

74,000

MEMORANDUM OF PURCHASE  
AT PUBLIC AUCTION

Property 38 Park Drive

The undersigned purchaser hereby acknowledges that I (or We) have this day purchased the property described in the within advertisement, subject to the conditions stated therein, at the price of

\$ 80,000

And have paid to ALEX COOPER, AUCTIONEERS, INC., the sum of

\$ 5,000

by way of deposit and earnest money, and I (or We) agree to complete the purchase in accordance with said conditions.

As witness my hand this 3rd day of November, 1988

*[Signature]* (SEAL)  
PURCHASER

*[Signature]* (SEAL)  
PURCHASER

742 E Watersville Road  
ADDRESS

I acknowledge receipt of deposit:  
*[Signature]*  
AUCTIONEER

The above offer is accepted subject to the conditions of sale in said advertisement, and I (or We) agree to deliver title as therein stated as necessary to complete the sale, subject to the conditions herein set forth.

*[Signature]* (SEAL)  
SELLER OR AUTHORIZED AGENT

Nov 4 11 19 88 (SEAL)  
SELLER OR AUTHORIZED AGENT

*Jonathan K. Fleming*  
742 E Watersville Road  
Frederick, MD 21774  
4925

COPY ADVERTISEMENT

Symonds & Oosterhout, Solicitors  
9410 Annapolis Road  
Lanham, Maryland 20706

**SUBSTITUTED TRUSTEES' SALE OF VALUABLE FEE-SIMPLE DWELLING**  
38 PARK DRIVE  
EMMITSBURG, FREDERICK COUNTY, MARYLAND 21727

Under and by virtue of the power of sale contained in a certain Deed of Trust from Robert Lloyd White and Jocelle I. White to J.M. Winston, Trustee dated September 27, 1985 and recorded in Liber 1302, folio 703 among the Land Records of Frederick County, Maryland, the holder of the indebtedness secured by the Deed of Trust having appointed Barbara A. Oosterhout and Deborah K. Curran, 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

AT THE COURT HOUSE DOOR, FREDERICK ON THURSDAY, NOVEMBER 3, 1988 AT 10:00 O'CLOCK A.M.

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

Lot #53, as shown on the "Revised Plat, Section 2, Emmit Gardens", and as per plat thereof recorded in Plat Records of Frederick County, Maryland, in Plat Book #5, Folio #26.

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 \$5,000 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 10% per annum from date of sale to date of settlement. In the event the property is purchased by someone other 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.

**BARBARA A. OOSTERHOUT, DEBORAH K. CURRAN**  
Substituted Trustees

Said property of rentals are there no  
**ALEX COOPER AUCTIONS, INC.**  
908 York Road  
Towson, Maryland 21204  
301-828-4838

TELEPHONE (301) 828-4838



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