

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

ASSIGNEE'S SALE OF VALUABLE UNIMPROVED FEE SIMPLE PROPERTY

Under and by virtue of the power of sale contained in the Mortgage from George Wayne Hane dated the 30th day of September, 1980, and recorded in Liber 1128, folio 212, among the Land Records for Frederick County, Maryland, the holder of the indebtedness as secured by the Mortgage having appointed Seymour B. Stern as Assignee by Instrument duly executed, acknowledge and recorded among the Land Records of the County aforesaid, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Assignee will sell at public auction, on

MONDAY, NOVEMBER 29, 1982

10:00 A.M.

FREDERICK COUNTY COURTHOUSE

UNDER THE CLOCK TOWER

All that parcel of real estate situate, lying and being in the Jefferson Election District, Frederick County, State of Maryland, and more particularly described as Lot No. 6, containing 40,034 square feet, more or less, located along Elmer Derr Road (now Basford Road) as shown on a Plat entitled "Winchester Estates, Section One", and recorded in Plat Book 10, folio 136, among the Plat Records for Frederick County, Maryland, now known and designated as 4223 Basford Road, Frederick, Maryland.

BEING all and the same real estate which was conveyed unto George Wayne Hane by Newton Kefauver, Jr., and Ethel B. Kefauver, his wife, (now deceased) by deed dated the 30th day of September, 1980, and recorded in Liber 1128, folio 210, among the Land Records for Frederick County, Maryland.

TERMS OF SALE: The above mentioned real property is to be sold subject to liens and restrictions of record, if any. A deposit of Two Thousand and no/100 Dollars (\$2,000.00) in cash, certified check or other instrument acceptable to the Assignee will be required of the purchaser to be paid at the time and place of sale. In the event the purchaser fails to consummate the purchase in accordance with the terms of sale, the deposit or any part of it, may be forfeited at the option of the Assignee. The balance of the purchase price is to be paid within ten (10) days of the ratification of the sale by the Circuit Court for Frederick County, Maryland, unless settlement time is postponed at the sole option of the Assignee, and shall bear interest from the date of sale to the date of settlement at the rate of eight percent (8%) per annum. Time is of the essence. All risk of loss following the date of sale shall be at the risk of the purchaser. In the event of default, the property shall be resold at the cost and risk of the purchaser and the Assignee shall not be limited by such forfeiture from further availing himself of any additional legal or equitable remedies arising out of such default. Taxes, water rent and all other public charges and assessments payable on an annual basis, including sanitary and/or Metropolitan District charges shall be adjusted to the date of sale and assumed thereafter by the purchaser. All other costs and expenses of conveyancing are to be borne by the purchaser.

There are no representations or warranties expressed or implied with respect to the condition of the property, title, lot size or the accuracy of any matters referred to in this advertisement.

SEYMOUR B. STERN, Assignee

JOHN M. ROBINSON, Esquire
Seymour B. Stern, P.A.
118 West Church Street
Frederick, Maryland 21701
(301) 663-5335

Attorney for Assignee
CHARLES D. WATSON, Auctioneer
P.O. Box 624
Frederick, Maryland 21701

Frederick, Md. *Dec 1*, 19*82*

This is to certify, That the annexed *Assignee'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 *November*, 19*82*

THE NEWS-POST

Per *K. S. McKenzie*

Filed December 6, 1982