

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md. *No. 254285g*

ASSIGNEE'S SALE



of valuable fee simple improved real property generally known as the Francis Scott Key Hotel, located at the intersection of West Patrick Street and North Court Street, near the proposed County complex in the City and County of Frederick, Maryland.

Under and by virtue of the power of sale contained in a mortgage from Norman W. Todd, Clyde Dinamore and Robert V. Schnabel, Trustees for N and D Todd's Children's Trust, under a Trust Agreement dated December 9, 1966, dated November 20, 1972, and recorded in Liber 895 folio 527 among the land records of Frederick County, Maryland, the aforesaid mortgage being in default and having been assigned to the undersigned assignee for the purpose of foreclosure, the said assignee will offer for sale at public auction at the Court House door in the City of Frederick, Maryland, on:

WEDNESDAY, SEPTEMBER 3, 1975

AT 11:00 A.M.

All of the hereinafter described real estate, improvements, equipment and furnishings located on said premises, described as follows:

All that tract or parcel of land containing 26,907.18 square feet, more or less, located on the North side of West Patrick Street and on the East side of North Court Street in the City of Frederick, Maryland, and improvements generally known as the Francis Scott Key Hotel, being more particularly described in a deed dated November 20, 1972, from Loyola Federal Savings and Loan Association unto Norman W. Todd, Clyde Dinamore and Robert V. Schnabel, Trustees for N and D Todd's Children's Trust, under a Trust Agreement dated December 9, 1966, recorded in Liber 895 folio 524, among the land records of Frederick County, Maryland.

The building, premises, improvements, equipment and furnishings to be sold with the above referred to real estate are described as follows:

A five-story brick hotel building with mezzanine and basement, fronting approximately 144 feet on West Patrick Street and 118 feet on North Court Street in the City of Frederick, Maryland, with a gas or oil-fired furnace heating system and a back-up gas or oil-fired furnace; three fully equipped restaurant kitchens; a parking lot on the east side of the hotel building, approximately 150' x 30'; two passenger elevators serving all hotel floors; one freight elevator serving all hotel floors; one food elevator serving the Lower Lobby, the Lobby and Mezzanine; with 19 hotel suites (2 rooms and a bath) and approximately 110 other hotel rooms, of which some are used for storage. The Lower Lobby has two large meeting rooms (the "Blue and Gray Room" and the "Borden Room") and substantial office space and facilities and rest rooms. The ground floor (Lobby) has a spacious, well-furnished lobby area and a hotel reservation desk, a formal dining room (the "Wedgewood Room"), coffee shop, gift shop facility, cocktail lounge (the "Buffalo Bar") and office space and facilities. The

This is to certify that the annexed Assignee's Sale

..... 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 15 days prior to sale, and the last such publication being made not more than one week prior to the 3rd day of September 19 75.

THE NEWS-POST

Per *Patricia Fogle*
PATRICIA Fogle

mezzanine has a large club meeting room (the "Ball Room"), rest rooms and hotel administration offices. The Lower Lobby, Lobby and the Mezzanine are centrally air conditioned. The balance of the hotel is utilized by air conditioned (window units) hotel guest rooms, with bathroom facilities, carpeting and furniture. The premises shall be sold with all fixtures, chattels, and articles of personal property placed upon or attached to or used in connection with or in the operation of the hotel building and premises including but not limited to furnaces, boilers, oil burners, radiators, and piping, plumbing, and bathroom fixtures, refrigeration, central and window air conditioning and sprinkler systems, wash tubs, sinks, gas and electric fixtures, stoves, ranges, awnings, screens, window shades, elevators, motors, dynamos, refrigerators, kitchen cabinets, incinerators, and all furniture, fixtures, televisions, silverware, paintings, decorator items, linens, china, glassware, napery, and other articles of personal property used or inventoried in connection with the operation of the said Francis Scott Key Hotel building.

TAKE NOTICE: The Francis Scott Key Hotel is now closed; however, portions of the business and office space in the said hotel are currently rented to operating businesses.

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 said purchaser at the time and place of sale and the balance of said purchase price to be paid upon ratification of the sale by Circuit Court for Frederick County, Maryland. Taxes will be adjusted to the date of sale and expenses of conveyancing, will be paid by the purchaser. Assignee reserves the right to withdraw the herein property from sale at any time.

BENJAMIN B. ROSENSTOCK
Assignee

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