

IN THE CIRCUIT COURT FOR FREDERICK COUNTY, MARYLAND
Sitting as a Court of Equity

Arthur M. Wagman, Substituted Trustee :
30 Courthouse Square :
Rockville, Maryland 20850 :

Plaintiff :

vs. : Equity No. 26123

Stephen H. Paley, Trustee :
12112 Little Creek Drive :
Potomac, Maryland 20854 :

and

Mark S. Rothman, Trustee :
8 Hitching Post Place :
Rockville, Maryland 20854 :

Defendants :

CERTIFICATE OF PUBLICATION

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

paid 3/12/76 check # 111

Arthur M. Wagman
30 Courthouse Square
Suite 403
Rockville, Maryland 20850

TRUSTEE'S SALE
OF VALUABLE IMPROVED
REAL ESTATE LOCATED IN
FREDERICK COUNTY, MARYLAND

By virtue of the power and authority contained in a Deed of Trust from Stephen H. Paley, Trustee, and Mark S. Rothman, Trustee, dated March 1, 1972, and recorded at Liber 82, folio 616 among the Land Records of Frederick County, Maryland upon default and request for sale, the undersigned Substitute Trustee will offer for sale at public auction at the Courthouse Door, in the city of Frederick, Maryland on March 19, 1976 at 11 A.M. All property and the improvements thereon described in said Deed of Trust as follows:

Situate, lying and being in Liberty District, Frederick County, Maryland and more particularly described as follows:

PARCEL NO. 1: Beginning for the same at the end on the 10th or North 1° East 223½ perches line mentioned in the deed of partition from Nicholas Snethen, et al., to Christopher Owings, et al., by deed dated January 20, 1820, and recorded in Liber J.S. No. 10, folio 613, one of the Land Records of Frederick County, and also being on the South side of Linganore Creek and running thence as follows, allowing for variation, (1) North 72½° West 10.4 perches, (2) North 34¾° West 10.35 perches, (3) North 8° West 4.8 perches, (4) North 48° West 12.4 perches, (5) North 89° West 8.75 perches, (6) South 66¾° West 36 perches, to or near the middle of Linganore Creek, then with or near the middle of Linganore Creek, then with or near the middle of said Creek, (7) South 64¼° West 8.75 perches, (8) South 74° West 14.2 perches, (9) West 10 perches, (10) South 86° West 6 perches, (11) 74½° West 14.8 perches, (12) South 80¾° West 14 perches, (13) South 85¾° West 14.75 perches, (14) South 70¾° West 16.9 perches, (15) South 64¼° West 14.45 perches, (16) South 61¼° West 14.1 perches, (17) South 68½° West 6.1 perches, (18) North 72½° West 9.1 perches to or near the end of 26 perches on the second or South 42° West 27.75 perches line of the land formerly belonging to Washington Owings, thence (19) South 42° West 1.75 perches to the South side of Linganore Creek, (20) South 33½° West 8.8 perches, (21) South 32° West 11 perches, (22) South 7½° East 14.6 perches, (23) East 22 perches, (24) South 84½° East 75 perches, (25) South 23° East 20.75 perches, (26) South 10° West 66 perches, (27) South 20¾° West 61.9 perches to a point on the North side of the Old Annapolis Road, thence, (28) South 55° East 26½ perches, (29) North 18° East 24 perches, (30) North 57° East 38 perches, (31) North 21° East 20 perches, (32) North 21° East 119 perches, (33) South 68° East 19 perches, (34) North 1° East 53.1 perches to the place of beginning, containing 125 acres, 3 rods, 2 perches, more or less.

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

x 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 19th day of March 1976.

PARCEL NO. 2: Beginning at a point on the South side of the Old Annapolis Road and running thence, allowing for variation, (1) South 72¾° East 22.35 perches to the end of the 27th line of parcel No. 1 above described, and with the 27th, 26th, 25th and 24th lines of Parcel No. 1 reversed, as follows: (2) North 20¾° East 61.9 perches, (3) North 10° East 66 perches, (4) North 23° 20.75 perches, (5) North 84½° West 75 perches, thence (6) South 16½° West 5.25 perches to the middle of Linganore Creek and with said Creek, (7) South 41½° East 20 perches, (8) South 67¼° East 26 perches, (9) South 74½° East 6 perches, (10) South 41½° East 8.8 perches, (11) South 16° East 8.4 perches, (12) South 2° East 6.5 perches, (13) South 22° West 11 perches, (14) North 14¼° East 2.25 perches to the East side of Linganore Creek, still with said Creek, (15) South 2° East 23.8 perches, (16) South 26¼° West 3 perches, (17) South 54½° West 6 perches, (18) South 56° West 4 perches, (19) North 78° West 6 perches, (20) South 68½° West 5.75 perches, thence leaving Linganore Creek, (21) South 25½° West 47.2 perches to the North side of Old Annapolis Road, with said Road (22) South 70½° East 19.3 perches to the place of beginning, containing 37 acres of land, more or less; being all of the same property as liber 797 at page 69 and liber 693 at page 592 among aforesaid land records.

Said property is improved by a residence and a barn with frontage on Old Annapolis Road, Frederick County, Maryland. Sold subject to a prior Deed of Trust of \$45,000, terms & conditions of which will be announced at time of sale.

Terms of Sale: All cash within five (5) days after ratification of sale with a deposit of \$10,000.00 in cash or check acceptable to the Trustee at the time of sale. This cash or check is to be deposited with the Trustee prior to the bidding by any bidders. This deposit to be returned to any unsuccessful bidder. Interest shall be charged on the unpaid balance of purchase money from the date of sale to the date of settlement at the rate of 8% per annum. Time is of the essence for the purchaser. On default, the Substituted Trustee will reserve the right to resell the property at the risk and cost of the defaulting purchaser, forfeiting the deposit. The Substituted Trustee may avail himself of and legal or equitable remedies they may have. Adjustments of all taxes, water rents, front foot benefit charges, if any, legal and trustees fees, and all other public charges and assessments, shall be made to the date of sale and assumed thereafter by the purchaser. All costs of conveyancing, recording charges, title examination, transfer and recording taxes, or any other charge incident to settlement shall be at the cost of the purchaser. The Trustee reserves the right to reject any and all bids.

ARTHUR M. WAGMAN
Substituted Trustee