News-Post*

a newspaper published in Frederick County, once a week for

3 successive weeks prior to the *28th*

day of *July*, 19*87*

THE NEWS-POST

Per *K. S. McK...*