

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

ASSIGNEE'S SALE

of valuable, fee simple, improved real property located in the Woodsboro Election District of Frederick County, Maryland, located on the south side of Links Bridge Road in the Monocacy Meadows Subdivision (Tax Map No. 41, Parcel 124, Lot 14).

Under and by virtue of a power of sale contained in a mortgage from Jimmy L. Cox and Debby A. Cox, his wife, unto Frances D. Miller, et al., dated March 6, 1981, said mortgage being recorded at Book 1140, page 697, one of the Land Records of Frederick County, with said mortgage being in default and having been assigned unto the undersigned assignee 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

THURSDAY, FEBRUARY 4, 1982

AT 10:00 A.M.

all the following real estate and improvements being subject to the above mortgage:

All that lot or parcel of land being known as Lot No. 14, Section "B", on a subdivision plat entitled "Final Plat, Section "B", Lots 8-14, Monocacy Meadows", being recorded among the Plat Records of Frederick County, Maryland, in Plat Book 15, page 146.

BEING all and the same real estate conveyed by Frances D. Miller, widow, unto the above mortgagors by deed dated March 6, 1981, and recorded at Book 1140, page 695, one of the aforesaid Land Records.

The property to be foreclosed and described herein, according to the aforesaid subdivision plat contains 19.53 acres, more or less, and is improved with miscellaneous outbuildings and a one-story six-room cement block dwelling house with a composition roof, and with concrete foundation and hardwood floors, and plaster walls. This property is being sold in "as is" condition and pursuant to the description contained in the mortgage, the aforesaid deed, and subdivision plat, and the successful purchaser will be buying such property in total, regardless of deficiency or surplus in actual computed area.

TERMS OF SALE: A deposit of \$7,500.00 of the sale price will be required of the purchaser at the time and place of sale in the form of cashier's or certified check payable or endorsed to the Assignee. The balance of the purchase price shall be paid within 15 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 10% 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 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 declare as forfeited the deposit of purchaser 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 and/or its use, as well as all easements, restrictions, covenants, conditions and other matters of record which may be superior to the mortgage being foreclosed.

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

RICHARD R. BURGEE

Assignee

JOSEPH S. WELTY

Attorney for Assignee

100 West Church Street

Frederick, Maryland 21701

Phone 662-5155

DELBERT NULL

Auctioneer

10 West College Terrace

Frederick, Maryland 21701

Phone 662-6161

This is to certify that the annexed *Assignee's Sale* was published in *Fred. 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 *4th* day of *February* 19 *82*.

THE NEWS-POST

Per *Ruth Grob*

Filed February 4, 1982