BOOK 39 PAGE 955

CERTIFICATE OF PUBLICATION

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This is to certify that the annexed Notice

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dates: Dec. 8, 15, 22

THE NEWS-POST

Per R. L. Putman

Filed 1978

Weinberg and Green,
Attorneys
W. Taylor Brown,
Attorney
10 Light Street
Baltimore, Maryland 21202
332-8708

TRUSTEES' SALE
OF VALUABLE, PARTIALLY IMPROVED AND UNIMPROVED, RESIDENTIAL, FEE SIMPLE PROPERTIES

LOCATED ON FOX RIDGE DRIVE, HOLLY COURT AND DOGWOOD LANE, FOX RIDGE ESTATES, FREDERICK COUNTY, MARYLAND

Directions: Fox Ridge Estates located approximately 1/2 mile east of Libertytown on Maryland Route 26.

Under and by virtue of the powers of sale contained in a certain Deed of Trust from Development Technology, Inc., a Maryland corporation, to Richard L. Cover and Thomas F. Ireton, Trustees, dated December 29, 1976 and recorded among the Land Records of Frederick County, in Liber 1008, folio 1139, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Trustees will offer for sale at public auction on the premises on

THURSDAY,
DECEMBER 29, 1977
AT 2:00 P.M.

ALL THOSE NINE (9) LOTS OF GROUND situate and lying in the Liberty Election District of Frederick County, Maryland and more particularly described as follows:

(1) Lot No. 2 as shown on a Plat entitled, "Final Plat, Section 1, Block A, Fox Ridge Estates," which Plat is recorded among the Land Records of Frederick County in Plat Book 13, folio 179. Said Lot No. 2 is located on Fox Ridge Drive and contains 45,000 square feet, more or less. It is partially improved by a split-foyer type dwelling containing 3 bedrooms, a living room, dining room, kitchen, both, full basement, 1-car garage, and fireplace. The improvements are under roof with garage foundation and basement poured, rough-in, tub, and partial rear deck. There are no windows or exterior siding.

(2) Lot No. 6 as shown on a Plat entitled, "Final Plat, Section 1, Block A, Fox Ridge Estates," which Plat is recorded among the Land Records of Frederick County, in Plat Book 13, folio 179. Said Lot No. 6 is located on Fox Ridge Drive and contains 40,500 square feet, more or less. It is partially improved by a split-foyer type dwelling containing 3 bedrooms, a living room, dining room, kitchen, bath, full basement, fireplace and rear deck. The improvements are under roof with windows in, exterior brick complete, rough-in, tub, basement gravel, insulation hung, rear deck completed.

(3) Lot No. 10 as shown on a Plat entitled, "Final Plat, Section 1, Block B, Fox Ridge Estates," which Plat is recorded among the Land Records of Frederick County, in Plat Book 14, folio 40. Said Lot No. 10 is located on Holly Court and contains 40,653 square feet, more or less. It is partially improved by a split-foyer type dwelling containing 3 bedrooms, living room, dining room, kitchen, bath and full basement. The improvements are under roof with windows, tub, drywall, rough-in and basement gravel.

(4) Lot No. 13 as shown on a Plat entitled, "Final Plat, Section 1, Block B, Fox Ridge Estates," which Plat is recorded among the Land Records of Frederick County, in Plat Book 14, folio 40. Said Lot No. 13 contains 58,892 square feet, more or less and is unimproved by existing structures.

(5) Lot No. 15 as shown on a Plat entitled, "Final Plat, Section 1, Block B, Fox Ridge Estates," which Plat is recorded among the Land Records of Frederick County, in Plat Book 14, folio 40. Said Lot No. 15 is located on Holly Court and contains 44,517 square feet, more or less, and is unimproved by existing structures.

(6) Lot No. 16 as shown on a Plat entitled, "Final Plat, Section 1, Block B, Fox Ridge Estates," which Plat is recorded in Plat Book 14, folio 40. Said Lot No. 16 is located on Holly Court and contains 53,177 square feet, more or less. It is partially improved by a split-foyer type dwelling containing a living room, dining room, kitchen, bath, full basement and a fireplace. The improvements are under roof, exterior brick complete, rough-in, tub, dry walled, basement poured and rear deck partially complete.

(7) Lot No. 17 as shown on a Plat entitled, "Final Plat, Section 1, Block C, Fox Ridge Estates," which Plat is recorded among the Land Records of Frederick County, in Plat Book 14, folio 41. Said Lot No. 17 is located on Dogwood Lane and contains 60,747 square feet, more or less, and is unimproved by existing structures.

(8) Lot No. 20 as shown on a Plat entitled, "Final Plat, Section 1, Block C, Fox Ridge Estates," which Plat is recorded among the Land Records of Frederick County, in Plat Book 14, folio 41. Said Lot No. 20 is located on Dogwood Lane and contains 44,567 square feet, more or less, and is unimproved by existing structures.

(9) Lot No. 21 as shown on a Plat entitled, "Final Plat, Section 1, Block C, Fox Ridge Estates," which Plat is recorded among the Land Records of Frederick County, in Plat Book 14, folio 41. Said Lot No. 21 is located on Dogwood Lane and contains 42,796 square feet, more or less, and is unimproved by existing structures.

No public water and sewer is available to serve the aforesaid parcels. Well and septic system required.

All of the aforesaid parcels of ground are being sold subject to easements, restrictions, agreements and encumbrances of public record, including, without limitation, those certain restrictions, covenants and conditions contained in a Declaration by Andrew E. Poffel and Josephine E. Poffel dated October 12, 1976 and recorded among the Land Records of Frederick County, in Liber 1000, folio 610.

TERMS OF SALE: CASH. The above-mentioned nine (9) properties will first be individually offered for sale on each lot in numerical order. The individual bids taken will be reserved. The properties will then be offered for sale in bulk, and the Trustees will, in their sole discretion, determine which bids to accept. In the event that a bulk bid is accepted by the Trustees, a cash deposit or certified or bank cashier's or treasurer's check for ten percent (10%) of the entire purchase price will be required of the purchaser at the time and place of sale. In the event that individual bids are accepted by the Trustees, a cash deposit or certified or bank cashier's or treasurer's check for ten percent (10%) of the purchase price will be required of each purchaser for each property at the time and place of sale. The balance of the purchase price will be required upon ratification of the sale by the Circuit Court for Frederick County. Interest at the rate of eight percent (8%) will be charged on the balance of the purchase price from the date of the sale to the date of settlement. Taxes, water rent and other charges to be adjusted to the date of sale. All other public charges and assessments payable on an annual basis to be assumed thereafter by purchaser. Costs of all documentary stamps and county and state transfer charges and taxes to be paid by the purchaser or purchasers.

TERMS of sale to be complied with within ten (10) days after final ratification thereof by the Circuit Court for Frederick County, otherwise, the property may be resold at the risk and cost of the defaulting purchaser or purchasers.

RICHARD L. COVER
and
THOMAS F. IRETON,
Trustees

James W. Rouse and
Company, Inc.
Columbia, Maryland 21044
992-6000

ALLEN T. HILL,
Auctioneer
Mullinix Road
Daisy, Maryland

(Please contact Stanley M. Walker, James W. Rouse and Company, Inc., Columbia, Maryland at 992-6000 between 9:00 A.M. and 5:00 P.M. for information regarding these properties.)

Dec. 8, 15, 22