

CERTIFICATE OF PUBLIC TION

From THE NEWS-POST Frederick, Md.

Frederick, Md. July 10, 1975

This is to certify that the annexed Notice

was published in The News & Post

x newspaper s published in Frederick County on the following

dates: July 10, 1975

THE NEWS-POST

Per *Patricia Fogle*
Patricia Fogle

ASSIGNEE'S SALE
of valuable fee simple real property and improvements located on the North side of Hampton Valley Road and along the East side of Scott Road in Emmitsburg Election District, Frederick County, Maryland.

Under and by virtue of the power of sale contained in mortgages from Viking Ventures, Inc. dated the 10th day of August, 1972, and recorded in Liber 886, folio 145, and the 10th day of August, 1972, recorded in Liber 886, folio 150, among the Land Records of Frederick County, Maryland, the said mortgages being in default and having been assigned to the undersigned Assignee for foreclosure, the said Assignee will offer for sale at public auction at the Court House door in the City of Frederick, Maryland on:

FRIDAY, JULY 11, 1975

at 11:00 o'clock A.M.

all the hereinafter described real estate and improvements described as follows:

PARCEL 1: All that unimproved tract of land on a road leading from Mt. Saint Mary's to Eyer's Valley, known as the Valley Road, and containing 214.5 acres, more or less, and being the same property conveyed by Joseph W. Fry, et ux, to William J. Klinger, et ux, by deed dated October 18, 1956, and recorded in Liber 573, folio 84, one of the Land Records of Frederick County, Maryland.

PARCEL 2: All that property located along the Eastern margin of Scott Road containing 22.254 acres of land, more or less, being improved with a two story brick dwelling and other buildings. The aforesaid Parcel 2 being part of the real estate conveyed unto Viking Ventures, Inc. by Ralph L. Tabler, et ux, by deed dated May 8, 1970, and recorded among the aforesaid Land Records in Liber 823, folio 491.

TERMS OF SALE: A deposit of 10 per cent of the purchase price in cash or check acceptable to Assignee will be required of the purchaser at the time and place of sale. Balance of the purchase price to be paid within five days of the ratification of the sale by the Circuit Court for Frederick County, Maryland. Taxes and public charges will be adjusted to the date of sale and expenses of conveyancing, including revenue stamps and transfer taxes will be paid by the purchaser. Assignee reserves the right to withdraw the hereindescribed properties from sale at any time.

MANNER OF SALE: The parcels shall be offered separately and the bid reserved. Thereafter, the properties will be offered as an entirety and sold in a manner which produces the greatest proceeds.

JAMES S. NOLAN
Assignee

Seymour B. Stern and
Weinberg, Michel & Stern
Attorneys for Assignee
Frederick, Maryland

J.G. Trout Auction & Realty,
Inc.
Auctioneer
Frederick, Maryland
301-662-6231