

CERTIFICATE OF PUBLICATIONFrom **THE NEWS-POST** Frederick, Md.**ASSIGNEE'S SALE**

of valuable, fee simple, improved real property located on the north side of Clay Street in Point of Rocks, Frederick County, Maryland.

Under and by virtue of a power of sale contained in a mortgage from William D. Powell and Kathleen F. Powell, his wife, unto The Bank of Brunswick dated September 5, 1984, said mortgage being recorded at Book 1253, page 38, one of the Land Records of Frederick County, with said mortgage being in default and having been assigned unto the undersigned assignee for foreclosure, the undersigned will offer for sale at public auction at the clock tower of the Frederick County Courthouse located at 100 West Patrick Street in Frederick City, Maryland, on:

TUESDAY, AUGUST 11, 1987

10:00 a.m.

all the following real estate and improvements being subject to the above mortgage:

ALL that lot or parcel of ground situate, lying and being in Frederick County, State of Maryland, on the north side of Clay Street, in the village of Point of Rocks, and designated as Lot No. 115 on the plat of said village as recorded in Liber H.S. No. 1, folio 232, one of the Land Records of Frederick County, Maryland; said lot fronting on Clay Street sixty (60) feet, and running back northwardly to the land formerly owned by the late Daniel Duvall.

BEING all of the real estate which was conveyed to William H. Mohler, Jr. and Mary Regina Mohler, his wife, from Hildagarde A. James, widow, by deed dated July 31, 1953, and recorded in Liber 520, folio 500, one of the Land Records of Frederick County, Maryland; ALSO BEING all of that real property conveyed unto the aforesaid mortgagors by deed from Mary Regina Mohler dated September 5, 1984, and recorded at Liber 1253, page 37, one of the Land Records aforesaid; AND ALSO BEING all of that real property conveyed unto Kathleen F. Powell by a quit-claim deed from William D. Powell dated October 17, 1985, and recorded at Liber 1319, folio 491, one of the Land Records aforesaid.

The property to be foreclosed and described herein is improved with a 2 story frame dwelling house with basement and with metal roof, one bath and a 7' x 25' enclosed porch in the front and a 10' x 28' open porch in the rear of the dwelling; garage and two sheds. The property and improvements are being sold "as is" and pursuant to the description contained in the aforesaid mortgage, deed and other land records, and the successful purchaser will be buying such property in total, regardless of deficiency or surplus in actual computed area and regardless of the condition of the same.

TERMS OF SALE: A deposit of \$5,000.00 of the sale price will be required of the successful bidder at the time and place of sale in the form of cashier's, certified or other check acceptable to Assignee, payable or endorsed to the Assignee. The balance of the purchase price shall be paid within 15 business days of the ratification of the sale by the Circuit Court for Frederick County, Maryland (unless postponed at sole option of Assignee), with interest to be paid on the unpaid

Frederick, Md. August 10, 1987

This is to certify that the annexed Assignee's

Sale was published in the News-Post

newspaper published in Frederick County on the following

dates: July 24, 25, 31, August 1 -

THE NEWS-POST

Per K. Susan McKenzi

balance of the purchase price from the date of auction sale to the date of final settlement at the rate of 10% per annum. Taxes and other public charges and assessments shall be adjusted for current year payment to date of sale and assumed thereafter by the purchaser. All costs incident to the settlement and conveyancing, including, without limitation, document preparation, recording costs and taxes, transfer taxes, revenue stamps, settlement fees, notary fees, survey expense (if any), and title charges and premiums will be at the cost of the purchaser. The purchaser at foreclosure sale is hereby notified that there may be associated as a cost of conveyance of the property, a State Agricultural Transfer Tax. If so, such transfer tax shall be at the cost of purchaser.

Assignee reserves the right to withdraw the herein described property from sale at any time. In the event of default, the Assignee reserves the right to declare as forfeited the deposit of purchaser as liquidated damages, to resell the property at the purchaser's risk or to pursue such other remedy he may have under Maryland law. The property herein is being sold subject to all Federal, State and County laws and ordinances which may affect the property and/or its use, as well as all easements, restrictions, covenants, conditions and other matters of record which may be superior to the mortgage being foreclosed.

NOTE: For additional information, contact the Assignee or auctioneer.

JOSEPH S. WELTY

Assignee

117 West Patrick Street

Frederick, Maryland 21701

662-5155

GREGORY M. BURGEE

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TROUT AUCTIONEERS

Auctioneer
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