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September 14, 1976

CERTIFIED MAIL
Return Receipt Requested

Mr. and Mrs. John Henry Heffner
Rt. 4, Box 283
Frederick, Maryland 21701

Dear Mr. and Mrs. Heffner,

Enclosed is a copy of a Notice of Sale that I shall publish in the FREDERICK POST under the power of sale contained in a mortgage dated May 1, 1969, wherein you are the Mortgagors and James F. Gibson and Catherine D. Gibson, his wife, are the Mortgagees. This mortgage has been assigned to me for foreclosure since it is now in default.

C. CLIFTON VIRTS
Assigne

CCV:v
enc.

PS Form 3811, Jan. 1975

SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).
- [x] Show to whom and date delivered..... ~~15¢~~ 25
- [ ] Show to whom, date, & address of delivery.. 35¢
- [ ] RESTRICTED DELIVERY. Show to whom and date delivered..... 65¢
- [ ] RESTRICTED DELIVERY. Show to whom, date, and address of delivery 85¢

2. ARTICLE ADDRESSED TO:

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	375081	

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐ Addressee ☐ Authorized agent
X John Henry Heffner
Mrs. Leonard Darner

4. DATE OF DELIVERY
9-15-76

POSTMARK
SEP 1976

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

☆ GPO: 1975—O-568-047

No. 375081

RECEIPT FOR CERTIFIED MAIL—80¢ (plus postage)

SENT TO
Mr. John Henry Heffner
STREET AND NO.
Rt. 4, Box 283
P.O., STATE AND ZIP CODE
Frederick, Md. 21701

OPTIONAL SERVICES FOR ADDITIONAL FEES
RETURN RECEIPT SERVICES
1. Shows to whom and date delivered ..... 15¢
With restricted delivery ..... 65¢
2. Shows to whom, date and where delivered .. 35¢
With restricted delivery ..... 85¢
RESTRICTED DELIVERY ..... 50¢
SPECIAL DELIVERY (extra fee required) .....

POSTMARK OR DATE
MD COLLEGE PARK
SEP 14 1976

PS Form 3800 Aug. 1975 NO INSURANCE COVERAGE PROVIDED— NOT FOR INTERNATIONAL MAIL (See other side)

☆ GPO: 1975-O 501-452

ASSIGNEE'S SALE
OF REAL ESTATE

ON GAPLAND ROAD IN THE BURKITTSVILLE ELECTION DISTRICT, FREDERICK COUNY, MARYLAND

By virtue of the power of sale contained in a Mortgage from John Henry Heffner and Mildred Lorraine Heffner, his wife, dated May 1, 1969, and recorded among the Land Records of Frederick County, Maryland, in Liber 805, Folio 69, said Mortgage being in default, the undersigned Assignee will offer for sale at the Court House Door in Frederick, Maryland on

TUESDAY, OCTOBER 19, 1976
AT 11:00 A.M.

All of the hereinafter described real estate, described in the mortgage, to wit:

All that tract or parcel of land, containing three and one-half (3½) acres of land, more or less, situate, lying and being on Gapland Road, in Burkittsville District, Frederick County, Maryland.

BEING all and the same tract or parcel of land conveyed unto James F. Gibson and Catherine D. Gibson, his wife, June, 1968, from Charlotte W. Yarroll, County Treasurer of Frederick County, Maryland, and recorded in Liber 787, Folio 398c, one of the Land Records of Frederick County, Maryland;

ALSO BEING all and the same tract or parcel of land conveyed unto John Henry Heffner and Mildred Lorraine Heffner, his wife, as tenants by the entireties, by James F. Gibson and Catherine D. Gibson, his wife, by deed dated May 1, 1969, and recorded in Liber 804, Folio 205.

TERMS OF SALE: A deposit of ten percent (10%) of the purchase price will be required of the purchaser or purchasers on the date of sale with the balance of the purchase price to be paid upon ratification thereof by the Circuit Court for Frederick County, Maryland.

State and County real estate taxes will be adjusted to the date of sale, and all other costs and expenses of conveyancing are to be borne by the purchaser or purchasers.

C. CLIFTON VIRTS
Assignee

C. CLIFTON VIRTS
110 West Church Street
Frederick, Maryland 21701
Phone: 662-1151
EMMERT R. BOWLUS, Auctioneer

Filed
Dec. 6, 1976