

ASSIGNEE'S SALE OF VALUABLE FEE SIMPLE REAL ESTATE

Under and by virtue of the power and authority contained in the mortgage from Sill Development Company, Inc., a body corporate of the State of Maryland, to Three D, Inc., a body corporate of the State of Maryland, dated September 26, 1973, and recorded in Liber 924, folio 290, one of the Land Records of Frederick County, Maryland, (default having occurred thereunder), the undersigned will offer for sale and will sell at public auction, at the Court House door in Frederick, Maryland on

TUESDAY, NOV. 19, 1974,
AT 10:00 A.M.,

All the mortgagor's right, title and interest in the following described real estate, to wit: all that parcel of ground located in the City of Emmitsburg, being more particularly described as follows:

Beginning for the same at a point on the north right of way of Maryland Route No. 97, as shown on Maryland State Roads Commission Plat Numbers 39816 and 39817, with North referenced to the Maryland State Roads Commission Grid North, said point also being on the eastern outline of the land conveyed by Three D, Inc., a body corporate, unto David S. Weinberg, et al, by deed dated February 24, 1966, and recorded among the Land Records of Frederick County, Maryland, in Liber No. 743, folio 3, thence leaving said north right of way line and running and binding in part on the 2nd line and on the 3rd, 4th and 5th lines of the land conveyed to said Weinberg in Liber No. 743, folio 3, the following four (4) courses and distances:

N 11255'43" E 65.36 feet to a point of curve, thence for a line curving to the left with a radius of 171.18 feet for a distance of 174.95 feet which arc is subtended by a chord bearing,

N 17220'17" W 167.43 feet to a point,
N 46237'17" W 55.00 feet to a point,

S 72257'43" W 241.06 feet to a point on the west outline of the land conveyed to Three D, Inc., a body corporate by Richard R. Kline and wife by deed dated December 11, 1963, and recorded among said Land Records in Liber No. 694, folio 639, thence running and binding with said western outlines of said Three D, Inc. land the following two (2) courses and distances:

N 14211'29" W 183.27 feet to a point, thence crossing Flat Run Creek,

N 29211'29" W 480.36 feet, thence leaving said outlines and running and binding for four (4) lines of division now made across said land of Three D, Inc.,

N 80103'56" E 554.73 feet to a point,
N 09214'47" W 18.01 feet to a point,
N 75233'30" E 510.00 feet to a point,

S 14226'30" E 957.74 feet to a point on said north right of way line of Maryland Route No. 97, thence running and binding along said north right of way line the following four (4) courses and distances,

S 89231'09" W 78.82 feet to a point,
S 79257'48" W 161.95 feet to a point of curve, thence by a line curving to the left with a radius of 1081.74 feet for a distance of 315.07 feet which arc is subtended by a chord bearing,

S 79256'33" W 313.96 feet to a point of reverse curve, thence for a line curving to the right with a radius of 778.51 feet for a distance of 142.16 feet which arc is subtended by a chord bearing,

S 76249'46" W 141.96 feet to the place of beginning, containing 18.660 acres, more or less.

Being all and the same real estate which was conveyed unto Sill Development Company, Inc., a body corporate, by Three D, Inc., a body corporate, by deed dated September 26, 1973, and recorded in Liber No. 924, folio 286, one of the aforesaid Land Records.

Saving, excepting and reserving from the aforesaid described 18.660 acre parcel of land and release areas for the purpose of creating a 60-foot wide right of way across said parcel and release areas for the purpose of ingress and egress to the land retained by said Grantor, and to a property owned by Delbert S. Null and David S. Weinberg containing 1.6 acres, more or less, as shown on Plat No. EM-4-P-1, dated March 28, 1973, and revised May 18, 1973, and prepared by Alexander, Park & Associates, at various points originating along the aforementioned 60-foot right of way. The exact location of said points to be determined by the subsequent recording of survey record plats of said 18.660 acres, more or less, release area.

Less all of that parcel of ground located in the town of Emmitsburg, Frederick County, Maryland, and being more particularly described as follows:

Beginning for the same at a point on the north right of way of Maryland Route #97, as shown on Maryland State Roads Commission Plat Numbers 39816 and 39817, with North referenced to the Maryland State Road Commission Grid North, said point also being on the eastern outline of the land conveyed by Three D, Inc., a body

right of way is more particularly described as follows:

Beginning for the same at a point on the centerline of said proposed right of way at the north right of way line of said Maryland Route No. 97, said point also being at a distance of 264.79 feet along a curve with a radius of 1081.74 feet which arc is subtended by a chord bearing,

S 81216'26" W 264.13 feet from the beginning of the 13th line of the previously described release area, thence crossing said release area the following two (2) courses and distances,

N 15244'19" W 781.36 feet to a point,
N 10233'52" W 101.12 feet to the beginning of the 8th line of said release area.

Also saving and reserving the right of ingress and egress across the 18.660 acres, more or less, release area to properties retained by said Grantor, and to a property owned by Delbert S. Null and David S. Weinberg containing 1.6 acres, more or less, as shown on Plat No. EM-4-P-1, dated March 28, 1973, and revised May 18, 1973, and prepared by Alexander, Park & Associates, at various points originating along the aforementioned 60-foot right of way. The exact location of said points to be determined by the subsequent recording of survey record plats of said 18.660 acres, more or less, release area.

Less all of that parcel of ground located in the town of Emmitsburg, Frederick County, Maryland, and being more particularly described as follows:

Beginning for the same at a point on the north right of way of Maryland Route #97, as shown on Maryland State Roads Commission Plat Numbers 39816 and 39817, with North referenced to the Maryland State Road Commission Grid North, said point also being on the eastern outline of the land conveyed by Three D, Inc., a body corporate, unto David S. Weinberg, et al, by deed dated February 24, 1966, and recorded among the Land Records of Frederick County, Maryland, in Liber No. 743, folio 3, thence leaving said north right of way line and running and binding in part on the 2nd line and on the 3rd, 4th and 5th lines of the land conveyed to said Weinberg in Liber No. 743, folio 3, the following four (4) courses and distances:

N 11255'43" E 65.36 feet to a point of curve, thence for a line curving to the left with a radius of 171.18 feet for a distance of 174.95 feet which arc is subtended by a chord bearing,

N 17220'17" W 167.43 feet to a point,
N 46237'17" W 55.00 feet to a point,

N 72257'43" East 166.96 feet to a point on the eastern-most right of way line as described in the deed conveyed to Sill Development Company, Inc., a body corporate, by Three D, Inc., a body corporate dated September 26, 1973, and recorded among said Land Records in Liber No. 924, folio 286, thence running and binding with said right of way the following courses and distances,

N 15214'19" W 230.10 feet to a point, thence for a line curving to the left with a radius of 35.00 feet for a distance of 53.97 feet which arc is subtended by a chord bearing,

N 28226'07" E 48.78 feet to a point of curve, thence for a line curving to the left with a radius of 778.51 feet for a distance of 142.16 feet which arc is subtended by a chord bearing,

S 76249'46" W 141.96 feet to the place of beginning, containing 36,400 square feet, more or less.

Being all and the same real estate which was conveyed unto Woodrow W. Corbin and Susan M. Corbin, his wife, as tenants by the entirety, by Sill Development Company, Inc., a body corporate, by deed dated May 10, 1974, and recorded in Liber No. 939, folio 76, one of the aforesaid Land Records.

Terms of Sale: Deposit in cash, or check acceptable to Assignee, in the amount of 10% of the purchase price will be required of the purchaser or purchasers on day of sale; balance of purchase price within five days after final ratification of sale by the Circuit Court for Frederick County, Maryland. Taxes and all other public charges will be adjusted as of day of sale. All costs of conveyancing shall be borne by the purchaser or purchasers. Condition of the title of said real estate shall be the responsibility of the purchaser to ascertain prior to sale.

DAVID S. WEINBERG,
Assignee
RUSSELL T. HORMAN
Attorney

MULL & NULL, AUCTIONEERS
Friday, Nov. 1, Nov. 8, Nov. 15

PURCHASER(S)

WITNESS:

George Wm Smith

Auctioneer

Expedit
Filed: November 8, 1974

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