

Paula A. Grogg, Assignee of \* NO. 34421 EQUITY  
 Fred B. Garner, Jr. and Margaret \* IN THE CIRCUIT COURT  
 Louise Garner, Vendor under Land \* FOR FREDERICK COUNTY,  
 Installment Contract to Melvin A. \* MARYLAND  
 Boyce and Deborah K. Boyce, His Wife \*  
 \* \* \* \* \*

OFFICE OF  
 FORECLOSURE SALE  
 STATE  
 was a power of  
 School of  
 and Mary  
 staff of  
 and  
 school

... a power of  
 in a Land  
 Contract from  
 Garner, Jr. and  
 Louise Garner to  
 A. Boyce and  
 K. Boyce, assigned  
 and collec-  
 Paula A. Grogg, As-  
 nee, said Land  
 Installment Contract being  
 January 12, 1982, and  
 in Liber 1164, folio  
 among the Land  
 ords of Frederick  
 ty, Maryland, said  
 gage being in default,  
 said Assignee will offer  
 sale at the Court House  
 in Frederick, Maryland

Thursday, May 3, 1984  
 at 11:00 AM

All of the hereinafter  
 scribed real estate, to-  
 her with the improve-  
 ments thereon, described in  
 d Land Installment con-  
 ct, to wit:

BEING the same lot of  
 ound located in the  
 egerstown Election  
 strict, Frederick County,  
 aryland and further  
 scribed as:

BEGINNING for the same  
 the concrete monument  
 and along the southern  
 argin of MD Rt. 77 (Rocky  
 idge Road) said point  
 ng S 22-15-33 W. 18.77'  
 om the beginning of the  
 ood parcel as conveyed  
 eed dated July 28, 1977  
 om Fred B. Garner, to  
 red B. Garner Jr. and  
 argaret L. Garner fount  
 oning the Land Records o  
 rederick County, Mary  
 nd in Liber 1027, at folio 5  
 nd running thence with th  
 osing line and as no.  
 nced and surveyed S 22-15-  
 W. 595.03' to an iron pipe  
 und (IPF) at the SW  
 orner of C. Manalian as  
 und in Liber 764 at folio  
 25, thence as still fenced  
 nd the 3rd line of said  
 arcel reversed N 72-50-30 W  
 23.00' to IPF at the SE  
 orner of K. Mumma as  
 ound in Liber 928 at folio 237  
 nd passing over a stone  
 1.00' from the beginning of  
 e third line of said parcel,  
 ence as still fenced and  
 ith apart of the first parcel  
 said Garner conveyance  
 22-52-04 E 461.39' to IPF,  
 ence S 76-41-47 E 31.23' to  
 on rod found, thence N 23-  
 3-07 E 150.00' to IPF on the  
 uthern margin of said  
 ad and 20.00' from the  
 enter of said road, thence  
 ith the southern margin S  
 7-22-06 E 183.09' to the  
 lace of beginning, con-  
 aining 2.935 acres of land  
 ore or less, as prepared

and set forth on a plat of  
 survey and house location  
 prepared by Wilbur L. Ford,  
 Jr., which lot and the im-  
 provements thereon are  
 known and designated as  
 No. 9903 Rocky Ridge Road,  
 Rocky Ridge, Maryland.

The improvements to be  
 sold consist of a one-story,  
 frame and stucco dwelling  
 with attic and basement, 11  
 rooms on first floor. (Can be  
 either one or two apart-  
 ments), one-car attached  
 garage, small barn, two  
 chicken houses, shed.

TERMS OF SALE: A  
 deposit of \$5,000.00 will be  
 required of the purchaser or  
 purchasers on the date of  
 sale, with the balance of said  
 purchase price to be paid  
 upon the ratification thereof  
 by the Circuit Court of  
 Frederick County, Mary-  
 land.

Real estate taxes for  
 Frederick County and the  
 State of Maryland will be  
 adjusted to date of sale, and  
 all other costs and expenses  
 of conveyancing are to be  
 borne by the purchaser or  
 purchasers, including  
 preparation of deed and in-  
 terest from date of sale to  
 date of settlement at 12%.

PAULA A. GROGG,  
 Assignee  
 F. THEODORE ELLIOT  
 Solicitor for Assignee  
 10 N. Court Street  
 Frederick, Maryland 21701  
 301-694-8877  
 Trout Auctineers, Inc.  
 Auctioneer  
 Apr. 18, 25, May 2

ACKNOWLEDGEMENT OF PURCHASER AT FORECLOSURE SALE

I hereby acknowledge to have purchased from  
 Paula A. Grogg, Assignee of Fred B. Garner, Jr.  
 and Margaret Louise Garner, Vendors under Land  
 Installment Contract dated January 12, 1982, and  
 recorded in Liber 1164, folio 578, one of the  
 Land Records of Frederick County, Maryland on  
 this 3rd day of May, 1984, all that lot or parcel  
 of land situate, lying and being in Rocky Ridge,  
 Maryland, Frederick County, and being located  
 along the southern margin of Md. Rt. 77, also  
 being known as No. 9903 Rocky Ridge Road, and  
 being all and the same real estate described in  
 Land Installment Contract dated January 12, 1982,  
 and recorded in Liber 1164, folio 578, among the  
 Land Records of Frederick County, Maryland, and  
 being more fully described in the annexed  
 advertisement at and for the sum of Forty -  
eight thousand five hundred Dollars  
 (\$48,500.00) and upon the terms of sale set forth  
 in said advertisement.

Witness  
 WITNESS

Fred B. Garner, Jr.  
Margaret L. Garner

Filed May 15, 1984