

E-2974

**CERTIFICATE OF PUBLICATION**

From **THE NEWS-POST** — Frederick, Md.

Symonds & Oosterhout, P.C.  
9410 Annapolis Road — Suite 201  
Lanham, Maryland 20706

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE**

Improved by premises known as 7022 Sundays Lane, Frederick, Md. 21701.

By virtue of the power and authority contained in a Deed of Trust from James C. & Charlotte L. Whirley, Former Owners Ronald Louis & Loraine S. Fairman, Present Owners dated January 18, 1985 and recorded in Liber 1269 at folio 233 among the Land Records of FREDERICK COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the Courthouse door, Frederick Maryland, on:

**MAY 5, 1987  
AT 12 NOON**

all that property described in said Deed of Trust as follows:

All that lot of ground situate in Tuscarora and Lewistown Districts, Frederick County, Maryland, and described as follows, that is to say: All that lot or parcel of land shown and designated as Lot No. 13 on Plat of Section Two SUNDAY'S MANOR, recorded among the Land Records of Frederick County, Maryland, in Plat Book 6, Folio 157, containing 0.920 acre, more or less. To have and to hold in fee simple. Said property is improved by a dwelling in "as is condition".

**TERMS OF SALE:** A deposit of \$8,000.00 in the form of cash, certified check, or in any other form suitable to the substitute trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 13% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale. The secured party, if a bidder, shall not be required to post a deposit. Taxes, public charges and assessments and water rent to be adjusted to date of sale. All such taxes, 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. Title examination, conveyancing, state revenue stamps, transfer taxes, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser; otherwise, the property will be resold at the risk and costs of the defaulting purchaser and the deposit will be forfeited.

**BARBARA A. OOSTERHOUT AND  
JOHN R. G. STANLEY,  
Substitute Trustees  
by virtue of  
Instrument recorded among the  
Land Records of  
FREDERICK COUNTY, Maryland**

Barbara A. Oosterhout  
9410 Annapolis Road, Ste. 201  
Lanham, Maryland 20706  
(301) 459-2529

Frederick, Md.

*July 10*, 19*87*

This is to certify that the annexed

*Trustee's Sale*

was published in

*Fred. News+Post*

newspapers published in Frederick County on the following

dates:

*4/16-23-30/87*

THE NEWS-POST

Per

*Guth Grob*

FILED

AUG 3 3 12 PM '87

CLERK OF THE COURT