BOOK 33 696

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md. No 24,252 EQUITY

This is to certify that the annexed Notice of Sale was published in Fred. Post & News, 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 days prior to sale, and the last such publication being made not more than one week prior to the 5th day of June 1973.

THE NEWS-POST

Filed June 18, 1973 Per Jane A. Baer
Jane A. Baer

NOTICE OF SALE

John J. Delaney, Esquire
LINOWES AND BLOCHER
8720 Georgia Avenue
Suite 600
Silver Spring, Maryland

TRUSTEES SALE OF VALUABLE IMPROVED REAL PROPERTY IN THE TOWN OF MOUNT AIRY, FREDERICK COUNTY, MARYLAND. EQUITY NO. 24252.

Whereas Allen G. Brown, unmarried, conveyed the hereinafter described property by deed of trust to David E. Betts and Lewis R. Roberts and by instrument recorded on April 21, 1971 in Liber 845 at Folio 439 among the Land Records of Frederick County, Maryland, Alvin G. Steinberg was substituted as Trustee, and default having occurred in the terms and convenants of the said deed of trust, the undersigned will sell at public sale at the Courthouse door in Frederick, Maryland on

JUNE 5, 1973

AT 11:00 A.M.

All the right, title and interest of the said party to the said deed in all that parcel of ground described as:

BEGINNING for the same at the beginning of a conveyance from the Town of Mount Airy, to Preston L. Brown by deed dated October 16, 1957, recorded among the Land Records of Frederick County, Maryland in Liber 591 at Folio 219 and running thence to include a part thereof with the Carroll and Frederick County line.

S. 19°25'30" E. 247.00 feet to the north edge of the B&O Railroad, thence,

N. 55°57'W. 77.51 feet, thence,

N. 19°25'30" E. 266.57 feet to Prospect Road, thence with said road,

N. 70°34'30" E. 75.00 feet to the place of beginning, containing 19,258 square feet of land.

Being part of the land described in Liber 591 at Folio 219, together with all the improvements in anywise appertaining, and all the estate, right, title, interest and claim, either law or in equity, or otherwise however, of the said Allen G. Brown of, in, to, or out of the said land and premises.

TERMS OF SALE

All cash with a deposit of $5,000.00 at the time the property is knocked down and the balance in cash upon ratification of the sale by the Circuit Court.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter be assumed by the purchaser. Title examination conveyancing state revenue stamps, transfer tax and all other costs incident to settlement are to be paid by the purchaser.

Compliance of sale or deposit shall be forfeited with the property resold at the risk and cost of the defaultant purchaser.

DAVID E. BETTS, Trustee
ALVIN G. STEINBERG,
Substituted Trustee