

CERTIFICATE OF PUBLICATION
From THE NEWS-POST Frederick, Md.

**ASSIGNEE'S SALE
OF VALUABLE REAL ESTATE**

located in Monrovia, New Market Election District, Maryland.

By virtue of the power and authority contained in a Mortgage from Interstate Enterprises, Inc., a body corporate, dated May 11, 1972, and recorded in Liber 877, folio 94, among the Land Records of Frederick County, Maryland, the undersigned Assignee will offer for sale at the Court House door, Frederick, Maryland on

FRIDAY, APRIL 13, 1984

AT 1:00 P.M.

AT Public Auction

all of the following described parcels of real estate:

PARCEL 1: All that real estate, piece, or parcel of land situate, lying and being in the Town of Monrovia in Frederick County, Maryland, and more particularly described as follows: BEGINNING at an iron pin located S 28° W 152.5 feet from a point in the center line between the tracks in the Baltimore and Ohio Railroad, said point being 298 feet measured along said center line eastwardly from the center of bridge carrying said tracks over the County road; thence, continuing S 28° W 40 feet; thence S 62° E 30 feet; thence N 28° E 40 feet; thence, North 62° W 30 feet to the point of beginning, containing 1200 sq. feet.

PARCEL 2: All the following two lots or parcels of land situate, lying and being at Monrovia, New Market District, Frederick County, Maryland, and described as follows:

Sub-Parcel A: Beginning at a point, which is S 23° 24' W distant 53.50 feet from the center line between main tracks of the main line of The Baltimore and Ohio Railroad Company at Valuation Station 2091 plus 53.67; thence continuing S 23° 24' W 108.76 feet; thence N 66° 36' W 56.00 feet; thence S 23° 24' W 81.0 feet to a point in the center line of State Road, Route No. 75; thence along said center line of State Road the following two courses: N 66° 23' W 130.99 feet; thence N 51° 26' 34" W 91.62 feet; thence leaving the center line of State Road, Route No. 75, N 00° 30' E 87.00 feet, the point being S 00° 30' W distant 55.00 feet from the center line between main tracks of the main line of The Baltimore and Ohio Railroad Company at Valuation Station 2094 plus 96.5; thence S 87° 00' 23" E 188.81 feet, this point being 45.00 feet measured radially from the center line between main tracks of the main line of The Baltimore and Ohio Railroad Company at Valuation Station 2093 plus 00; thence S 79° 46' E 85.46 feet; thence S 66° 36' E 49.16 feet to the point of beginning, containing 0.935 acres, more or less. Subject to all legal highways.

Sub-Parcel B: All that lot or parcel of land situated at Monrovia, New Market District, Frederick County, Maryland, and fronting 300 feet, more or less, on the south side of Route No. 75, and running back North 182 feet, more or less, and adjoins lands of the B. & O. Railroad Company on the North and East, and improved with a dwelling house and other buildings.

PARCELS 1 and 2 being all and the same real estate which was conveyed unto the Mortgagee herein by Louise Umberger Summers and Ethan P. Summers, her husband, by deed dated May 11, 1972 herewith, and recorded among the Land Records of Frederick County, Maryland, immediately prior to the recordation of said mortgage.

PARCEL 3: All that certain piece, parcel or lot of land situate at Monrovia, County of Frederick, State of Maryland, and more particularly described as follows: BEGINNING for the same at a point on the south right-of-way line of the old main line of The Baltimore and Ohio Railroad Company at a distance of 33.00 feet from the centerline thereof as shown on said Company's Right-of-Way and Track Map No. V 17.2/20 and on the east side of Maryland Route No. 75, said point being also on the sixth line of Lot No. 3, taken by Sheriff's Inquisition versus Nicholas Pitts, et al, for The Baltimore and Ohio Railroad Company by deed dated August 6, 1831 and recorded among the Land Records of Frederick County in Liber J. S. 37, folio 134, thence as now surveyed by D. K. Sutcliffe & Associates, Surveyors & Engineers and running and binding on said sixth line to the end thereof, S 84° 54' 10" E 32.00 feet to a point, thence running and binding on said right-of-way line the following fourteen courses and distances and on the seventh through twentieth lines of said land, S 84° 05' 10" E 100.00 feet to a point, S 83° 11' 25" E 100.00 feet to a point, S 81° 13' 20" E 97.00 feet to a point, S 70° 21' 40" E 95.00 feet to a point, S 72° 27' 35" E 93.00 feet to a point, S 60° 28' 00" E 95.00 feet to a point, S 53° 51' 30" E 95.00 feet to a point, S 49° 00' 00" E 96.00 feet to a point, S 38° 30' 00" E 97.50 feet to a point, S 35° 00' 00" E 100.00 feet to a point, S 33° 15' 00" E 200.00 feet to a point, S 34° 15' 00" E 100.00 feet to a point, S 39° 00' 00" E 102.50 feet to a point, S 36° 30' 00" E 103.50 feet to a point, thence leaving said south right-of-way line and running and binding in part on the twenty-first line of said land and in part crossing the land conveyed by Berthier O. Frizzell, et ux, to The Baltimore and Ohio Railroad Company by deed dated September 14, 1900 and recorded among the Land Records of Frederick County in Liber D.H.H. 7, folio 266, N. 48° 50' 51" E 142.96 feet to a point 50 feet south of the centerline of the new main line of

Frederick, Md. *May 8, 1984*

This is to certify, That the annexed *Assignee's Sale* was published in *News-Post*

newspaper published in Frederick County, once a week for *3* successive weeks prior to the *13* day of *April*, 19*84*.

THE NEWS-POST

Per *L. Shipley*

Filed May 9, 1984

said The Baltimore and Ohio Railroad Company, thence for the following seven courses and distances as now established 50 feet south of said centerline of the new mainline, N 45° 14' 07" W 271.98 feet to a point 50 feet south of said centerline, N 42° 29' 20" W 377.68 feet to a point 50 feet south of said centerline, N 43° 48' 21" W 173.72 feet to a point 50 feet south of said centerline, N 48° 47' 03" W 174.53 feet to a point 50 feet south of centerline, N 55° 11' 12" W 175.88 feet to a point 50 feet south of said centerline, N 61° 36' 21" W 177.11 feet to a point 50 feet south of said centerline, N 67° 35' 52" W 140.41 feet to a point 50 feet south of said centerline, thence for the following two lines of division across said Frizzell land, S 11° 04' 36" W 79.95 feet to a point, N 79° 08' 45" W 103.25 feet to a point on the east side of a 12 foot right-of-way, thence running and binding on said east side of a 12 foot right-of-way, S 30° 13' 18" W 103.15 feet to a point on the east side of said Maryland Route 75, thence running and binding on said east side, S 37° 24' 34" E 72.86 feet to the point of beginning, containing 3.84 acres, more or less.

PARCEL 3 BEING all and the same real estate which was conveyed unto Interstate Bridge Co. of Md., Inc., body corporate, from Paul A. Zimmerman and Jean A. Zimmerman, his wife, by deed dated December 29, 1967, and recorded in Liber 777, folio 429; the Mortgagee herein being the successor to Interstate Bridge Co. of Md., Inc. by virtue of a change of corporate name from Interstate Bridge Co. of Md., to Interstate Enterprises, Inc., approved by the Maryland Department of Assessments and Taxation on May 13, 1971.

TERMS OF SALE: A deposit in cash or certified check, payable to Assignee at time of sale in the amount of \$5,000.00 PER PARCEL purchased will be required from the purchaser of the property, the balance of the purchase price to be paid upon ratification of sale by the Court, interest to be charged on the unpaid purchase money at the rate of the mortgage from date of sale to date of settlement. All costs of conveyancing, revenue stamps and transfer taxes are to be borne by the purchaser(s); all state and county real estate taxes and other public charges will be adjusted to the time of sale.

LAWRENCE E. HEFFNER, JR.

Assignee

3 North Court Street

Frederick, Maryland 21701

Attorney

DELBERT S. NULL, LL. Auctioneer