

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

**ASSIGNEE'S
PUBLIC SALE**

REAL ESTATE

313 Madison Street
Frederick, Maryland

Under and by virtue of the Power of Sale contained in a certain mortgage dated October 15, 1977 and recorded in Liber 1032, folio 727, one of the Land Records of Frederick County, Maryland, from James C. Hicks and Lillian V. Hicks, his wife, (now deceased), as mortgagors; said mortgage having been duly assigned to the undersigned for the purpose of foreclosure, default having occurred therein and continuing thereunder, the undersigned, as Assignee of said mortgage, will offer for sale at public auction at the new COURT HOUSE DOOR in Frederick City, Frederick County, Maryland on **THURSDAY, SEPTEMBER 22, 1983**

11:00 A.M.

All that lot or parcel of land fronting 15 ft., more or less, on Madison Street, Frederick City, Maryland, and running back an even width for a depth of 160 ft., more or less, to an alley in the rear thereof, improved with a dwelling thereon known and designated as 313 Madison Street in said City.

Dwelling is of brick construction with metal roof; 3 rooms first floor, 3 rooms and bath second floor, oil fired furnace, partial dirt basement.

BEING all and the same real estate conveyed in a deed from Pauline R. Cloggett and Mary R. Tittle to James C. Hicks and Lillian V. Hicks, his wife, dated October 15, 1977 and recorded in Liber 1032, folio 725, one of the Land Records of Frederick County, Md.

TERMS OF SALE: A deposit of \$3,000.00 will be required at time and place of sale which deposit will be in the form of cash, certified or bank cashier's check or in such form as the assignee may in his sole discretion determine. The balance of purchase price to be paid within 10 days of ratification of the sale by the Circuit Court for Frederick County, Maryland. Interest to be paid on the unpaid balance of purchase price from date of sale to date of settlement at the rate of 9% per annum. Taxes and all other public charges will be adjusted to date of sale; all other costs of conveyancing, including but not limited to survey if desired or required by Purchaser(s) to be paid by the Purchaser(s). Assignee reserves the right to withdraw the herein described real estate from sale at any time. Compliance with the terms of sale shall be made within the time aforesaid or deposit shall be forfeited and the property resold at the risk and costs of the defaulting purchaser(s).

MURRAY H. FOUT, Assignee

Murray H. Fout
Attorney at Law
20 North Court Street
Frederick, Maryland 21701
Phone: 663-4222
GEORGE WM. SMITH, Auctioneer
Phone: 845-8815

Frederick, Md. *Sept 26*, 1983

This is to certify, That the annexed *Assignee's*
Sale was published in *The News-Post*
newspapers published in Frederick County, once a week for
3 successive weeks prior to the *22nd*
day of *September*, 1983

THE NEWS-POST

Fred
October 4, 1983 Per *K. S. McKenzie*