

CERTIFICATE OF PUBLICATION
From THE NEWS-POST Frederick, Md.

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TRUSTEES SALE

Of valuable unimproved Real Estate located in the Urbana Election District, Frederick County, situated on Maryland Route No. 355 and 80. Under and by virtue of the power of sale contained in a Deed of Trust from Leisure Technology-Northeast, Inc., a body corporate of the State of New Jersey, to Kelley Litteral and Allen Jones, Jr., Trustees, Thomas M. Hoffmeister having been substituted as Trustee in place of said Allen Jones, Jr., said Deed of Trust dated June 1, 1973 and recorded among the Land Records of Frederick County, Maryland, in Liber 914 at Page 65, and at the request of the parties secured thereby, default having occurred under the terms thereof, the undersigned trustees will offer for sale at public auction on the property on State Route 80, one-half (1/2) mile east of the intersection of State Route 80 and State Route 355, Urbana, Maryland on

MARCH 27, 1978
AT 2:00 P.M.

all of the property described in said Deed of Trust described as follows:

Beginning for the same at an iron tee bar with Registered Land Surveyor's Cap Number 2046 now set in the ground (hereinafter referred to as a standard marker), at the point of beginning of the land conveyed by Alexander M. Gear and wife to William L. MacMillan and wife, by deed dated 11 October 1969, and recorded among the land records of Frederick County in Liber 815, Folio 47, (more particularly described in Liber 745, Folio 229 and in Liber 802, Folio 472) thence as now surveyed by D. K. Sutcliffe and Associates, and running and binding on the outlines of said land the following twelve (12) courses and distances.

S 45° 45' 27" W 1402.50 feet to a standard marker, S 49° 11' 08" W 1516.53 feet to a standard marker, S 55° 47' 01" E 673.04 feet to a fence post found set in the ground, S 70° 55' 39" E 280.49 feet to an iron pipe found set in the ground, S 78° 02' 07" E 123.11 feet to an iron pipe found set in the ground, S 19° 15' 20" W 217.76 feet to a point on the centerline of Maryland Route Number 355, thence running and binding on said road the following two (2) courses and distances, S 69° 00' 04" E 21.91 feet to a point on said road, N 88° 17' 04" E 713.67 feet to a point on said centerline, thence leaving said road, N 00° 39' 03" E 203.85 feet to an angle iron bar found set in the ground, N 88° 57" E 120.86 feet to a standard marker, N 24° 27' 44" E 896.89 feet to a standard marker, S 65° 27' 00" E 980.88 feet to a fence post found set in the ground, on the north right of way line of Maryland Route Number 80, as shown on Maryland State Roads Commission Right of Way Plat Number 1641, thence running and binding on said north right of way line as shown on said plat the following six (6) courses and distances.

N 54° 44' 31" E 185.29 feet to a point, N 55° 51' 38" E 65.01 feet to a point, N 57° 41' 48" E 60.01 feet to a point, N 56° 44' 31" E 175.00 feet to a point, N 46° 32' 17" E 50.80 feet to a point, N 53° 41' 21" E 66.23 feet to a standard marker on the fourteenth (14th) line of said land, thence running and binding on said fourteenth (14th) line and on the fifteenth (15th), and in part on the sixteenth (16th) lines of said land, N 00° 06' 18" W 136.11 feet to a fence post found set in the ground, N 52° 41' 57" E 180.00 feet to an iron pipe found set in the ground, S 34° 28' 45" E 135.25 feet to a standard marker on said north right of way line, thence running and binding on said north right of way line, as shown on said plat, and as shown on Maryland State Roads Commission Plat Number 1642, the following eighteen (18) courses and distances, N 55° 12' 52" E 2.00 feet to a point, N 55° 42' 01" E 55.01 feet to a point, N 57° 31' 05" E 73.83 feet to a point, N 58° 41' 59" E 75.73 feet to a point, N 54° 08' 40" E 84.74 feet to a point, N 55° 48' 56" E 99.49 feet to a point, N 51° 42' 12" E 79.79 feet to a point, N 54° 06' 48" E 63.60 feet to a point, N 54° 09' 10" E 71.21 feet to a point, N 52° 32' 36" E 300.00 feet to a point, N 50° 47' 30" E 100.05 feet to a point, N 51° 23' 51" E 100.02 feet to a point, N 53° 21' 42" E 70.01 feet to a point, N 54° 27' 09" E 60.03 feet to a point, N 51° 58' 13" E 100.01 feet to a point, N 52° 32' 36" E 70.00 feet to a point, N 53° 41' 21" E 100.02 feet to a point, N 53° 05' 59" E 100.01 feet to a point, N 52° 32' 36" E 132.99 feet to a point on the nineteenth (19th) line of said land, thence running and binding on the outlines of said land the following four (4) courses and distances, N 75° 47' 50" W 773.45 feet to an iron pipe found set in the ground, N 68° 56' 41" W 937.59 feet to an iron pipe found set in the ground, S 44° 01' 13" W 433.03 feet to an iron pipe found set in the ground, N 73° 31' 45" W 1085.25 feet to the place of beginning. Containing 149.353 Acres, more or less of land.

Subject to covenants, conditions, restrictions, easements and agreements affecting same, if any.

SAVING AND EXCEPTING from the above parcel of land that parcel of land in the Urbana Election District which was released from the operation of said Deed of Trust by a Deed of Partial Release dated 1/13/72, and recorded in the Land Records of Frederick County, Maryland in Liber 1009 at Folio 235, described as follows:

Property situated on the northerly side of Maryland Route No. 355 and southeasterly of Tablar Road, situated in the Urbana Election District, Frederick County, Maryland.

BEGINNING at a point in the northerly right-of-way line of Maryland Route No. 355, distant 24.61 feet on a course of North 00° 39' 04" East from the ninth corner of 149.353-Acre tract of lands as conveyed by William L. MacMillan et al. to Leisure Village, Inc. by deed dated June 1, 1973, and recorded among the Land Records of Frederick County, in Liber 914 Folio 59, and running thence

- 1) South 89° 04' 42" West and run along the northerly right-of-way line of Maryland Route 355, 724.94 feet; thence
- 2) North 19° 15' 20" East 189.74 feet; thence
- 3) North 78° 02' 07" West 123.11 feet; thence
- 4) North 70° 55' 39" West 280.49 feet; thence
- 5) North 55° 47' 01" West 671.04 feet; thence
- 6) North 49° 11' 08" East 1516.53 feet; thence
- 7) North 45° 45' 27" East 450.00 feet; thence
- 8) South 25° 19' 22" East 1273.36 feet; thence
- 9) South 24° 28' 44" West 697.50 feet; thence
- 10) South 88° 57' 57" West 120.86 feet; thence
- 11) South 00° 39' 04" West 179.24 feet to the point and place of beginning.

Contains 49.710 Acres.

TERMS OF SALE
A deposit of \$10,000 cash or certified check, or some other form of payment acceptable to the attorney named will be required from purchaser at the time of sale. The balance in cash, with interest at eight per centum per annum from the date of sale to the date of settlement shall be payable within ten days after final ratification of the sale by the Circuit Court for Frederick County, Maryland.

Taxes and other public charges and assessments shall be adjusted to the date of sale, after which they shall be assumed by purchaser. Examination of title and conveyancing costs, including state property transfer taxes, state recordation tax, county transfer tax, and all other costs incident to settlement, are to be paid by the purchaser. Compliance with the terms of sale shall be made within ten (10) days after final ratification of sale or deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser.

THOMAS M. HOFFMEISTER
KELLEY LITTERAL
Trustees
By **HAROLD T. GRIER**
Attorney for Trustees

This is to certify that the annexed Trustee's Sale was published in NEWS & POST 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 27th day of March 1978.

THE NEWS-POST

Filed April 12, 1978
Per *R. L. Putman*