

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

# **SUBSTITUTED TRUSTEES' SALE**

**OF VALUABLE  
FEE-SIMPLE DWELLING**

**8106 CAMBRIDGE DRIVE  
FREDERICK COUNTY, MARYLAND 21701**

Under and by virtue of the power of sale contained in a certain Deed of Trust from Peter Sean Kennedy to David J. Butler and Raymond L. Anderson Jr. Trustees dated November 21, 1986 and recorded in Liber 1379, folio 1066 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:

**WEDNESDAY, AUGUST 24, 1988**

**AT 11:30 O'CLOCK A.M.**

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

All that lot, piece of lot, or parcel of land, situate, lying and being in Frederick Election District, Frederick County, Maryland, and being known and designated as Lot No. 27, in Block B, on the Plat of Tulip Hill Development made by Frank W. Rothenhoefler, Civil Engineer and Surveyor, and recorded in Plat Book 4, folio 100, one of the records of Plats in the office of the Clerk of the Circuit Court for Frederick County, Maryland.

The property is improved by a dwelling and is in fee simple.

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 \$12,000 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 of 12.5% per annum from date of sale to the day the funds are received in the office of the Substitute Trustees 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, AUCTIONS, INC.  
908 York Road  
Towson, Maryland 21204  
301-828-4838**