

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

TRUSTEE'S SALE

of valuable, improved and unimproved real estate located in Irongate Subdivision, Braddock Election District, Frederick County, Maryland.

By virtue of the power and authority contained in Deeds of Trust from William M. Reidy and Mary Elaine Reidy, husband and wife, dated June 24, 1977, and February 15, 1978, and recorded among the Land Records of Frederick County, Maryland, in Liber 1022, folio 370 and Liber 1042, folio 467, the undersigned Substitute Trustee will offer for sale at the Court House door, Frederick, Maryland, on

WEDNESDAY, AUGUST 2, 1978

AT 11:00 A.M.

all of the land described in said Deeds of Trust, to wit:

PARCEL NO. 1: All that lot or parcel of land situate, lying and being in the Braddock Election District, Frederick County, Maryland, being more particularly known and designated as Lot No. 14, as shown on a Plat of Subdivision entitled "Irongate", recorded among the Plat Records of Frederick County, Maryland, in Plat Book 9, folio 81.

BEING all and the same real estate that was described in a deed unto William M. Reidy and Mary Elaine Reidy, husband and wife, dated June 20, 1977, and recorded among the Land Records of Frederick County, Maryland, in Liber 1022, folio 367.

The improvements on the said Parcel No. 1 consist of a partially completed two-story brick dwelling comprising 2700 square feet, more or less, and containing 9 rooms, 3 baths, attached two-car garage. The interior has rough dry wall, subfloors, rough electric and plumbing, heat pump on sight but not connected.

PARCEL NO. 2: All that piece or parcel of land situate, lying and being in the Braddock Election District, Frederick County, Maryland, and being known and designated as Lot No. 13, as shown on a Plat of Subdivision entitled "Irongate", and recorded among the Plat Records of Frederick County, Maryland, in Plat Book 9, folio 81.

BEING part of all that real estate that was conveyed unto William M. Reidy and Mary Elaine Reidy, husband and wife, by deed dated September 1, 1977, and recorded among the Land Records of Frederick County, Maryland, in Liber 1029, folio 139.

The said Parcel No. 2 is unimproved.

PARCEL NO. 3: All that piece or parcel of land situate, lying and being in the Braddock Election District, Frederick County, Maryland, and being known and designated as Lot No. 15, as shown on a Plat of Subdivision entitled "Irongate", and recorded among the Plat Records of Frederick County, Maryland, in Plat Book 9, folio 81.

BEING part of all that real estate that was conveyed unto William M. Reidy and Mary Elaine Reidy, husband and wife, by deed dated September 1, 1977, and recorded among the Land Records of Frederick County, Maryland, in Liber 1029, folio 139.

The said Parcel No. 3 is unimproved.

PARCEL NO. 4: All that piece or parcel of land situate, lying and being in the Braddock Election District, Frederick County, Maryland, and being known and designated as Lot No. 20, as shown on a Plat of Subdivision entitled "Irongate", and recorded among the Plat Records of Frederick County, Maryland, in Plat Book 9, folio 81.

BEING part of all that real estate that was conveyed unto William M. Reidy and Mary Elaine Reidy, husband and wife, by deed dated September 1, 1977, and recorded among the Land Records of Frederick County, Maryland, in Liber 1029, folio 139.

The said Parcel No. 4 is unimproved.

PARCEL NO. 5: All that piece or parcel of land situate, lying and being in the Braddock Election District, Frederick County, Maryland, and being known and designated as Lot No. 22, as shown on a Plat of Subdivision entitled "Irongate", and recorded among the Plat Records of Frederick County, Maryland, in Plat Book 9,

This is to certify that the annexed *Trustee's Sale* was published in *The News-Post*

A 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 *2nd* day of *August*, 19*78*.

Filed August 11, 1978 THE NEWS-POST
Per *Patricia Foyle*
PATRICIA Foyle

folio 81.

BEING part of all that real estate that was conveyed unto William M. Reidy and Mary Elaine Reidy, husband and wife, by deed dated September 1, 1977, and recorded among the Land Records of Frederick County, Maryland, in Liber 1029, folio 139.

The said Parcel No. 5 is unimproved.

PARCEL NO. 6: All that piece or parcel of land situate, lying and being in the Braddock Election District, Frederick County, Maryland, and being known and designated as Lot No. 23, as shown on a Plat of Subdivision entitled "Irongate", and recorded among the Plat Records of Frederick County, Maryland, in Plat Book 9, folio 81.

BEING part of all that real estate that was conveyed unto William M. Reidy and Mary Elaine Reidy, husband and wife, by deed dated September 1, 1977, and recorded among the Land Records of Frederick County, Maryland, in Liber 1029, folio 139.

The said Parcel No. 6 is unimproved.

TERMS OF SALE: Each of the individual lots listed above will be sold separately until the indebtedness has been satisfied starting with Parcel No. 1. A deposit of 10% of the purchase price will be required of the purchaser(s) in cash or certified check payable to the Substitute Trustee at the time of sale for each lot. The balance of the purchase price shall be paid within ten (10) business days after the ratification of the sale by the Circuit Court for Frederick County with interest to be paid at the rate of 9% per annum on the unpaid balance of the purchase price from the date of sale to the date of final settlement. 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 shall be adjusted as of the date of sale. Each individual lot will be sold subject to all recorded restrictions, covenants and agreements. The Substitute Trustee reserves the right to withdraw the hereindescribed property from sale at any time. For additional information contact the Substitute Trustee.

HOWARD R. STEPLER, JR.
Substitute Trustee

Mary Ann Stepler
STEPLER & STEPLER
18 West Church Street
Frederick, Maryland 21701
662-6304
EMMERT R. BOWLUS
Auctioneer

Exhibit 3
Filed August 11, 1978