

BOOK 52 PAGE 575
CERTIFICATE OF PUBLICATION
FROM THE NEWS-POST Frederick, Md.

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**SUBSTITUTED
TRUSTEES' SALE
OF VALUABLE FREE
SIMPLE DWELLING PROPERTY**

KNOWN AS NO. 13 WENNER DRIVE
BRUNSWICK, MARYLAND 21716

Under and by virtue of the power of sale contained in a certain Deed of Trust from Bruce A. Dahlke and Barbara A. Dahlke, his wife, to Bonnie Whited and James A. Taylor, Trustees dated the 12th day of April, 1982, and recorded among the Land Records of Frederick County in Liber C.C.K. No. 1169, folio 192, and Declaration of Substitution of Trustees dated April 19, 1985, and recorded as aforesaid in Liber C.C.K. No. 1279, folio 273, substituting F. Vernon Boozer and Edward C. Covahey, Jr. as Substituted Trustees under the Deed of Trust aforesaid, by Colonial Mortgage Service Company Associates, Inc., the current holder of the Note(s) secured thereby, the Insurer thereof being the Secretary of Housing and Urban Development, and default having occurred under the terms thereof, the undersigned Substituted Trustees will offer for sale at public auction at the Courthouse door, 100 W. Patrick Street, Frederick, Maryland on:

MONDAY, JUNE 17, 1985

AT 12:20 P.M.

All that lot of ground and the improvements thereon situate in Frederick County, State of Maryland, and described as follows:

BEING Lot numbered Fifty-three (53), in a subdivision entitled "Section Four, MANCHESTER VILLAGE," as shown on a recorded subdivision plat in Plat Book 19, folios 183 and 184, among the Land Records of Frederick County, Maryland.

BEING part of the same land that was conveyed unto The Makela Corporation, a Virginia Corporation, by Deed from Manchester Village Limited Partnership, a Maryland Partnership, dated February 28, 1974, and recorded in Liber 938, folio 546, among the Land Records for Frederick County, Maryland.

Said land and improvements being now or formerly known as: 13 Wenner Drive, Brunswick, Maryland 21716.

The improvements thereon consist of a dwelling.

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 SALE: Cash or certified check deposit in the amount of \$5,100.00 or 10% of the purchase price, whichever is greater, will be required of the purchaser (other than the above-named Holder or the Secretary of Housing and Urban Development) at the time and place of sale, balance in cash, immediately within thirty (30) days of the final ratification of the sale by the Circuit Court of Frederick County and to bear interest at the rate of 15.5% per annum from date of sale to date of settlement. In the event the above-named Holder or the Secretary of Housing and Urban Development purchase 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, 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**

ATLANTIC AUCTIONS, INC.

701 N. Poca St.
Baltimore, Md. 21201

Frederick, Md. June 19, 1985

This is to certify, That the annexed *Substituted Trustees*
Sale was published in *The News-Post*
a newspaper published in Frederick County, once a week for
3 successive weeks prior to the 17th
day of June, 1985

THE NEWS-POST

Per *K. J. McKenzie*

*Filed
6.25.85*