

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

Frederick, Md. October 9, 1987

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

2 newspapers published in Frederick County on the following dates: July 29 and August 5 and 12, 1987

CHARLES C. KELLER THE NEWS-POST

Per *[Signature]*

TRUSTEE'S SALE

Trustee's sale of valuable real estate improved by premises known as 7293 B COACHLIGHT COURT, FREDERICK, MD. By virtue of the power and authority contained in a Deed of trust from KEVIN PAUL FLUKE AND LUANNE R. BAILEY, dated OCTOBER 8, 1980, and recorded in Liber 1127, at Folio 898 among the land records of COUNTY OF FREDERICK, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction at the front of the Courthouse, 100 W. Patrick Street, Frederick, MD.

FRIDAY, AUGUST 14, 1987
1:30 P.M.

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

Lot no. A-4-B as shown on a plat of subdivision entitled "Country Side Section 'A', Plat 2 of 3", said plat recorded at Plat Book 22, Plat No. 180 one of the plat records of Frederick County, Maryland.

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 \$4,700.00 cash or certified funds shall be required at the time of sale. The balance of the purchase price with interest at 11.5% 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. 87-0522.
JOHN S. BURSON, TRACI LYNN BARRETT, Substitute Trustees

SHAPIRO & BURSON
Three Skyline Place
5207 Leesburg Pike, Suite 201
Falls Church, VA 22041
(703) 824-9005

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

Frederick, Md. Oct. 13, 1987

This is to certify that the annexed Order of NISI FILED was published in News/Post

2 newspapers published in Frederick County on the following dates: Oct 14, 1987 and Oct 3, 10

CHARLES C. KELLER THE NEWS-POST

Per *[Signature]*

ORDER NISI ON SALES

John Burson
Traci Lynn Barreth
Trustees

VS.

Kevin Payl Fluke
Luanne R. Bailey
No. 3420E Civil
In the Circuit Court
for Frederick County
sitting in Equity

September TERM, 1987

In the Matter of the Report of Sales filed the 22nd day of September 1987.

Ordered, That on the 22nd day of October 1987, the Court will proceed to act upon the Report of Sales of Real Estate, reported to said Court by John S. Burson and Traci Lynn Barreth Trustees 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 sales to be \$44,000.00.

Dated this 22nd day of September 1987

Charles C. Keller
Clerk of the Circuit Court
for Frederick County

John S. Burson
Three Skyline Place
5201 Leesburg Pike, Suite 201
Falls Church, Virginia 22041
Sept. 28 & Oct. 3. & 10, 1987