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CERTIFICATE OF PUBLICATION
From **THE NEWS-POST** Frederick, Md.

Friedman, Glorise, Cohen & MacFadyen, Solicitors
303 E. Fayette Street
Baltimore, Maryland 21202

**SUBSTITUTED
TRUSTEES' SALE
OF VALUABLE
FEE-SIMPLE DWELLING**

8524 FORTUNE PLACE

WALKERSVILLE, FREDERICK COUNTY, MARYLAND 21793

Under and by virtue of the power of sale contained in a certain Deed of Trust from Dennis D. Foy and Gayle R. Foy to Hugh F. Coyle and Thomas F. Iretan, Trustees, dated April 29, 1981 and recorded in Liber 1145, folio 371 among the Land Records of Frederick County, Maryland, the holder of the indebtedness secured by the Deed of Trust having appointed Alvin E. Friedman and Kenneth J. MacFadyen, Substituted Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the County aforesaid, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substituted Trustees will offer for sale at public auction on the premises, on

MONDAY, NOVEMBER 24, 1986

AT 10:25 O'CLOCK A.M.

ALL THAT LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Frederick County, Maryland and described as follows:

BEING KNOWN AND DESIGNATED as Lot numbered Two (2), in Block numbered Sixty-five (65), in the subdivision known as "DISCOVERY TOWNHOUSE SECTION VIII PART B", as per plat recorded in Plat Book 18, Plat No. 138, among the Land Records of Frederick County, Maryland. The improvements thereon being known as 8524 Fortune Place, Walkersville, Maryland 21793.

The property is in fee-simple and improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty as to the description of the improvements.

Terms of Sale: A cash deposit or certified check for \$5,000 at the time of sale, balance of the purchase price is to be paid in cash within ten (10) business days of the final ratification of sale by the Circuit Court for Frederick County. If payment of the balance does not take place within ten business days of ratification, the deposit will be forfeited and the property will be resold at the risk and expense of the defaulting purchaser. Interest to be paid on unpaid purchase money at the rate pursuant to the deed of trust note from date of sale to date of settlement, in the event the property is purchased by someone rather than the note holder. Taxes and water rent 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.

**ALVIN E. FRIEDMAN,
KENNETH J. MacFADYEN,
Substitute Trustees**

ALEX COOPER AUCTS., INC.
908 York Road
Towson, Maryland 21204
301-828-4838

Frederick, Md. Feb. 11, 1987

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

newspapers published in Frederick County on the following
dates: 11/4-11-18/86

THE NEWS-POST

Per Ruth Grob

*Filed
Feb. 18, 1987*