

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

ASSIGNEE'S SALE

of valuable, fee simple, improved real estate located in the Buckeystown Election District of Frederick County, Maryland, on the west side of the public road leading from Doubs to Licksville known as the Pleasant View Road near Careytown.

Under and by virtue of a power of sale contained in a mortgage from George W. Mowry and Patricia L. Mowry, his wife, unto Farmers and Mechanics National Bank dated September 5, 1974, said mortgage being recorded at Book 947, page 100, one of the Land Records of Frederick County, Maryland, with said mortgage being in default and having been assigned to the undersigned for foreclosure, the undersigned will offer for sale at public auction at the front door of the Frederick County Courthouse located on West Church Street in Frederick City, Maryland, on

TUESDAY, SEPTEMBER 25, 1979

AT 10:30 A.M.

all the real estate and improvements being subject to the above mortgage located on the public road and in the Election District aforesaid and described as follows:

ALL that lot or parcel of land beginning for the same at a point near the center of the aforesaid road, said point being also the beginning point in a deed from Clara M. Smith, et vir., to Jacob R. Carey, dated April 7, 1904, recorded in Liber STH 265, folio 450, one of the Land Records of Frederick County, Maryland, and running thence by and with the 1st line of said deed, 1. North 78° 30' West 30.7 perches to a stone, thence 2. South 33° 30' West 4.85 perches to an iron pipe marker, thence 3. South 78° 30' East 34.2 perches to a point in the said Pleasant View Road, thence by and with said road, 4. North 09° 00' West 4.85 perches to the place of beginning, containing 3 rods and 27 square perches of land, more or less, according to a survey made April 3, 1969, by William C. Humm, surveyor.

BEING the same parcel of land conveyed unto the above mortgagors by deed from George W. Mowry dated March 2, 1974, and recorded at Book 932, page 947, one of the Land Records of Frederick County.

The property to be foreclosed and described herein is improved with a two-story dwelling house with concrete block foundation and full basement with concrete floor. The 27' x 26' structure is made of wood framing with aluminum siding and a composition roof. The dwelling has all normal modern utilities including hot water baseboard heat, and the interior is constructed with plaster walls and pine floors and has a finished recreation room with fireplace. This property is being sold pursuant to the description contained in the mortgage and the aforesaid deed, and the successful purchaser will be purchasing the property in total regardless of any deficiency or surplus in actual computed acreage.

TERMS OF SALE: A deposit of \$5,000.00 of the sales price will be required of the purchaser at the time and place of sale in the form of cashier's or certified check. The balance of the purchase price shall be paid within 10 business days of the ratification of the sale by the Circuit Court for Frederick County, Maryland, with interest to be paid on the unpaid balance of the purchase price from the date of auction sale to the date of final settlement, at the rate of 9.5% per annum. Taxes and other public charges and assessments shall be adjusted for current year payment to date of sale and assumed thereafter by the purchaser. All settlement related costs and recordation costs, transfer tax and state stamps of any nature shall be paid by the purchaser. Assignee reserves the right to withdraw the herein described property from sale at any time. In the event of default, the Assignee reserves the right to forfeit and therefore keep the deposit as liquidated damages or to resell the property at the purchaser's risk. The property herein is being sold subject to all Federal, State and County laws and ordinances which may affect the property in any way and its use, as well as all easements, restrictions, covenants, conditions and other matters of record which may be superior to the mortgage being foreclosed.

This is to certify that the annexed Assignee's Sale
News-Post

..... was published in
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 25 day of September 1979.

Filed THE NEWS-POST
Sept. 25, 1979 Per JANAI R. Bassler
Janet R. Bassler

NOTE: For additional information, contact the Assignee or auctioneer.

JOSEPH S. WELTY

Assignee

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Exhibit 1
Filed Sept 25, 1979