

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

COVAHEY AND BOOZER
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Towson, Maryland 21204
828-9441

SUBSTITUTED TRUSTEES' SALE OF VALUABLE FEE SIMPLE DWELLING PROPERTY KNOWN AS NO. 109 STONEGATE DRIVE FREDERICK, MARYLAND 21701

Under and by virtue of the power of sale contained in a certain Deed of Trust from Roland K. Puscher and Pamela S. Puscher, his wife, to Bonnie Whited and James A. Taylor, Trustees dated the 11th day of January, 1982, and recorded among the Land Records of Frederick County in Liber No. 1164, folio 415, and Declaration of Substitution of Trustees dated February 19, 1986, and recorded as aforesaid in Liber No. 1326, folio 582 substituting F. Vernon Boozer and Edward C. Covahey, Jr. as Substituted Trustees under the Deed of Trust aforesaid, by GMAC Mortgage Corporation of PA, the current holder of the Note(s) secured thereby, the Insurer thereof being the Veterans Administration, and default having occurred under the terms thereof, the undersigned Substituted Trustees will offer for sale at public auction at the Courthouse door, Frederick, Maryland, on

TUESDAY, APRIL 29, 1986
AT 4:10 P.M.

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

BEING All that lot or parcel of land situate, lying and being on Stonegate Drive in the City of Frederick, County of Frederick, State of Maryland, described as:

BEING KNOWN AND DESIGNATED as Lot No. 52, as shown on a Plat entitled, "Section Five, Lots 33-52 & 78-96, STONEGATE FARMS", which Plat is recorded among the Land Records of Frederick County in Plat Book No. 18, Page 146. The improvements thereon being known as 109 Stonegate Drive.

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 THE SALE: Cash or certified check deposit in the amount of \$5,500.00 or 10% of the purchase price, whichever is greater, will be required of the purchaser (other than the above-named Holder or the Veterans Administration) 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 Veterans Administration 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

Frederick, Md. *May 7, 1986*

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

newspapers published in Frederick County on the following dates: *4/19-21-28/86*

THE NEWS-POST

Per *Ruth Hob*

ORDER nisi ON SALES
F. Vernon Boozer and Edward C. Covahey, Jr. Substituted Trustees
VS.
Roland K. Puscher and Pamela S. Puscher, his wife
No. 1870E CIVIL
In the Circuit Court for Frederick County
Sitting in Equity
February TERM, 1985
In the Matter of the Report of Sales filed the 5th day of May 1986.
Ordered, That on the 4th day of June 1986, the Court will proceed to act upon the Report of Sales of Real Estate, reported to said Court by F. Vernon Boozer and Edward C. Covahey, Jr. Substituted Trustees in the above cause, and filed therein as aforesaid to finally ratify and confirm the same, unless cause to the contrary thereof be shown before said day; provided a copy of this notice be inserted in some newspaper published in Frederick County for three successive weeks prior to said day. The report states the amount of sales to be \$47,000.
Dated this 5th day of May 1986
Charles C. Keller
Clerk of the Circuit Court for Frederick County
F. Vernon Boozer
Covahey & Boozer
614 Bosley Avenue
Towson, Maryland 21204
Charles C. Keller
Clerk
May 9, 10 & 23

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

Frederick, Md. *May 25, 1986*

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

newspapers published in Frederick County on the following dates: *May 9, 16 & 23*

THE NEWS-POST

Per *Marlene J. Beaman*