

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

Friedman, Cohen & MacFadyen, Solicitors
210 E. Redwood Street
Baltimore, Maryland 21202

685 1763
1855

SUBSTITUTED TRUSTEES' SALE OF VALUABLE FEE-SIMPLE DWELLING

3854 CLAY STREET
POINT OF ROCKS, FREDERICK COUNTY,
MARYLAND 21777

Under and by virtue of the power of sale contained in a certain Deed of Trust to Robert J. Becker and T. Mark Stamm, Trustees, dated May 17, 1984 and recorded in Liber 1240, folio 891 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

THURSDAY, JULY 16, 1987

AT 1:25 O'CLOCK P.M.

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

All that lot or parcel of land situate, lying and being near Point of Rocks, in Buckeystown Election District, Frederick County, Maryland, being more particularly described as follows: BEGINNING at an iron pin at the end of the 2nd line of a Deed from Harry C. Hickman to Ernest R. Clem and wife, dated March 19, 1939 and recorded in Liber 416, Folio 365, one of the Land Records of Frederick County, Maryland, and running thence (1) N. 85 degrees W. 60.0' to a stake; thence (2) S. 4 degrees 15' E. 230.5' to a point on the northern margin of said road, (3) N. 83 degrees 30' E. 60.0' to a point 20.0' from the center of the road; thence with the 3rd line of the above mentioned deed reversed, N. 4 degrees 20' W. 218.0' to the beginning, containing 0.306 acre of land, more or less.

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 \$5,600 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**
Substituted Trustees

ALEX COOPER AUCTS., INC.
908 York Road
Towson, Maryland 21204
301-826-4838

Frederick, Md. August 31, 1987.

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

2 newspapers published in Frederick County on the following dates: June 29, and July 6 and 13, 1987...

THE NEWS-POST

Per *[Signature]*

ORDER NISI ON SALES

Alvin E. Friedman
Kenneth J. MacFadyen
vs.

Joseph W. Owen
Sherry Lynn Owen
No. 1855E Civil

In the Circuit Court
for Frederick County
sitting in Equity

February TERM, 1987

In the Matter of the Report of Sale filed the 24th day of July, 1987

Ordered, That on the 23rd day of August 1987, the Court will proceed to act upon the Report of Sale of Real Estate, reported to said Court by Alvin E. Friedman and Kenneth J. MacFadyen Trustee 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 the sales to be \$64,200.00.

Dated this 24th day of July, 1987.

Charles Keller
Clerk of the Circuit Court
Frederick County

Alvin E. Friedman
4th Floor Totman Building
210 East Redwood Street
Baltimore, MD 21202
August 6, 13, and 20, 1987.

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

This is to certify that the annexed *Order Nisi* was published in *News-Post* newspaper published in Frederick County on the following dates: *August 6, 13, and 20, 1987*

THE NEWS-POST
Per *[Signature]*