

ASSIGNEE'S SALE OF VALUABLE REAL ESTATE

By virtue of the power of sale contained in a mortgage from R. W. Shanaberger and Genevieve D. Shanaberger, his wife, and C. V. Shanaberger, Jr., and Betty C. Shanaberger, his wife, to Prentiss W. VanSant and Clara V. VanSant, his wife, dated July 16, 1960, and recorded in Liber 642, Folio 206, one of the Land Records of Frederick County, Maryland, said mortgage having been assigned to Ira D. Watkins and by the said Ira D. Watkins to the undersigned Assignee for the purpose of foreclosure, said Assignee will offer for sale at the Court House Door in Frederick City, Frederick County, Maryland, on

TUESDAY, JANUARY 12, 1965

**AT THE HOUR OF 11:00 O'CLOCK A. M.
(EASTERN STANDARD TIME)**

all of the hereinafter described real estate, described in said mortgage, to-wit:

All that lot or parcel of ground situate and lying in the Woodville Election District, Frederick County, State of Maryland, and containing 30 acres of land, more or less, and being all and the same real estate which was conveyed unto R. W. Shanaberger and Genevieve D. Shanaberger, his wife, and C. V. Shanaberger, Jr., and Betty C. Shanaberger, his wife, by deed from Prentiss W. VanSant and Clara V. VanSant, his wife, which said deed was dated July 16, 1960, and is recorded among the Land Records of Frederick County, Maryland, in Liber 641, Folio 376.

The above parcel of real estate is unimproved.

DIRECTIONS TO PREMISES: To reach the premises hereby offered for sale, it is necessary to proceed on Route No. 27 to Ridgeville. Turn left at Ridgeville and proceed to Warfield Drive. Turn left on Warfield Drive. The property lies to the left and right of Warfield Circle.

TERMS OF SALE: A deposit of Ten Per Cent (10%) of the purchase price will be required of the purchaser or purchasers thereof on the date of sale, the balance of said purchase price to be paid upon the ratification thereof by the Circuit Court for Frederick County, Maryland. Taxes will be adjusted to the date of sale and all costs of conveyancing, including Federal Revenue Stamps, are to be borne by the purchaser or purchasers.

WILLIAM W. WENNER, Assignee

118 West Church Street
Frederick, Maryland
MONument 3-519A

EMMERT R. BOWLUS, Auctioneer

This is to certify that the annexed Advertisement of Public Sale was published in The News & Post a newspaper published in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than ¹⁵~~20~~ days prior to sale, and the last such publication being made not more than one week prior to the 12th day of January 19 65.

THE NEWS-POST

Exhibit No. 1

Per. *Geo. B. Delaplaine*
Filed January 15, 1965 Geo. B. Delaplaine