

CERTIFICATE OF PUBLICATIONFrom **THE NEWS-POST**

Frederick, Md.

**ASSIGNEE'S SALE
OF VALUABLE
RESIDENTIAL PROPERTY**Located in the New Market Election District,
Frederick County, Maryland.

By virtue of the power of sale contained in a mortgage from Howard C. Bass and Joyce M. Bass, his wife, to M. Robert Ritchie, Jr. and Harriette B. Ritchie, his wife, which said mortgage was dated on the 14th day of July, 1977, and recorded in the Land Records of Frederick County, Maryland, in Liber 1024, folio 111, said mortgage having been assigned on the 16th day of November, 1981, to F. Theodore Elliot for the purpose of foreclosure and collection, the undersigned Assignee will offer for sale at the Court House Door in Frederick County, Maryland, on:

TUESDAY, MARCH 2, 1982

11:00 A.M.

all of the hereinafter described real estate, to wit:
Parcel 136, Block 23, Tax Map 78, the outlines of which are as follows:

BEGINNING at an iron pipe marker at the end of 228 feet on the second line of the whole tract of 66 acres and 12 square perches, said point being located in the center of a 50 foot right-of-way, running thence with said second line (1) N 28° 00' W, 976 feet to an iron pipe marker, thence by lines of division now made; (2) S. 42° 45' W, 1110 feet to an iron pipe marker located at the end of two lines N. 81° 30' E, 200 feet and N. 89° 05' E, 163 feet from the end of the second line of 31,938 square foot lot of Florence M. Smith, thence by and with the center line of a 50 foot right-of-way; (3) N. 89° 45' E, 157 feet to an iron pipe marker; (4) S. 89° 45' E, 200 feet to an iron pipe marker; (5) S. 87° 00' E, 200 feet to an iron pipe marker; (6) S. 85° 30' E, 200 feet to an iron pipe marker; (7) S. 85° 30' E, 200 feet to an iron pipe marker; (8) S. 87° 30' E, 229 feet to an iron pipe marker to the beginning, containing 11.250 acres of land, more or less.

BEING all and the same property which was conveyed unto Howard C. Bass and Joyce M. Bass, his wife, by deed from M. Robert Ritchie, Jr. and Harriette B. Ritchie, his wife, dated the 14th day of July, 1977, and recorded among the Land Records of Frederick County at Liber 1024, folio 109.

RESERVING, HOWEVER, to M. Robert Ritchie, Jr. and Harriette B. Ritchie, his wife, their heirs and assigns, a perpetual easement or right-of-way on, over and across the roadway as is now used and in existence from the home property of the said M. Robert Ritchie, Jr. and wife, on, over and across the herein conveyed premises to a fifty foot right of way and other property now owned by the said M. Robert Ritchie, Jr. and Harriette B. Ritchie, his wife, **SUBJECT, ALSO,** to an easement or right of way granted to J. Carlisle Smith and Gertrude K. Smith, his wife, by the Grantors herein, by a Grant and Conveyance, dated the 14th day of July, 1977, and intended to be recorded among the Land Records of Frederick, Maryland.

Said real estate being unimproved land, mostly wooded, located near the Bartonsville Road, south of Interstate 70. Access to said parcel from Bartonsville Road more particularly described in a plat recorded with the certain deed from Marion M. Smith, et ux. to Kenneth D. Poole, et ux. dated April 19, 1963, recorded at Liber 681, folio 682, among the aforesaid Land Records. The Assignee makes no representation with regard to the legal sufficiency of the right-of-way described therein. Prospective purchasers are advised to consult with legal counsel regarding the sufficiency of said right-of-way prior to the sale.

TERMS OF SALE: A deposit of 10% of the purchase price will be required from the purchaser or purchasers on the day of sale, with the balance to be paid upon ratification thereof by the Circuit Court for Frederick County. All costs of conveyancing, all revenue stamps and transfer taxes and all other conveyancing expenses of any nature to be at the expense of the purchaser or purchasers including the cost of the preparation of the deed and interest on the purchase price from the date of sale to the date of settlement.

F. THEODORE ELLIOT, Assignee

WILLIAM R. NICKLAS, JR.
Solicitor for Assignee
19 North Court Street
Frederick, Maryland 21701

Frederick, Md.

March 5, 1982

This is to certify that the annexed

Assignee's Sale
the News-Post

was published in

the newspapers published in Frederick County on the following

dates:

Feb 6, 13, 20, 27

THE NEWS-POST

Per

K. J. McKenzie

Filed
March 5, 1982