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BOOK 38 PAGE 563

Mr. Howard R. Schafer
7805 Old Georgetown Road
Suite 218
Bethesda, Maryland 20014

REGISTERED MAIL
RETURN RECEIPT REQUESTED

~~Re~~:

ASSIGNEE'S SALE

of valuable fee simple, improved real property being a farm containing 248.13 acres of land, more or less, located on both sides of Maryland Route 77 in the Thurmont Election District, Frederick County, Maryland.

Under and by virtue of a power of sale contained in a second purchase money mortgage from Howard R. Schafer, dated December 21, 1972, recorded in Liber 898, folio 457, among the Land Records of Frederick County, Maryland, said mortgage being in default and having been assigned for the purpose of foreclosure, the undersigned Assignee will offer for sale at public auction at the Court House Door in the City of Frederick, on

~~FRIDAY, MAY 16, 1975~~

Tuesday, Sept 27, 1977 at 11 AM

All of the hereinafter described real estate described in said mortgage and the buildings and improvements located thereon, to wit:

All those tracts or parcels of land situate lying and being along Maryland Route 77 in the Thurmont Election District, Frederick County, Maryland, containing 248.13 acres of land, more or less, said real property being more particularly described in a deed to the said Howard R. Schafer, dated December 21, 1972, recorded in Liber 898, folio 454, one of the Land Records of Frederick County, Maryland, said real property being improved by a two-story brick farm residence with a metal roof, hot-water heat, with three usable fireplaces, five bedrooms, one bathroom, living room, dining room, kitchen and den, and a 40'x26' bank barn in poor condition, block milk house in good condition, one-car garage with corn crib, tool shed in poor condition and a large pond.

substantially damaged and

Terms of Sale: The first mortgagee consents to the payment of the indebtedness to it in the subject proceedings and the real property and improvements herein described will be sold free and clear of such encumbrance. A deposit of $10,000 in cash or check acceptable to Assignee will be required of purchaser at the time and place of sale and the balance of said purchase price to be paid upon ratification of sale by the circuit Court for Frederick County, Maryland. Taxes will be adjusted to the day of sale and all expenses of conveyancing will be paid by purchaser. Assignee reserves the right to withdraw the herein described real property from sale at any time.

RICHARD R. BURGEE
Assignee

PEYTON PAUL PHILLIPS
Attorney for Assignee
~~EMMERT R. BOWLUS~~
~~Auctioneer~~
~~102 West Church Street~~
~~Frederick, Md.~~
~~662-1881~~

Box 648
100 W. Church St.
Frederick Md.

Dear Mr. Schafer:

Pursuant to the applicable Maryland Rules of Procedure, you are hereby notified of the time, place and terms of the captioned mortgage foreclosure sale.

Very truly yours,

PEYTON PAUL PHILLIPS
Attorney for Assignee
100 West Church Street
Frederick, Maryland 21701
(301) 662-5155

Exhibit
Filed September 8, 1977