EXHIBIT 3

ASSIGNEE'S SALE

of valuable improved real estate located at 535 Grant Place, Frederick Maryland.

By virtue of the power and authority contained in a certain mortgage from Rabih M. Khatib, dated June 12, 1972 and recorded in Liber 879, folio 694, one of the Land Records of Frederick County, Maryland, the undersigned Assignee will offer for sale at the Court House Door, Frederick, Maryland on

WEDNESDAY, SEPTEMBER 22, 1976
AT 11:00 A.M.

all the land described in said mortgage together with the improvements thereon to-wit:

All that piece of parcel of land situate, lying and being on the West side of Grant Place in Frederick City, Frederick County, Maryland, fronting 50 feet on said Street and running back for even width for a depth of 200 feet, the improvements thereon now being known and designated as 535 Grant Place, Frederick City, Maryland.

The improvements consist of a one an one-half story brick dwelling containing seven rooms with fireplace in living room and tile bath, full basement, steam heating plant, oil fired, with baseboard radiation and two-car concrete block garage.

TERMS OF SALE: A deposit of 10% of the purchase price will be required in cash or certified check payable to the Assignee at the time of sale, the balance to be paid upon ratification of sale by the Court. All costs of conveyancing, revenue stamps and transfer taxes are to be borne by the purchaser or purchasers; all state and county real estate taxes and other public charges will be adjusted at the time of sale.

HOWARD R. STEPLER, JR., ASSIGNEE
Mary Ann Stepler
STEPLER & STEPLER
18 West Church Street
Frederick, Maryland 21701
Attorney
EMMERT R. BOWLUS, Auctioneer

ACKNOWLEDGEMENT OF PURCHASE

We do (does) hereby acknowledge that we have (has) purchased the real estate described in the advertisement attached hereto, at and for the sum of Twenty Eight Thousand Five Hundred---------- Dollars ($28,500.00) the sum of Four Thousand---------- Dollars ($4,000.00) having been paid this date and the balance of Twenty Four Thousand Five Hundred---------- Dollars ($24,500.00) being due and payable at the time of final settlement; and they do (does) further covenant and agree that they further comply with the terms of sale as expressed in the advertisement attached hereto.

WITNESS our hand(s) and seal(s) this 22nd day of September, 1976.

Ted T. Mercer (SEAL)
Ted T. Mercer

Ernestine P. Mercer (SEAL)
Ernestine P. Mercer
Purchaser(s)

WITNESS: Auctioneer
Emmert R. Bowlus

STEPLER AND STEPLER
ATTORNEYS AT LAW
18 WEST CHURCH STREET
FREDERICK, MD. 21701
(301) 662-6304

Exhibit 3
Filed September 23, 1976