

BOOK 50 PAGE 135
CERTIFICATE OF PUBLICATION
From THE NEWS-POST Frederick, Md.

Turnbull, Mix & Farmer, Solicitors
706 Washington Avenue
Towson, Maryland 21204

TRUSTEE'S SALE

OF
2 VALUABLE BUILDING LOTS
SITUATE & LYING ON MANOR VIEW COURT
IN TARSON MANOR, FREDERICK, COUNTY, MD
21776

From Liberty Road go North on Buffalo Road to Barnes Road, turn left to Weldon Road, turn right to Tarr Drive, turn left to Manor View Court.

Under and by virtue of a Decree of the Circuit Court for Frederick County, in Equity, in a case entitled Liberty Savings & Loan Association, Inc. vs. Del Mar Development, Inc. and Dale M. Fryfogle and Estelle L. Fryfogle, Case No. 34000, (Decree for Sale of Mortgaged Premises), the undersigned Trustee will offer for sale at Public Auction on the premises, on

FRIDAY, MARCH 2, 1984

AT 11:00 A.M.

All those lots or parcels of ground situate and lying in the 19th Election District of Frederick County, Maryland, and described as follows:

BEING KNOWN AND DESIGNATED as Lot Nos. 40 and 41 as shown on a Plat entitled Final Plat, Section II, Lots 13 to 26, Tarson Manor which Plat is recorded among the Plat Records of Frederick County in Plat Book 18, Folio 54.

BEING the same lots or parcels of ground which by Deed of even date herewith and recorded or intended to be recorded immediately prior hereto among the Land Records of Frederick County, was granted and conveyed by Tarson Manor Associates unto Del-Mar Development, Inc.

These lots are in fee simple and are unimproved.

MANNER OF SALE: The lots will be offered individually and the bids reserved; then offered as entirety and the bid reserved. The undersigned Trustee and Auctioneer reserve the right to reoffer the individual lots or the entirety offering. The lots will be sold in the manner producing the greater amount.

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

TERMS OF SALE: A deposit of \$1,000.00 for each lot or \$2,000.00 for the entirety; payable in cash or by certified check will be required from the purchaser at the time and place of sale; balance of purchase price in cash at settlement which must occur immediately upon final ratification of sale by the Circuit Court for Frederick County in Equity, unless said period is extended by the Trustee, his/these successors and assigns for good cause shown, time being of the essence. Otherwise, the deposit herewith required shall be forfeited and the property resold at the risk and cost of the defaulting purchaser. Interest is to be paid on unpaid purchase price at 16% per annum from date of sale to date of settlement. Costs of conveyancing, recording, transfer taxes, documentary stamps and all other costs incident to settlement shall be borne by the purchaser. Taxes, water rent and all other public or governmental charges and/or assessments against the premises, which are or may be payable on an annual basis including Metropolitan District, Sanitary Commission or other benefit charges, assessments, liens or encumbrances for sewer, water, drainage, or other public improvements completed or commenced on or prior to the date of sale, or subsequent thereto, whether assessments have been levied or not, are to be adjusted and apportioned as of the date of sale, and are to be assumed and paid thereafter by the purchaser.

G. WARREN MIX,
Trustee

MILTON J. DANCE CO. INC.

AUCTIONEERS

541 Bosley Avenue, Towson, Maryland 21204

— 301-823-3983 —

Frederick, Md. Feb. 29, 1984

This is to certify, That the annexed Trustee's Sale was published in News-Post a newspaper published in Frederick County, once a week for 3 successive weeks prior to the 2nd day of March, 1984

THE NEWS-POST

Per M. Main

Feb. 15, 22, 25, 29 March, 1984