

COURT SQUARE BUILDING

100 WEST CHURCH STREET

FREDERICK, MARYLAND 21701

ATTORNEYS

BENJAMIN B. ROSENSTOCK
 RICHARD R. BURGEE
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 AREA CODE 301

ASSIGNEES' SALE

of valuable fee simple real property suitable for extensive dairy farm operations, and improvements located on the south side of Mountain Road in Emmitsburg Election District, Frederick County, Maryland.

Under and by virtue of the power of sale contained in a mortgage from Viking Ventures, Inc., dated September 14, 1971 and recorded in Liber 858, folio 359, one of the Land Records of Frederick County, Maryland, the said mortgage being in default and having been assigned to the undersigned Assignees for foreclosure, the said Assignees will offer for sale at public auction at the Court House door in the City of Frederick, Maryland on:

MONDAY, NOVEMBER 4, 1974**AT 11:45 A.M.**

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

All that tract of land situate on the south side of Mountain Road in the Emmitsburg Election District, Frederick County, Maryland containing 270.72 acres of land, more or less, being more particularly described in a deed from Edward L. Meadows and Margaret L. Meadows, his wife, unto Viking Ventures, Inc., dated January 2, 1970 and recorded in Liber 817, folio 655, one of the Land Record of Frederick County, Maryland.

The aforesaid real property being improved by a two-story, nine-room frame farm dwelling with stone foundation, having five bedrooms, fireplace, basement, attic and slate roof, heated by steam (oil fired); said premises being further improved by 134'x46' bank barn, a 56'x116 free stall barn, a 23'x38' double eight (sixteen stalls) herringbone milking parlor, a 23'x28' dairy house, large holding area with approximately two hundred and forty free standing stalls, two 20'x60' stave silos, a machinery storage building and shop, hog house, corn cribs and wagon shed and other miscellaneous farm structures.

TERMS OF SALE: The above mentioned real property and improvements are to be sold subject to a first mortgage from Viking Ventures, Inc., to Edward L. Meadows and Margaret L. Meadows, his wife, dated January 2, 1970 and recorded in Liber 818, Folio 340, one of the Land Records of Frederick County, Maryland. Purchaser shall assume the aforesaid mortgage with the following amendments thereto, namely, the principal amount shall be \$148,500, with interest at the rate of 9% per annum, interest and principal payable quarterly in equal installments for a term of ten years from date of settlement, when all such principal and interest due shall be paid. At time of settlement Purchaser shall execute such documents as may be deemed necessary by Assignees, including but not limited to a renewal promissory note and confirmatory mortgage containing the provisions herein mentioned to properly secure the lien of this mortgage.

A deposit of 10 percent of the purchase price in cash or check acceptable to Assignees will be required of the purchaser at the time and place of sale and the balance of the purchase price is 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 will be paid by the purchaser. Assignees reserve the right to withdraw the herein described property and improvements from sale at any time.

**BENJAMIN B. ROSENSTOCK and
 JOSEPH V. GARTLAN, JR.,
 Assignees**

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