

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

4510 E

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TRUSTEE'S SALE OF VALUABLE IMPROVED REAL ESTATE

Containing 0.950 acres, more or less, improved by the premises known as 3664 Ridgeview Road, in the New Market (9th) Election District.

By virtue of the power and authority contained in a Deed of Trust from Wilmer I. Limerick and Ingrid H. Limerick to Ronald L. Chasen, Substitute Trustee, dated the 17th day of June, 1983, and recorded the 23rd day of June, 1983, among the land records of Frederick County, Maryland, in Liber 1202 at folio 963, as modified by Agreement to Substitute and Appoint Trustee, dated the 10th day of May, 1988, and recorded on the 16th day of May, 1988, among the land records of Frederick County, Maryland, in Liber 1487 at folio 194, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee named in the said Deed of Trust will sell at public auction on the front steps of the Court House, 100 West Patrick Street, Frederick, Maryland on

THURSDAY, SEPTEMBER 8, 1988

AT 11:30 A.M.

the following property being the property contained in said Deed of Trust, described as follows:

Lot numbered Three (3) in Block lettered "C" in the subdivision known as "Sect. 4, HIGHVIEW," per plat thereof recorded in Plat Book 10 at Plat numbered 192, in the Land Records of Frederick County Maryland.

TERMS OF SALE: A deposit of Twelve Thousand Five Hundred Dollars (\$12,500.00) cash or its equivalent will be required of the purchaser at the time and place of sale; the balance of the purchase money being due and payable within five (5) days after final ratification of the foreclosure by the Circuit Court for Frederick County, Maryland, with interest at the rate of thirteen and seven-eighths (13.875) percent per annum from date of sale to date of settlement. Provided, however, that if the holder of the secured promissory note is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the Deed of Trust, may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and stand the risk and cost of resale.

In the event the undersigned trustee is unable to convey to the purchaser good and marketable title, then purchaser's sole and exclusive remedy shall be the refund of the deposit paid at the time of sale.

Conveyancing, recording, transfer taxes, notary fees, examination of title, state stamps, and all other costs of conveyance are to be at the expense of purchaser. State and local taxes, public charges, and special or regular assessments, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

RONALD L. CHASEN
Substitute Trustee

Frederick, Md. Sept 13, 1988

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

newspaper published in Frederick County on the following dates: August 24, 31 & Sept 7

THE NEWS-POST

Per Darlene G. German

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

Frederick, Md. October 8, 1988

This is to certify that the annexed Public Auction was published in News/Post newspaper published in Frederick County on the following dates: Sept 23, 30 & Oct 7

THE NEWS-POST

Per Darlene G. German

150 ORDER NISI

ORDER NISI ON SALES
Ronald L. Chasen,
Substitute Trustee

VS.
Wilmer I. Limerick and
Ingrid H. Limerick
No. 4510E Civil

In the Circuit Court
for Frederick County
sitting in Equity

September TERM, 1988
In the Matter of the Report of Sales filed the 16th day of September 1988. Ordered, That on the 16th day of October 1988, the Court will proceed to act upon the Report of Sales of Real Estate, reported to said Court by Ronald L. Chasen Substitute Trustee in the above cause, and filed therein as aforesaid to finally ratify and confirm the same, unless cause to the contrary hereof 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 \$106,000.00
Dated this 19th day of September, 1988
Charles C. Keller
Clerk of the Circuit Court
for Frederick County
Ronald L. Chasen
3301 New Mexico Ave., N.W.
Washington, D.C. 20016
Sept. 23, 30, Oct. 7, 1988