

ASSIGNEE'S SALE, VALUABLE FEE SIMPLE REAL ESTATE

By virtue of a Power of Sale contained in a Mortgage from Austin C. Stockman, Jr., to A. Marguerite Burgee dated October 21, 1981 and recorded among the Land Records of Frederick County, Maryland in Liber 1159, folio 430, the note secured by said Mortgage being in default, and the mortgage having been assigned for the purpose of foreclosure by the said A. Marguerite Burgee to Herbert D. Morrison by Assignment dated August 23, 1983 and recorded among the said Land Records at Liber 1209, folio 721, the Assignee, Herbert D. Morrison, will offer for sale at the Courthouse door in Frederick, Maryland, on September 30th, 1983 at 11:00 a.m., all the hereinafter described real estate, together with the improvements thereon hereinafter described, to wit:

Being those two (2) lots or parcels of ground on the south side of Roy Shaffer Road, lying and being in the Jefferson Election District, Frederick County, Maryland, the first parcel being known and designated as Lot #2, as shown on a plat entitled "Combined Preliminary-Final Plat, Section 1, Lot 2, CONTENT", as recorded among the Plat Records of Frederick County in Plat book 19, page 98, containing one (1) acre of land, more or less, and the other parcel of ground being known and designated as Lot 202, as shown on a plat entitled "Combined Preliminary/Final Plat, Section 1, Plat 202, CONTENT", as recorded among the Plat Records of Frederick County in Plat book 24, page 155, containing 1.182 acres of land, more or less.

Improvements as found on the said lot 202, consisting of a two-story wood frame farm house, damaged by fire, having hand-pump well and various out-buildings. The property is approved for a septic system. The said lot numbered 2 is unimproved.

The property will be sold subject to all conditions, liens, restrictions and agreements of record affecting same.

TERMS OF SALE: A cash deposit or certified check equaling 10% of the purchase price shall be paid at the time and place of sale, balance in cash at settlement which shall be within twenty (20) days after final ratification of sale by the Circuit Court of Frederick County, Maryland, unless said period is extended by the Assignee, his successors or assigns for good cause shown, time being of the essence; Interest at the rate of Seventeen percent (17%) per annum shall be paid on unpaid