

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

ASSIGNEE'S SALE OF VALUABLE, IMPROVED, FEE SIMPLE PROPERTY

Under and by virtue of the power of sale contained in a Mortgage from Merle C. Summers and Charlotte Mae Summers, his wife, dated 16 October 1970, and recorded in Liber 834, folio 359, one of the Land Records of Frederick County, Maryland, the Holder of the indebtedness as secured by the Mortgage having appointed Clifford R. Bridgford as Assignee, by instrument duly executed and recorded among the Land Records of Frederick County aforesaid, default having occurred under the terms thereof and at the request of the party secured thereby, the undersigned Assignee will sell at public auction on

MONDAY, JANUARY 9th, 1984

AT 10:00 A.M.

AT THE DOOR OF

THE FREDERICK COUNTY COURTHOUSE

All those parcels or tracts of land situate, lying and being on the westerly side of Old Hagerstown Road in Jackson District, Frederick County, State of Maryland, containing 2.70 acres of land, more or less, and being all and the same land conveyed in a deed dated the 28th day of March, 1959, from Ralph E. Bittle and Cletia V. Bittle, his wife, unto Richard S. Boutelle and Ellen B. Boutelle, his wife, recorded in Liber 634, folio 108, one of the Land Records of Frederick County, Maryland. The said Richard S. Boutelle having previously departed this life, and the said Ellen B. Boutelle having subsequently intermarried with the said Thomas S. Glass; for a more detailed description of the parcels of land conveyed herein, reference is hereby made to the following two conveyances: (1) a deed dated the 3rd day of April, 1884, from Eli Koogle, executor of Christian Koogle unto Samuel H. Petingall, recorded in Liber A. F. 9, folio 197, one of the aforesaid Land Records conveying one acre of land, more or less; (2) a deed dated the 17th day of July, 1885, from Enos Doub unto Samuel Petingall, recorded in Liber J.L.J. No. 3, folio 611, one of the aforesaid Land Records conveying one acre, 2 roods, and 37 square perches of land, more or less.

Being all and the same property which was conveyed unto Merle C. Summers and Charlotte Mae Summers, his wife, by deed dated 16 October 1970 and recorded among the Land Records of Frederick County, Maryland, in Liber 833, folio 360.

The property is located at 9136 Old Hagerstown Road, Myersville, Maryland 21773, and is improved with a two-story stone house covered with brick veneer; with basement, two bedrooms, country kitchen/dining room, living room and bathroom. The property is also improved with a detached cinderblock garage and small smokehouse.

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 \$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 date of settlement at the rate of nine percent (9%) 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 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 annual 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 or purchasers.

Property is subject to a first or prior mortgage, which is not assumable. The amount required to satisfy the prior mortgage will be announced on the day of sale. Interested parties may also contact the undersigned for the amounts due and further information.

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

CLIFFORD R. BRIDGFORD, Assignee

HARRY T. deMOLL, Esquire
Attorney for the Assignee
112 North Court Street
Frederick, MD. 21701
(301) 642-1751/428-0148
DELBERT S. NULL, Auctioneer
10 West College Terrace
Frederick, MD. 21701
(301) 642-4141

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Frederick, Md.

Jan. 9, 1984

This is to certify, That the annexed

Sale

was published in

Assignee's News-Post

newspaper published in Frederick County, once a week for

3 successive weeks prior to the

day of *January*, 19 *84*

THE NEWS-POST

Per

M. Main

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EC. 24, 31, Jan. 7

EXHIBIT "A"

Filed Jan. 11, 1984

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