

TRUSTEE SALE

VALUABLE FEE SIMPLE REAL ESTATE NEW MARKET ELECTION DISTRICT FREDERICK COUNTY, MARYLAND

Pursuant to a Court Order in case No. 0642 E-Civil, in the Circuit Court for Frederick County, Maryland, the undersigned Trustee will offer for sale, the following described real estate at the Courthouse door in Frederick, Maryland by the clock tower at the main entrance, on

JANUARY 30, 1987

AT 10:00 A.M.

all that lot or parcel of land located in the New Market Election District and designated as Lot 18, Block C as shown on a Plat entitled "Plat of Part of Block A, B, C and all of Block D, — Sugar Loaf Overlook" which Plat is recorded among the Plat Records of Frederick County, Maryland in Plat Book 4 at page 156. The property is further all that lot or parcel of land conveyed to Mark Sokolowski and Denise R. Sokolowski, his wife, tenants by the entirety, by virtue of a Deed from Walter P. Garcia and Linda L. Garcia dated June 30, 1983 and recorded in Liber 1204, page 498 of the Land Records of Frederick County, Maryland.

This property is improved by a modern, 3 bedroom, brick rambler which has 2½ baths, electric baseboard heat, an unfinished basement, a separate laundry room and a carport. The property is located at 3933 Sugar Loaf Drive which is located in the Sugar Loaf Overlook subdivision which is one of the more attractive subdivisions in Frederick County.

TERMS OF SALE: Cash. A deposit in the amount of \$5,000.00 will be required of the purchaser or purchasers on the day of sale in the form of cash, certified check, cashiers check or treasurers check payable to the Trustee. The balance of the purchase price shall be paid within 15 business days of the ratification of the sale by the Circuit Court for Frederick County, Maryland. Taxes and other public charges and assessments shall be adjusted to the date of sale and assumed by the purchaser or purchasers.

All settlement costs, recordation costs, including, but not limited to the cost of any title examination required by the purchaser or purchasers, attorney's fees, stamps, transfer taxes and recording charges, shall be paid by the purchaser or purchasers. Conveyance shall be by Trustee's Deed in regular form without warranties expressed or implied. The property herein is being sold subject to all Federal, State, and County Laws and Ordinances which may affect the property and its uses as well as all easements, restrictions, covenants, liens, encumbrances and other matters of record.

The property herein is being sold on an "as is" basis and the Trustee makes no representations or warranties with regard to the said property and the cost of any procedure to obtain possession of the property in the event the current occupants have not removed themselves from the premises at the time of settlement, which costs shall be at the cost and responsibility of the purchaser or purchasers although the Trustee will cooperate in executing and filing any necessary documents.

TIME IS OF THE ESSENCE.

Compliance with the terms of sale shall be made within the time aforesaid, or the deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser or purchasers. The Trustee reserves the right to withdraw the property from sale at any time, to reject any and all bids and to resolve all disputes.

DAVID E. ALDRIDGE, ESQ.

Trustee

120 West Church Street

Frederick, Maryland 21701

(301) 663-5191

TROUT AUCTIONEERS, INC.

15 No. Court Street

Frederick, Maryland 21701

(301) 663-1555

BOOK 55 PAGE 144
OF PUBLICATION
S-POST Frederick, Md.

Exhibit "A"

Frederick, Md. February 6, 1987

Public Notice

This is to certify that the annexed

was published in News-Post

2 newspaper published in Frederick County on the following

dates: January 12, 19, and 26, 1987

THE NEWS-POST

Per *[Signature]*

*Filed
Feb. 13, 1987*