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CER IFICATE OF PUBL CATION

From THE NEWS-POST Frederick, Md. No 25,457 Equity

PUBLIC AUCTION

LERCH AND HUESMAN—SOLICITORS
504 Maryland Trust Building
Baltimore, Maryland 21202
Phone: 301-752-2220

TRUSTEES' SALE

Seventeen (17) Lots of Ground, Five (5) of Which Are Improved by Partially Completed Dwellings.

IRONGATE
OFF SHOOKSTOWN ROAD
FREDERICK COUNTY, MARYLAND

Under and by virtue of the power and authority contained in a certain deed of trust from Sill Development Co., Inc., a Maryland corporation, to R. W. Hatch, O. Mallory Walker, Jr. and William B. Wheeler, Trustees, dated September 6, 1973, and recorded among the Land Records of Frederick County, Maryland, in Liber E. C. W. No. 922, folio 882 (George C. Heider, Jr. having been appointed as Substitute Trustee therein for the said William B. Wheeler) default having occurred in the payment of the indebtedness thereby secured, and at the request of the part secured thereby, the undersigned Trustees will offer for sale at public auction on the premises on:

WEDNESDAY, AUGUST 20, 1975
STARTING AT 1 P.M. (D.S.T.)

ALL THOSE FEE SIMPLE LOTS OF GROUND AND IMPROVEMENTS THEREON SITUATE IN FREDERICK COUNTY, MARYLAND, AND DESCRIBED AS FOLLOWS:

All those lots or parcels of land situate, lying and being off the Shookstown Road, in Braddock Election District, Frederick County, Maryland, more particularly described as Lots Nos. 3, 4, 5, 7, 8, 9, 11, 12, 13, 14, 15, 16, 18, 20, 21, 22, 23, together with a 50' wide right-of-way designated as Irongate Lane, all as shown on a plat of Section I "Irongate", dated June 10, 1973, recorded in Plat Book 9, folio 81, as recorded among the Plat Records of Frederick County, Maryland.

Lots numbered 3, 4, 5, 14, and 16 are improved by partially completed dwellings.

The aforesaid properties will be sold subject to covenants, conditions, restrictions and agreements of record affecting same, if any.

MANNER OF SALE: The seventeen (17) above described lots will be offered individually, bids reserved, then offered as an entirety, then sold in such manner as the Trustees deem appropriate.

TERMS OF SALE: Cash. Deposit by Certified or Bank Treasurer's Check of $3,000.00 on each lot, or $51,000.00 if sold as entirety, will be required of the purchaser at the time and place of sale, balance of purchase money in cash upon final ratification of sale by the Circuit Court for Frederick County, Maryland, and to bear interest at 8% per annum from the day of sale to the day of settlement. All charges for conveyancing, recording, stamp taxes, transfer taxes, certificates of title, etc. to be at the cost of the purchaser or purchasers. Real estate taxes and all other assessments and public charges, if any, to be adjusted to the day of sale.

Terms of sale to be complied with within ten (10) days after final ratification thereof by the Court, otherwise the properties will be resold at the risk and cost of the defaulting purchaser or purchasers.

DIRECTIONS: (a) FROM DOWNTOWN FREDERICK take West Second Street to the west to West College Avenue, turn right two blocks to Rosemont Avenue, turn left on Rosemont approximately 8/10 mile to Shookstown Road, turn left and follow Shookstown Road approximately 3.8 miles to subdivision entrance on the left.

(b) FROM BALTIMORE go to downtown Frederick and proceed as above.

(c) FROM WASHINGTON take I-270 and follow into US 15 (Frederick Freeway) Exit onto Rosemont Avenue to the west at Exit 7. Follow Rosemont Avenue aproximately 1/2 mile west to Shookstown Road, turn left and follow Shookstown Road approximately 3.8 miles to subdivision entrance on the left.

R. W. HATCH
O. MALLORY WALKER, JR.
GEORGE C. HEIDER, JR.
Trustees

J. G. TROUT AUCTION & REALTY, INC.,
Auctioneers
Phone: 301-662-6231

This is to certify that the annexed Public Auction Advertisement 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 ~~30~~ 15 days prior to sale, and the last such publication being made not more than one week prior to the 20th day of August 1975.

Filed August 25, 1975

THE NEWS-POST

Per Mary Ann Eader
Mary Ann Eader