

CERTIFICATE OF PUBLIC NOTIFICATION
From THE NEWS-POST Frederick, Md.

**ASSIGNEE'S SALE
OF VALUABLE IMPROVED
FREE SIMPLE PROPERTY**

Under and by virtue of the power of sale contained in mortgage from Frederick Tire Mart, Inc., dated the day of September 1980, and recorded in Liber 1126, folio 340, one of the Land Records of Frederick County, Maryland, the holder of the indebtedness as secured by mortgage having appointed Seymour B. Stern as assignee, by instrument duly executed, acknowledged 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 sale, on

MONDAY, JUNE 13, 1983
AT 10:00 A.M.

AT 41 DeGRANGE ST., FREDERICK, MD

All those pieces or parcels of land situate in the City of Frederick, State of Maryland, more particularly described as follows:

Parcel No. 1: All that piece or parcel of land situate on the west side of DeGrange Street, beginning for the same at a point in the western margin of said Street, at the end of a line drawn North 2° 50' West 240 feet from the northwest corner of South and DeGrange Streets, running thence by and with the western margin of DeGrange Street, North 2° 50' West 17.3 feet, thence North 82° 20' West 146.7 feet to the east side of the Jail, thence with the same, South 16° West 12.7 feet, thence South 80° 25' East 152.2 feet by and with the corner of the double brick house, known as Nos. 37 and 39 on said Street, to the place of beginning, said lot being improved with a dwelling house located thereon designated as No. 37 DeGrange Street.

Parcel No. 2: All that piece or parcel of land situate on the west side of DeGrange Street, beginning for the same at a point in the western margin of DeGrange Street at the end of a line drawn North 2° 50' West 222 feet from the northwest corner of South and DeGrange Streets, and running thence North 79° 15' West 158.1 feet to the east side of the Jail lot, thence with the same North 16° East 15.1 feet, thence South 80° 25' East 152.2 feet by and with the center line of the double brick house known as Nos. 37 and 39 on said Street to the western margin of said Street, thence by and with said western margin, South 2° 50' East 18 feet to the place of beginning, improved with a dwelling house located thereon known as No. 39 DeGrange Street.

Parcel No. 3: All that piece or parcel of land situate on the west side of DeGrange Street, fronting 35 feet, more or less, on said Street, and running back in a westerly direction 170 feet, more or less, to the Frederick County Jail lot, and being 27 feet 4 inches wide, more or less, in the rear of said lot, and known as No. 37 on said Street.

Parcel No. 4: All that piece or parcel of land situate on the west side of DeGrange Street, being the northern 25 feet of the real estate described in a deed from the Mayor and Aldermen of Frederick, a municipal corporation, to Edward J. Hudson, dated May 17, 1915, and recorded in Liber H.W.B. No. 312, folio 464, one of the Land Records of the County aforesaid, beginning for the same at the northeast corner of the lot herein conveyed at a point on the western margin of said DeGrange Street, and running thence by and with the northern boundary line of said lot in a westerly direction a distance of 50 feet, more or less, to the western boundary line of the said lot, thence in a southerly direction by and with the western boundary line of said lot 25 feet, more or less, to a stake, thence in an easterly direction 50 feet, more or less, to the west side of DeGrange Street in a northerly direction 25 feet, more or less, to the place of beginning, being known as No. 37 DeGrange Street.

Parcel No. 5: All that piece or parcel of land situate on the west side of DeGrange Street, beginning for the same at a nail driven in a concrete gutter on the west side of the aforesaid Street, and at the end of the 1st line of the 1st parcel described in a deed from the Mayor and Aldermen of Frederick to Charles H. Heffer, dated October 29, 1906, and recorded in Liber H.W.B. No. 276, folio 449, one of the Land Records of the County aforesaid, being also at the end of the 3rd line described in a deed from The Mayor and Aldermen of

Frederick to Edward J. Hudson, dated May 17, 1915, and recorded in Liber No. 312, folio 464, one of the Land Records of the County aforesaid, and at the end of 95.0 feet on a line drawn North 15° 45' West from the north side of West South Street, and running thence by and with the 4th line in the deed from the Mayor and Aldermen of Frederick to Edward J. Hudson, dated and recorded as aforesaid, and the west side of DeGrange Street, (1) North 15° 35' West 70.0 feet to an iron pipe at the end of the 3rd line described in the deed from Rose P. Hudson, et. al., to Charles Wisner, et. al., dated June 14, 1923, and recorded in Liber No. 344, folio 349, one of the Land Records of the County aforesaid, thence by and with said 3rd line, reversed, (2) North 89° 07' West 48.71 feet to an iron pipe at the end of 25.0 feet on the 2nd line described in said deed two courses and distances, (3) South 11° 40' East 80.2 feet to an iron pipe, thence (4) North 78° 35' East 52.33 feet to the place of beginning, containing 3,733 square feet, more or less, according to a survey made by Frank W. Rathenhoefer, Surveyor, on the 28th day of January, 1959, and being known as 45 DeGrange Street.

Parcel No. 6: All that piece or parcel of land situate in the City and County of Frederick, State of Maryland, known and designated as 413 West South Street, in the City aforesaid, fronting on the north side of said Street 42 feet, more or less, and running back for a depth of 174 feet, more or less, with a width in the rear of 35 feet.

Parcel No. 7: All that piece or parcel of land situate in the City, County and State aforesaid, and being on the north side of West South Street, and known as 415 on said Street, beginning for the same at the Southeast corner of the stone wall surrounding the lot on which the Frederick County Jail is now located, and running thence easterly with South Street 50 feet 10 inches, thence Northerly 168 feet, thence Westerly 31 feet 5 inches, thence to the place of beginning.

BEING all the same real estate which was conveyed unto Frederick Tire Mart, Inc., by Kenneth L. Martin and Phyllis S. Martin, his wife, by deed dated September 29, 1980 and recorded in Liber 1129, folio 335, among the Land Records of Frederick County, Maryland.

TERMS OF SALE: The above mentioned real property and improvements are to be sold in an "as-is" condition, and subject to liens and restrictions of record, if any. A deposit of Eighteen Thousand and no/100 Dollars (\$18,000.00) 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 date of settlement at the rate of fifteen percent (15%) per annum. Time is of the essence. All risk of loss following the date of sale shall be at the risk of Purchaser. In the event of default, the property shall be resold at the cost and risk of 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 water and sewer charges shall be adjusted to date of sale and assumed thereafter by the Purchaser. All other costs and expenses of conveyancing are to be borne by the Purchaser or Purchasers.

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

Robert J. Kresslein
118 West Church Street
P.O. Box 703
Frederick, Maryland 21701
(301) 663-5335
Attorney for Assignee

TROUT AUCTIONEERS, INC.
15 North Court Street
Frederick, Maryland 21701

Frederick, Md. June 13, 1983

This is to certify, That the annexed Public Sale was published in News Post a newspaper published in Frederick County, once a week for successive weeks prior to the 13th day of June, 1983.

THE NEWS-POST

Per Y. Martin

Filed
June 13, 1983