

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

11026, 912 Equity

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MORTGAGE'S SALE OF VALUABLE IMPROVED REAL ESTATE LOCATED AT:

91.291 Acres, Water Street Road
Frederick, Maryland
Frederick County

Under and by virtue of the power and authority contained in a certain Mortgage from William I. Darter, Jr., dated September 26, 1975, and duly recorded in Liber 970 at folio 943 among the Land Records for Frederick County, Maryland, and at the request of the party secured thereby, default having occurred in the terms and conditions thereof, the undersigned, John T. Bell, Attorney named in the Mortgage, will sell, at public auction, on the 6th day of February, 1979, at 2:30 p.m., at the front door of the Court House, Frederick, Frederick County, Maryland, all of that property described in said Mortgage, more particularly described as follows:

All that tract or parcel of land situate at the intersection of Water Street Road and Stauffer Road in the District of Walkersville, County of Frederick, State of Maryland, containing 91.291 acres of land, more or less, according to a survey of Sutcliffe & Associates, dated January 12, 1966, and more particularly described in Liber 787 at folio 644.

That said property, which is being sold as is, is improved by a bank barn of stone and frame, dimensions 40 feet by 90 feet; a stable in excellent condition, dimensions 30 feet by 80 feet; a caretaker's house with a kitchen, full bathroom and one bedroom, dimensions 15 feet by 30 feet, and a wagon shed.

TERMS OF SALE

Property will be sold subject to liens and restrictions of record. A deposit of \$4,000.00, will be required of the purchaser in the form of cash or a certified check, or any other form acceptable to the Auctioneer at the time and place of sale. The balance in cash, with interest at twelve percent (12%) per annum from the date of sale to the date of settlement, payable within ten days after final ratification of sale.

Adjustments of all taxes, public charges and special or regular assessments will be made as of the date of sale, and thereafter be assumed by the purchaser. Title examination, conveyancing, state revenue stamps, state and county transfer taxes 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 days after final ratification of sale or deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser, or the Attorney named in the Mortgage may avail himself of any legal or equitable rights against the defaulting purchaser. Attorney reserves the right to withdraw the property from sale at any time prior to the conclusion of the public sale.

JOHN T. BELL

Union Home Loan Corporation

This is to certify that the annexed.....Mortgage...Sale

.....was published in.....News-Post.....
a newspaper published in Frederick County, at least once in
each of three successive weeks, the first such publication hav-
ing 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.....6th.....day of.....February.....1979.....

THE NEWS-POST

Filed

February 6, 1979

Per

Jamai Dinterman
JANAI DINTERMAN