

BOOK 45 PAGE 406
CERTIFICATE OF PUBLICATION
From THE NEWS-POST Frederick, Md.

**MORTGAGEE'S SALE OF
VALUABLE REAL ESTATE**

By virtue of the power and authority contained in a certain mortgage from JAMES C. MCLEMORE, also known of record as JAMES L. MCLEMORE, and JANIE M. MCLEMORE to CITIZENS SAVINGS AND LOAN ASSOCIATION, INC., dated April 16, 1976 and recorded among the Land Records of Frederick County in Book 985 at Page 886, the undersigned, Steven P. Henne, assignee for the purpose of foreclosure, will, on

WEDNESDAY, APRIL 29, 1981

At 10:00 o'clock, A.M.

offer for sale at public auction at the front door of the Court House in Frederick, Maryland, all of the property and improvements thereon conveyed by said mortgage, described in said mortgage as follows:

Beginning at an iron pipe found at the end of 175.96 feet on the 2nd line of a deed to Thomas W. Winebrener and Linda Good Winebrener, his wife, recorded in Liber 808 at folio 599 and continuing therewith (1) South 89°53'15" West 412.18 feet to a Tee Bar found thence with the outlines of the whole two courses and distances (2) North 0°07'36" East 329.91 feet thence (3) North 57°02'01" West 258.00 feet to a point thence with the fourth and fifth lines shown on a plat of the property conveyed to William D. Good and Melody L. Good, his wife, in deed recorded in Liber 867 at folio 210 (4) South 75°12'11" East 703.83 feet thence (5) South 08°30'00" West 356.66 feet to the point of beginning.

The property contains 4.412 acres of land more or less and is improved by a detached, rambler-type, single-family dwelling house of brick construction, including three bedrooms and 2½ baths. The property address is Route 2, Box 254, Union Bridge, Frederick County, Maryland.

TERMS OF SALE

A cash deposit of Five Thousand Dollars (\$5,000.00) will be required at the time of sale. The balance is payable in cash with interest at 9.25% per annum from the date of sale to the date of payment, payable within five (5) days after final ratification of the sale.

This property is sold subject to covenants, easements and restrictions of record, if any.

Adjustments on 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 transfer of title and settlement are to be paid by the purchaser.

Compliance with the terms of sale shall be made within five (5) days after final ratification of sale or the deposit shall be forfeited and the property resold at the risk and cost of the defaultant purchaser.

**STEVEN P. HENNE
CITIZENS SAVINGS AND LOAN
ASSOCIATION, INC.
861 Pershing Drive
Silver Spring, Maryland 20910
585-8400**

Frederick, Md. April 28, 1981

This is to certify, That the annexed Mortgagee's Sale
..... was published in The News & Post
..... newspaper published in Frederick County, once a week for
..... 3 successive weeks prior to the 29th
day of April, 1981

THE NEWS-POST

Filed
April 29, 1981
4/10, 17, 24

Per *K. S. McKenzie*
K. S. McKenzie