

SUBSTITUTED TRUSTEE'S SALE OF VALUABLE IMPROVED FEE SIMPLE PROPERTY

Under and by virtue of the power of sale contained in the Deed of Trust from Richard A. Cooling dated the 14th day of June, 1978, and recorded in Liber 1052, folio 649, among the Land Records for Frederick County, Maryland, the holder of the indebtedness as secured by the Deed of Trust having appointed Seymour B. Stern as Substituted Trustee, by instrument duly executed, acknowledged and recorded among the Land Records of the County aforesaid, and default having occurred under the terms thereof, the undersigned Substituted Trustee will offer for sale at public auction, on

MONDAY, MAY 7, 1984

10:00 A.M.

**AT THE
FREDERICK COUNTY COURTHOUSE
UNDER THE CLOCK TOWER**

All of the following real estate, together with improvements thereon, described in said Deed of Trust aforesaid, situate in Middletown Election District, Frederick County, Maryland, known as 8584 Valley Drive, Middletown, Maryland, and more particularly described as follows:

Lot 5, Block A, Section IV, BOLIVAR HEIGHTS, as shown on a Plat of Subdivision recorded in Plat Book 12, Plat 32, one of the Plat Records of Frederick County, Maryland.

The above property is improved with a detached Keystone modular Rancher (approximately five (5) years old) with aluminum siding, three (3) bedrooms, two (2) baths, living room, cathedral ceiling, fireplace, dining area and kitchen, for a total gross living area of 1,248 square feet, hardwood floors, electric heat, central air-conditioning, full finished basement, all located on a lot sizes 1.31 acres, more or less.

TERMS OF SALE: The above mentioned real property and improvements are to be sold in an "as is" condition, and subject to liens and restrictions of record, if any. A deposit of Four Thousand Five Hundred and no/100 Dollars (\$4,500.00) in cash, certified check or other instrument acceptable to the Substituted Trustee will be required of the purchaser to be paid at the time and place of sale. In the event the purchaser fails to consummate the purchase in accordance with the terms of sale, the deposit or any part of it, may be forfeited at the option of the Substituted Trustee. The balance of the purchase price is to be paid within ten (10) days of the ratification of the sale by the Circuit Court for Frederick County, Maryland, unless settlement time is postponed at the sole option of the Substituted Trustee, and shall bear interest from the date of sale to the date of settlement at the rate of nine and one-half percent (9½%) per annum. Time is of the essence. All risk of loss following the date of sale shall be at the risk of the purchaser. In the event of default, the property shall be resold at the cost and risk of the purchaser and the Substituted Trustee shall not be limited by such forfeiture from further availing himself of any additional legal or equitable remedies arising out of such default. Taxes, water rent and all other public charges and assessments payable on an annual basis, including sanitary and/or Metropolitan District charges shall be adjusted to the date of sale and assumed thereafter by the purchaser. All other costs and expenses of conveyancing are to be borne by the purchaser.

There are no representations or warranties expressed or implied with respect to the condition of the property, title, lot size or the accuracy of any matters referred to in this advertisement.

**SEYMOUR B. STERN,
Substituted Trustee**

TROUT AUCTIONEERS, INC.
15 North Court Street
Frederick, Maryland 21701
(301) 663-1555
Auctioneer

ACKNOWLEDGEMENT OF PURCHASE

I/We do hereby acknowledge that I/we have purchased the real estate described in the advertisement attached hereto at and for the sum of Fifty-Four

Thousand and no/100 Dollars----
(\$ 54,000.00) the sum of

(\$-----) having been paid this date, and the balance of Fifty-Four Thousand and

no/100 Dollars-----
(\$ 54,000.00) being due and payable at the time of final settlement, and I/we do further covenant and agree that I/we will comply with the terms of sale as expressed in the advertisement attached hereto.

WITNESS my/our hand(s) and seal(s) this 7th day of May, 1984.

FIRST FEDERAL OF MARYLAND

By: C. Thomas Bowers

C. Thomas Bowers
Purchasers

Martha T. Strawsburg

Martha T. Strawsburg, Auctioneer
TROUT AUCTIONEERS, INC.
15 North Court Street
Frederick, Maryland 21701

Filed May 17, 1984