

BOOK 50 PAGE 322
CERTIFICATE OF PUBLICATION
From THE NEWS-POST Frederick, Md.

**TRUSTEES' SALE
OF VALUABLE REAL ESTATE**

By virtue of the power and authority contained in a certain deed of trust from James Preston Morrison to William T. Wheeler and James E. Boswell, dated April 27, 1982 and recorded among the Land Records of Frederick County, Maryland in Book 1170 at Page 234, the undersigned substituted trustees (by virtue of Deed of Appointment between PHMAC Corporation and said trustees recorded among the Land Records of Frederick County) will, on:

THURSDAY, DECEMBER 6, 1984

AT 10:00 O'CLOCK, A.M.

offer for sale at public auction at the front door of the new Court House in Frederick, Maryland, all of the property and improvements thereon conveyed by said deed of trust, described in said deed of trust as follows:

Condominium Unit #204, Phase One-A, Building 1, #1403 in a condominium styled "KEY PARKWAY EAST CONDOMINIUM" as per plat recorded in Condominium Plat Book 25, at Plots 19 and 20, among the Land Records of Frederick County, Maryland, as from time to time amended or supplemented; being part of the land and premises declared to be subject to a condominium regime by a certain Declaration dated 12/3/81, and recorded on 12/8/81 in Liber 1162, folio 216, among the aforesaid Land Records, as from time to time amended or supplemented. Together with an undivided interest in the common area.

The property is a condominium apartment unit. The property address is 10403 Key Parkway, #204, Frederick, Frederick County, Maryland.

TERMS OF SALE: A cash deposit of \$2,500.00 will be required at the time of sale. The balance is payable in cash with interest at 15.25% per annum from the date of sale to the date of payment, payable within five (5) days after final ratification of the sale.

This property is sold subject to covenants, easements and restrictions of record, if any.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and, thereafter, be assumed by the purchaser. Title examination, conveyancing, state revenue stamps, state and county transfer taxes, and all other costs incident to transfer of title and settlement are to be paid by the purchaser.

Compliance with the terms of sale shall be made within five (5) days after final ratification of sale or the deposit shall be forfeited and the property resold at the risk and cost of the defaultant purchaser.

RICHARD F. STEFANELLI

STEVEN P. HENNE

Substituted Trustees

8485 Fenton Street, Suite 300

Silver Spring, Maryland 20910

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Frederick, Md. *Dec 13*, 19 *84*

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

was published in *The News-Post*

in newspapers published in Frederick County, once a week for

3 successive weeks prior to the *6th*

day of *December*, 19 *84*.

THE NEWS-POST

Per *K. S. McKenzie*