

BOOK 46 PAGE 637
CERTIFICATE OF PUBLIC NOTION
From THE NEWS-POST Frederick, Md.

COVAHEY AND BOOZER
Attorneys at Law
614 Bosley Avenue
Towson, Maryland 21204
829-9441

**SUBSTITUTED
TRUSTEES' SALE
OF VALUABLE FEE
SIMPLE DWELLING PROPERTY
KNOWN AS NO. 9823 LIBERTY ROAD
MOUNT PLEASANT, MARYLAND 21701**

Under and by virtue of the power of sale contained in a certain Deed of Trust from Edward T. Morgan, Jr. to Harry E. Chesman and James A. Taylor, Trustees dated the 6th day of March, 1981, and recorded among the Land Records of Frederick County in Liber C.C.K. No. 1140, Folio 703 and re-recorded in Liber C.C.K. No. 1145, Folio 747 and re-recorded in Liber C.C.K. No. 1149, Folio 302, and Declaration of Substitution of Trustees dated December 23, 1981 and recorded as aforesaid in Liber C.C.K. No. 1161, Folio 224 substituting F. Vernon Boozer and Edward C. Covahey, Jr. as Substituted Trustees under the Deed of Trust aforesaid, and default having occurred under the terms thereof, the undersigned Substituted Trustees will offer for sale at public auction on the premises on

TUESDAY, FEBRUARY 9, 1982

AT 1:00 P.M.

All that tract or parcel of land situated in the Village of Mount Pleasant, Frederick County, Maryland, and BEGINNING at the Northeast corner of the property hereby intended to be conveyed at a point on the South side of the Liberty Road in Mount Pleasant, and at the end of the third line of the property (of which this conveyance is a part) described in a deed from Phillip Deitrick and wife to Jacob Riddlemoser, dated November 10, 1843, and recorded in Liber H.S. No. 21, folio 147, one of the Land Records of Frederick County, Maryland, and running thence by and with the South side of said Liberty Road and the closing line of said deed (1) W. 177.5 feet, thence by and with the fence dividing this conveyance from the property on the West, (2) S. 3° W. 99 feet to the North side of the Old Annapolis Road and the second line of the last mentioned deed, thence by and with the North side of the Old Annapolis Road, (3) S. 83° E. 173.5 feet to the end of the second line of said deed, thence by and with the third line of said deed (4) N. 5° E. 120.5 feet to the place of beginning, containing seventy (70) square perches of land, more or less.

BEING the same lot of ground described in a Deed dated March 6, 1981 and recorded among the Land Records of Frederick County in Liber C.C.K. No. 1140, Folio 701 from Jimmy L. Cox and Debby Ann Cox, his wife to Edward T. Morgan, Jr.

The improvements thereon consist of a 2-story stone dwelling with four living units.

The property will be sold in "As Is" condition, subject to any existing building violations, etc. and also subject to conditions, restrictions and agreements of record affecting same, if any.

TERMS OF THE SALE: Cash or certified check deposit in the amount of \$4800.00 or 10% of the purchase price, whichever is greater, will be required of the purchaser at the time and place of sale, balance in cash, upon final ratification of the sale by the Circuit Court of Frederick County and to bear interest at the rate of 15.375% per annum from date of sale to date of settlement. Taxes, water rent and ground rent, if any, to be adjusted to date of sale. All other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes shall be borne by the purchaser.

**F. VERNON BOOZER
EDWARD C. COVAHEY, JR.
Substituted Trustees**

Frederick, Md. *April 14*, 19*82*

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

a newspaper published in Frederick County on the following
dates: *Jan 22, 29, Feb 5*

THE NEWS-POST

Per *V. Marcin*

*Filed
April 18, 1982*