

### TRUSTEE'S SALE

Trustee's sale of valuable real estate improved by premises known as 3595 Colebrook Court, Middletown, MD. By virtue of the power and authority contained in a Deed of Trust from William A. Zboyan and Joann L. Zboyan, dated July 17, 1984, and recorded in Liber 1247, of Folio 454 among the land records of Frederick County, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction at the front of the Court House, 100 W. Patrick Street, Frederick, MD on

**THURSDAY, JULY 9, 1987**

**AT 11:30 A.M.**

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

Lot No. 14, as shown on a Plat entitled, "Final Plat, 'Colebrook' Section II," which Plat is recorded among the Land Records of Frederick County in Plat Book No. 16, page 116.

Said property is improved by a dwelling and is sold in "as is condition" and subject to all covenants, conditions liens, restrictions, easements, rights-of-way, as may affect same, if any.

**TERMS OF SALE:** A deposit of \$8,190.00 cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 11.875% 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. Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser. Any applicable front foot benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes, title insurance, and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the deposit will be forfeited and the property will be resold at risk and costs of the defaulting purchaser. Trustee's File No. 87-0320.

**JOHN S. BURSON,  
JAMES HARNDEN DAVIDSON,  
Substitute Trustees**

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