MAY 16-83 A 022341D*****10.00
MAY 16-83 A 022340D*****60.00

Edward P. Bowman Box 53 Westover, Maryland 21871	:	No. 11536 Chancery In the Circuit Court for
vs	:	Somerset County, Maryland
Julia Wallace Bowman Address Unknown	:	

BILL OF COMPLAINT FOR DIVORCE
A VINCULO MATRIMONII

To the Honorable, the Judge of said Court:

Edward P. Bowman, Complainant, by Tony Bruce of Jones & Jones, his attorneys, respectfully represents:

1. That on the 12th day of June, 1971, he was married to Julia Wallace Bowman, Respondent, in Somerset County, Maryland.

2. That the Complainant, although working in New York, has been a resident of the State of Maryland for more than one year immediately prior to the filing of this Bill of Complaint.

3. That no children have been born to the parties as a result of their marriage.

4. That the Respondent did, in March 1979, without just cause or reason, abandon and desert the Complainant with the intention of ending the marriage, and that said abandonment was her final and deliberate act and has continued uninterruptedly up to and including the time of the filing of this Bill of Complaint, and there is no reasonable hope of a reconciliation between the parties.

5. That the parties have marital real and personal property in Somerset County.

WHEREFORE, the Complainant prays:

A. That he be awarded a divorce a vinculo matrimonii from the Respondent.

B. That the Court determine the value of the marital property of the parties.

C. That the Court pass an order granting Complainant a monetary award as an adjustment of the equities and rights of the parties in the marital property and said award be reduced to judgment against Respondent in favor of Complainant.

D. That the Court determine the ownership of all personal and real property in the name of both parties or either of them.

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 166
PRINCESS ANNE, MD. 21853-0166

E. That the Complainant be awarded such other and further relief as the nature of his cause may require.

May it please your Honor to grant unto the Complainant an order of publication directed to the said Julia Wallace Bowman, an adult, address unknown, commanding her to be and appear in this Court on some certain day, to be named therein, and answer the premises and abide by and perform such decree as may be passed therein.

And as in duty bound,

Edward P. Bowman

Edward P. Bowman

JONES & JONES

By Tony Bruce

Tony Bruce
Attorneys for Complainant
P. O. Box 186
Princess Anne, Md. 21853
Telephone: 651-2747

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 16th day of May, in the year nineteen hundred and eighty-three, before me, the subscriber, a Notary Public of the County and State aforesaid, personally appeared Edward P. Bowman, the Complainant in the above entitled case, and made oath in due form of law that the matters and things set forth in the aforegoing Bill of Complaint are true and correct to the best of his knowledge, and belief and the said Julia Wallace Bowman, the said Respondent, is not in the military service of the United States of America, as defined by Chapter 710 of the Acts of the General Assembly of Maryland, 1941 Session.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Ake

Notary Public

Edward P. Bowman	:	No. 11,536 Chancery
vs	:	In the Circuit Court for
Julia Wallace Bowman	:	Somerset County, Maryland

PETITION FOR ORDER FOR POSTING

The petition of Edward P. Bowman, by his attorneys, Jones & Jones, pursuant to Rule 105 (B) 2, petitions for an Order of Publication in the above entitled case. The grounds for this petition are:

The whereabouts of the Respondent, Julia Wallace Bowman, are unknown.

WHEREFORE, your petitioner prays:

That notice of suit be given by the Sheriff posting a copy of the Order of Publication at the Court House Door, or on a bulletin board in the immediate vicinity thereof.

JONES & JONES

By Tony Bruce
Tony Bruce
Attorneys for Complainant

ORDER

The Petition for Divorce A Vinculo Matrimonii having been filed in this Court, it is this 16th day of May, 1983,

ORDERED by the Circuit Court for Somerset County, sitting in Equity, that the Respondent, Julia Wallace Bowman, show cause, if any she has, either in person or by her attorney, on or before the 26th day of July, 1983, why the relief prayed in the Petition for Divorce A Vinculo Matrimonii should not be passed as prayed, provided a copy of the Order of Publication be posted on the Court House door on or before the 26th day of May, 1983.

Lloyd L. Simpkins
Judge

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 166
PRINCESS ANNE, MD. 21853-0166

BOOK 049 PAGE 04

Edward P. Bowman	:	No. 11,536 Chancery
vs	:	In the Circuit Court for
Julia Wallace Bowman	:	Somerset County, Maryland

ORDER OF PUBLICATION

ORDERED by the Circuit Court for Somerset County, this 16th day of May, 1983, that notice of suit by Edward P. Bowman for divorce a vinculo matrimonii from Julia Wallace Bowman, be given by publication, which shall warn Julia Wallace Bowman to file responsive pleadings on or before the 26th day of July, 1983, provided that publication be posted on the Court House door.

Lloyd L. Smith
Judge

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 166
PRINCESS ANNE, MD. 21853-0166

Edward P. Bowman	:	No. 11,536 Chancery
vs	:	In the Circuit Court for
Julia Wallace Bowman	:	Somerset County, Maryland

ORDER OF PUBLICATION

ORDERED by the Circuit Court for Somerset County, this 16th day of May, 1983, that notice of suit by Edward P. Bowman for divorce a vinculo matrimonii from Julia Wallace Bowman, be given by publication, which shall warn Julia Wallace Bowman to file responsive pleadings on or before the 26th day of July, 1983, provided that publication be posted on the Court House door.

Lloyd L. Sauls
Judge

TRUE COPY, TEST: Theodore Shockley Clerk

AFFIDAVIT AS TO POSTING

I hereby certify that I did post a copy of the above Order of Publication on the bulletin board, at the Courthouse door, in Princess Anne, Maryland, this 18 day of May, 1983.

Sheryl Jones
Sheriff/Deputy

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 106
PRINCESS ANNE, MD. 21853-0106

BOOK 049 PAGE 06

Edward P. Bowman	:	No. 11,536 Chancery
vs	:	In the Circuit Court for
Julia Wallace Bowman	:	Somerset County, Maryland

To the Honorable, the Judge of said Court:

The petition of Edward P. Bowman, the Complainant herein, respectfully shows:

That the Respondent in this cause, Julia Wallace Bowman, has been duly summonsed to appear to the Bill of Complaint in this cause, but has failed to appear to or answer said Bill of Complaint.

The Complainant, therefore, prays that the Bill of Complaint in this cause may be taken pro-confesso against the said Respondent, Julia Wallace Bowman, and that the Complainant have leave to take testimony before one of the standing examiners of this Court.

JONES & JONES

By Tony Bowman

Solicitors for Complainant

ORDER

It appearing in the above entitled cause that the adult Respondent, Julia Wallace Bowman, has been duly summonsed to appear to the Bill of Complaint in this cause, but has failed to appear to or answer said Bill of Complaint within the time prescribed by the Rules of this Court.

It is thereupon, this 28th day of July, in the year nineteen hundred and eighty-three, by the Circuit Court for Somerset County, in Equity, ADJUDGED, ORDERED and DECREED that said Bill of Complaint, be and the same is hereby taken pro-confesso against said Respondent, Julia Wallace Bowman.

And it is further ORDERED that the Complainant have leave to take testimony before one of the standing examiners of this Court.

Lloyd L. Simpkins

Judge

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 186
PRINCESS ANNE, MD. 21853-0186

Edward P. Bowman	*	No. 11,536 Chancery
vs.	*	In the Circuit Court for
Julia Wallace Bowman	*	Somerset County, Maryland

TESTIMONY

A Decree pro-confesso having been previously filed in this proceeding upon Petition of the Complainant against the Respondent who has failed to appear or to answer the Bill of Complaint filed in this proceeding within the time prescribed by the Rules of Court, therefore:

The following testimony was taken in the above entitled proceeding by me, Logan C. Widdowson, a Standing Examiner of the Circuit Court for Somerset County, Maryland. I do hereby certify that on this 12th day of September 1983, in the law offices of Jones & Jones, Princess Anne, Maryland, I did take the following testimony, to wit:

Edward P. Bowman, a witness of lawful age produced on the part of the Complainant, being first duly sworn, deposes and says:

Int. 1 - Please state your name, age, residence and occupation.

Ans. My name is Edward P. Bowman, I am 58 years of age. My permanent address is Box 53, Westover, Maryland 21871, my home being at Upper Hill, Maryland. I have been employed by the Postal Service for the past thirty years in New York City where I have a working address.

Int. 2 - Are you the Complainant in this case?

Ans. Yes.

Int. 3 - Has there been any previous litigation between you and your wife in this or any other Court?

Ans. No.

Int. 4 - Who is your spouse and where does she reside and what is her occupaction and age?

Ans. My wife is Julia Wallace Bowman. I do not know where she resides and have not known for several years. She is a licensed practical nurse and was last known to be working at Peninsula General Hospital Medical Center in Salisbury, Maryland. She is approximately 39 years old.

Int. 5 - Please state when and where you were married.

Ans. We were married June 12, 1971 in Somerset County, Maryland.

Int. 6 - Since your marriage and while you were living with your wife where did you reside?

Ans. We lived at Upper Hill, Maryland.

Int. 7 - Have there been any children born of this marriage?

Ans. No.

Int. 8 - What was the cause and nature of your separation from your wife and when did it occur?

Ans. My wife left our home in March, 1979 against my wishes and refused my oral and written requests to return home despite my affection for her.

Int. 9 - Is there any hope of reconciliation between the parties?

Ans. I am afraid not.

Int. 10 - Have you and your wife reached any agreement?

Ans. She has obtained all the personal property she wants. We own our home together both the real estate and the improvements which we acquired after we were married and which had a deferred payment price of $25,572.80 which I solely have paid together with the insurance, taxes and maintenance. I put my wife through nursing school and she has kept all remuneration from her employment. I am requesting that Tony Bruce be appointed Trustee to sell the property with the proceeds to be used to pay costs, current taxes and insurance, reimbursement of the $25,572.80 with surplus to be equally divided between me and my wife, her share to be held by the Court if necessary.

Edward P. Bowman

Linwood Johnson, a witness of lawful age, produced on the part of the Complainant, being first duly sworn, deposes and says:

Int. 1 - Please state your name, age, residence and occupation.

Ans. My name is Linwood Johnson, I reside at Fairmount, Maryland and I am 41 years of age. I am employed at Campbell's Soup in Pocomoke City, Maryland.

Int. 2 - Do you know the parties to this suit? If so, to what extent and where do they reside?

Ans. I have known them since 1965. The Complainant resides in Upper Hill, Maryland. We married sisters. I do not know where the Respondent currently resides.

Int. 3 - To your knowledge are they living together now?

Ans. No.

Int. 4 - Do you know when they separated and under what circumstances?

Ans. She left in the Spring of 1979 being dissatisfied with the Complainant's work schedule, he returning from New York as it allowed. I know of no misconduct on his part which caused her to leave.

Int. 5 - Since March, 1979, to your knowledge have the parties lived together as husband and wife?

Ans. No.

Int. 6 - Do you feel there is any hope of reconciliation between the parties?

Ans. No, I don't. She simply does not love him anymore.

Int. 7 - Were there any children born of this marriage?

Ans. No.

Int. 8 - Are either of the parties in the military service?

Ans. No.

COURT QUESTION.

Ans. Nothing further.

Linwood Johnson

Linwood Johnson

There being no further witnesses produced to me, I herewith, at the request of the Complainant's Solicitor, return this deposition to the Court, closed under my hand and seal, and I certify that all the testimony was taken in accordance with the Maryland Rules of Procedure.

Given under my hand and seal this 12th day of September, 1983.

Logan C. Widdowson
Examiner in Chancery

Edward P. Bowman	:	No. 11,536 Chancery
vs	:	In the Circuit Court for
Julia Wallace Bowman	:	Somerset County, Maryland

DECREE OF DIVORCE

This cause standing ready for hearing and being submitted by the Complainant, the proceedings were read and considered by the Court.

Whereupon it is ORDERED this 14TH day of OCTOBER Nineteen Hundred and Eighty-three, by the undersigned, one of the Judges of the Circuit Court for Somerset County, sitting in Equity, and by authority of this Court ADJUDGED, ORDERED and DECREED that the above named Complainant, Edward P. Bowman, be and he is hereby divorced "a vinculo matrimonii" from the Respondent, the said Julia Wallace Bowman; and, it is further

ADJUDGED, ORDERED and DECREED, that the real property and improvements owned, held or title in the names of the parties, known as their marital home acquired by them from Joseph Hayman and wife by deed dated June 27, 1972 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 266, folio 464, be and hereby is declared to be marital property; and, it is further

ADJUDGED, ORDERED and DECREED, that the property in the proceedings mentioned be sold, and Tony Bruce be and he is hereby appointed Trustee to make sale, and that the course and manner of his proceedings shall be as follows: He shall first file with the Clerk of this Court a bond to the State of Maryland, executed by said Trustee and a surety or sureties to be approved by this Court, or by the Clerk thereof, in the penalty of $30,000.00, conditioned for the faithful performance of the trust reposed in him by this decree, or to be reposed in him by any future decree or order in the premises, he shall then proceed to make the said sale at public auction, having given at least three weeks notice by advertisement, inserted in such newspaper or newspapers published in Somerset County, Maryland as he shall think proper, of the time, place, manner and terms of sale, and soon as may be convenient after such sale, with an affidavit annexed of the truth thereof, and of the fairness of

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

said sale; and on obtaining the Court's ratification of the sale, and on the payment of the whole purchase money, the said Trueste shall, by a good and sufficient deed, to be executed, acknowledged and recorded, according to law, convey to the purchaser or purchasers, his, her or their heirs and assigns, the property and estate to him, her or them sold, free and clear and discharged from all claims of the parties hereto, and those claiming by, from or under them, oe either of them; and it is further

ADJUDGED, ORDERED and DECREED that the Trustee shall bring into this Court the monies arising from said sale to be distributed, after deducting the costs of this suit and attendant to said sale, to current taxes, to reibursement of $25,572.80 to the Complainant with the balance to be equally divided between Complainant and Respondent, the Respondent's share to be held by the Court subject to further order; and it is further

ADJUDGED, ORDERED and DECREED that Complainant pay the cost of these proceedings.

R. S. Storey

Judge

Bond Book 11 Page 305

Fidelity and Deposit Company

HOME OFFICE OF MARYLAND BALTIMORE, MD. 21203

KNOW ALL MEN BY THESE PRESENTS:

That we, Tony Bruce

and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a body corporate, duly incorporated under the laws of the State of Maryland, as Surety, are held and firmly bound unto the State of Maryland, in the full and just sum of Thirty thousand and No/100----------Dollars, to be paid to the said State or its certain Attorney, to which payment well and truly to be made, we bind ourselves, and each of us, our and each of our heirs, executors and administrators, jointly and severally, firmly by these presents.

Sealed with our seals and dated this 21st day of November in the year of our Lord one thousand nine hundred and eighty-three

WHEREAS, the above bounden Tony Bruce by virtue of a decree of the Honorable the Judge of the Circuit Court of Somerset County has been appointed Trustee to sell the property mentioned in these proceedings in case of Edward P. Bowman vs. Julia Wallace Bowman, now pending in said Court

mentioned in the proceedings in the case of No. 11,536 Chancery

Edward P. Bowman
vs:
Julia Wallace Bowman

now pending in said Court:

NOW, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That, if the above bounden Tony Bruce

do and shall well and faithfully perform the trust reposed in him by said decree, or that may be reposed in him by any future decree or order in the premises, then the above obligation to be void; otherwise to be and remain in full force and virtue in law.

Signed, sealed and delivered in the presence of:

BOND APPROVED AND FILED
PER: _____, CLERK

Tony Bruce (SEAL)
Tony Bruce.

(SEAL)

WITNESS:

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By Patsy E. Aker
As to Surety

By
Alexander G. Jones *Attorney-in-Fact*

FILED

Nov 22 10 41 AM '83

MD3116a—500, 9-66 174297
Trustee's Bond

BOOK 049 PAGE 13

REC'D
LIBER
FOLIO
BY

CLERK CIR. CT.
DEPUTY

INCORPORATED 1890 MARYLAND

Bond Book 11 Page 305

BOOK 049 PAGE 14

Edward P. Bowman	:	No. 11,536 Chancery
vs	:	In the Circuit Court for
Julia Wallace Bowman	:	Somerset County, Maryland

To the Honorable, the Judge of said Court:

The report of sale of Tony Bruce, Trustee appointed by a decree of this Court, passed in the above entitled cause, dated the 14th day of October, in the year nineteen hundred and eighty-three, to make sale of certain real estate therein mentioned, respectfully showns: That after giving bond with security for the faithful performance of his trust, and after having complied with all the other prerequisites as required by law and the said decree, and gibing notice of the time, place, manner and terms of sale by advertisement inserted in the Marylander & Herald, a weekly newspaper published in Somerset County, for three successive weeks before the day of sale and by dodgers placed on the bulletin board at the Court House in Princess Anne, he did, pursuant to said notice, attend in front of the Court House door, in Princess Anne, Maryland, on the 22nd day of November, 1983, at the hour of 2:00 o'clock P.M., and then and there proceeded to sell said property, to wit:

All that lot of land situate in Westover Election District, Somerset County, Maryland, on the easterly side of and binding upon Fontaine Road, and bounded on the North by the lands of L. Beauchamp, and on the east by the lands of Isaac Fontaine, and on the south by the lands of Leonard Maddox, et ux, and containing one and one-half acres, more or less, and being the same and all the land which was conveyed unto Edward Bowman and Julia W. Bowman by Joseph Hayman and Mary Hayman, his wife, by deed dated June 27, 1972 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 266, folio 464; subject, however, to the restriction that no building will be erected within 100 feet of the northerly line of the property (binding now or formerly by the land of Landis and Bertha Beauchamp); and sold same to Edward P. Bowman at and for the sum of Forty-one hundred dollars ($4100.00), he being then and there the highest bidder therefor, and the purchaser has complied with the terms of sale to the satisfaction of your Trustee.

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

Tony Bruce

Tony Bruce, Trustee

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 22nd day of November, 1983, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Tony Bruce, Trustee named in the above report of sale, and made oath in due form of law that the matters and facts stated in the aforegoing report are true as therein stated to the best of his knowledge, information and belief, and that the sale therein reported was fairly made.

As witness my hand and Notarial Seal the day and year above written.

Notary Public

BOOK 049 PAGE 16

PRINCESS ANNE, MD., Nov 15 1983

This is to certify that the annexed Notice has been published in the *MARYLANDER and HERALD*, a weekly newspaper published in Somerset County, Maryland, according to the terms and requirements contained in said Notice

Dates Inserted: Nov 3, 10, 17

Business Manager MARYLANDER and HERALD

TONY BRUCE
Jones & Jones
Princess Anne, Maryland

TRUSTEE'S SALE
OF VALUABLE RESIDENTIAL PROPERTY

By virtue of the power contained in a decree of the Circuit Court for Somerset county, Maryland, in Equity, passed in a cause in which Edward P. Bowman is Complainant and Julia Wallace Bowman is the Respondent, the same being No 11,536 Chancery on the Chancery Docket of said Court, the undersigned Trustee named in said decree will sell at public auction on the steps of the Courthouse in Princess Anne, Maryland, on

Tuesday, November 22, 1983
at 2:00 o'clock P.M.

all that lot of land situate in Westover Election District, Somerset county, Maryland, on the easterly side of and binding upon Fontaine Road, and bounded on the North by the lands of L. Beauchamp, and the east by the lands of Isaac Fontaine, and on the south by the lands of Leonard Maddox, et ux and containing one and one-half acres, more or less, and being the same and all the land which was conveyed unto Edward Bowman and Julia W. Bowmand by Joseph Hayman and Mary Hayman, his wife, by deed dated June 27, 1972 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 266, folio 464; subject, however, to the restriction that no building will be reected within 100 feet of the northerly line of the property (binding now or formerly by the land of Landis and Bertha Beauchamp).

The above property is improved by a 1972 Ranchette mobile home, size 56 ft. by 24 ft.

TERMS OF SALE: A deposit of $4,000.00 shall be paid in cash, certified or cashier's check, payable to the undersigned Trustee, on the date of sale and the balance shall be paid upon final ratification of the sale, or all cash, at the option of the purchaser, any deferred payment to bear interest from the date of sale at the rate of ten per cent (10%) per annum and to be secured to the satisfaction of the Trustee. Taxes to be prorated to the date of ratification of sale, the purchaser to be solely responsible for the payment of all title papers, transfer tax, documentary stamps, notary fees and Maryland Retail Sales Tax.

TONY BRUCE, Trustee
Princess Anne, Maryland 21853
Telephone: 651-2747

WALLACE DASHIELL, Auctioneer
Princess Anne, Maryland 21853
Telephone: 651-2094

3tc 11/3

Edward P. Bowman	:	No. 11,536 Chancery
vs	:	In the Circuit Court for
Julia Wallace Bowman	:	Somerset County, Maryland

PURCHASER'S AFFIDAVIT

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 22nd day of November, 1983, before me, the subscriber, a Notary Public of the State and County aforesaid, personally Edward P. Bowman, the purchaser of the real estate in the above entitled proceeding and made oath in due form of law:

1. That in making said purchaae he was not acting as agent for anyone.

2. That others interested in said purchase, as principals, are none.

3. That he did not directly or indirectly discourage anyone from bidding for said property.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Aker
Notary Public

BOOK 049 PAGE 18

Jones & Jones
Attorneys at Law
Princess Anne, Md. 21853

ORDER NISI

Edward P. Bowman	:	No. 11,536 Chancery
vs	:	In the Circuit Court for
Julia Wallace Bowman	:	Somerset County, Maryland

Ordered this 22nd day of November, 1983, by the Circuit Court for Somerset County, Maryland, that the sale of the property mentioned in these proceedings, made and reported by Tony Bruce, Trustee appointed by a decree of this Court to make said sale, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 22nd day of December, 1983, provided a copy of this Order be inserted in some weekly newspaper printed in Somerset County once in each of three successive weeks on or before the 20th day of December, 1983.

The report sales the amount of sale to be $4100.00.

U. Shardae Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

FINAL ORDER

Ordered by the Circuit Court for Somerset County, this 19th day of JAN., 1984, that the sale made and reported by the Trustee aforesaid, be and the same is hereby finally ratified and confirmed, no cause to the contrary having been shown, although due notice appears to have been given as required by the order nisi passed in said cause.

Lloyd L. Simpkins
Judge

Jones & Jones
Attorneys at Law
Princess Anne, Md. 21853

ORDER NISI

Edward P. Bowman	:	No. 11,536 Chancery
vs	:	In the Circuit Court for
Julia Wallace Bowman	:	Somerset County, Maryland

Ordered this 14th day of December, 1983, by the Circuit Court for Somerset County, Maryland, that the sale of the property mentioned in these proceedings, made and reported by Tony Bruce, Trustee appointed by a decree of this Court to make said sale, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 14th day of January, 1984, provided a copy of this Order be inserted in some weekly newspaper printed in Somerset County once in each of three successive weeks on or before the 14th day of January, 1984.

The report states the amount of sale to be $4100.00.

G. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

CERTIFICATE OF PUBLICATION

BOOK 049 PAGE 20

Marylander & Herald
P. O. Box 328
Princess Anne, Maryland 21853

Princess Anne, Maryland On this 5 day of Jan, 19 83

This is to certify that the attached was published in the Marylander and Herald, a newspaper published in Somerset County, Maryland, once a week for 3 consecutive weeks beginning on the 22 day of Dec, 19 83.

Elizabeth Bolden
(signature)
Marylander and Herald

Acct.
J02602

Jones & Jones
Attorneys at Law
Princess Anne, Md. 21853

ORDER NISI

No. 11,593 Chancery
In the Circuit Court for
Somerset County, Maryland
Edward P. Bowman
vs
Julia Wallace Bowman

Ordered this 14th day of December, 1983, by the Circuit Court for Somerset County, Maryland, that the sale of the property mentioned in these proceedings, made and reported by Tony Bruce, Trustee appointed by a decree of this Court to make said sale, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 14th day of January, 1984, provided a copy of this Order be inserted in some weekly newspaper printed in Somerset County once in each of three successive weeks on or before the 14th day of January, 1984.

The report states the amount of sale to be $4100.00.

I Theodore Phoebus
Clerk of the
Circuit Court for
Somerset County, Maryland
MH80-12/22/3tc

I Theodore Phoebus
Clerk of the
Circuit Court for
Somerset County, Maryland
MH80-12/22/3tc

MH80-12/22/3tc

	*	
Edward P. Bowman	*	NO. 11,536 CHANCERY
vs.	*	IN THE CIRCUIT COURT
Julia Wallace Bowman	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
	*	

FIRST AND FINAL AUDITOR'S REPORT

Logan C. Widdowson, Auditor, duly appointed by this Court, reports that he made an examination of the proceedings in the above-entitled cause and from them and the list of expenses furnished him therein, states the following Account:

Amount of Sale			$ 4,100.00
Fees, Costs, Expenses, etc.:			
Clerk of the Circuit Court		$ 143.00	
Marylander & Herald			
Advertising	$141.00		
Order Nisi	60.00	201.00	
Wallace Dashiell, Auctioneer		75.00	
Logan C. Widdowson, Auditor		65.00	
Fidelity & Deposit Co., Bond premium		120.00	
Notary Fees		3.00	
1983 State & County taxes		243.42	
Trustee's Commission		355.00	
Total Fees, Costs, Expenses, etc.			1,205.42
Surplus			$ 2,894.58

Surplus funds to be distributed among the parties as their interest may appear.

ALL EXCEPTIONS to said report must be filed within fifteen days of the date of filing; if no exceptions are filed, the account may be ratified.

YOUR AUDITOR hereby certifies that the Maryland Rules of Procedure have been complied with by mailing on the date fo the filing of the Audit notice of this report to the following parties by regular U.S. mail:

Tony Bruce, Esquire
Law Offices of Jones & Jones
South Somerset Avenue
Princess Anne, Maryland 21853

Edward P. Bowman
c/o Tony Bruce, Esquire
Law Offices of Jones & Jones
South Somerset Avenue
Princess Anne, Maryland 21853

Did not mail a copy to Julia Wallace Bowman
No Address - Whereabouts unknown

BOOK 149 PAGE 23

Logan C. Widdowson, Auditor

Date of Filing: March 8, 1984

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

LCW/gjb
3/8/84
84 # 147

BOOK 049 PAGE 22

No. 11,536 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 8th day of March, 19 84 that the within Report of the Auditor be Ratified and Confirmed, unless cause to the contrary be shown by exceptions filed, on or before the 23RD day of March, 19 84.

J. Theodore Phoebus
CLERK

No exceptions having been filed, and no cause to the contrary having been shown, IT IS ORDERED by the Circuit Court for Somerset County, in Equity, this 27th day of March, 19 84 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

J. Theodore Phoebus
CLERK

APR 19 1984
Exd.

The Somerset County Sanitary Commission,
Acting for and on Behalf of
Somerset County Sanitary District, Inc.,
a body corporate of the State of Maryland

vs

Sidney N. Handy and
Bessie Handy
c/o Bessie Handy
P. O. Box 291
Upper Hill, Maryland 21868

No. 11,553 Chancery
in the Circuit Court for
Somerset County, Maryland

JUN 13-83 B 923073D*****20.00
JUN 13-83 B 923072D*****60.00

And the Real Estate and Improvements Hereinafter Described

BILL TO ENFORCE LIEN(S)

The petition of The Somerset County Sanitary Commission, by Robert C. Street, Chairman, Acting for and on behalf of Somerset County Sanitary District, Inc., a body corporate of the State of Maryland, hereinafter called "Petitioner", by Alexander G. Jones, Attorney for Petitioner, respectfully represents:

1. That the Petitioner, under the provisions of Article 43 of the Code of Public General Laws of Maryland, 1957 edition, as amended, is charged among other things, with the establishment and collection of charges for the use of its water and sewer systems, for connections to the systems and for an annual front foot assessment on all properties, improved or unimproved, served by its facilities, the receipts from said charges and assessments to be used, among other purposes, for the maintenance and operation of its systems and for the retirement of bonds issued by the Petitioner.

2. That the Petitioner has duly and lawfully established such charges and assessments and has extended its facilities and services to serve the property or properties of the defendant(s) named herein.

3. That the charges and assessments against such property or properties are as follows:

A—Water Service Charge(s) including penalty of $5.00 ..... $ 120.00

B—Sewer Service Charge(s) ..... $

C—Water Connection Charge(s) ..... $

D—Sewer Connection Charge(s) ..... $

E—Front Foot Assessment(s) including interest at the rate of two-thirds of one per cent per month from March 1st of each year (Date) ..... $ 245.15

1981 - $29.52 + 5.71 including June interest
1982 98.40 + 10.50 including June interest
1983 98.40 + 2.62 including June interest

TOTAL $ 365.15

4. That on the date of establishment of the charges and assessments set forth above the defendant(s) named herein were the owners of record of the property or properties described as follows:

(A) All that tract or parcel of land in Fairmount Election District, Somerset County, Maryland, more particularly described as:

All that lot or parcel of land situate as aforesaid, described in 1958 as "Beginning at a point where the Westerly boundary of the premises which were conveyed unto H. William Buker, et ux by Allan B. Crute,et ux by deed dated April 19, 1941 and recorded among the Land Records of Somerset County, in Liber B.L.B. No. 118, folio 362 intersects the South side of the New State Road; thence in an Easterly direction along the South side of said road, 200 feet to a point; thence parallel with the said Western boundary aforementioned and in a Southwesterly direction, 400 feet to a point; thence on a course at right angles to the last mentioned course and in a Northwesterly direction a distance of 200 feet, more or less, to the Western boundary aforesaid; thence in a Northeasterly direction and along said Western boundary, 400 feet, more or less, to the point or place of beginning, containing two acres more or less"; being partially laid down and described on a plat by W. Ballard Miles dated September 15, 1968 (File D-316D) in Liber I.T.P. No. 9, folio 3 as "Benj. Jones" lot; and being the same and all the land conveyed unto Sidney Handy and Bessie Handy, his wife, by Benjamin Jones and Beulah Jones, his wife, by deed dated August 27, 1958 and recorded among the Land Records of Somerset County in Liber B.L.B. No. 141, folio 537.

5 That according to the applicable provisions of Article 43 said charge or charges or assessments are first liens against the property or properties described above, and a public record of said lien(s) is filed among the records of the Clerk of the Circuit Court for Somerset County in a book provided for such purposes entitled "Somerset County Sanitary District, Inc.—Notice of Liens".

6. That despite written notice of such charges, assessments and liens from the Petitioner to the defendant(s) said charges are overdue and in default and this suit is brought to enforce said lien(s).

WHEREFORE, the Petitioner prays a decree of this Honorable Court ordering:

(1) That the property or properties described above be sold according to law and that the proceeds from said sale be applied to satisfy the Petitioner's said lien(s) including any penalty or interest due thereon, together with the expenses of sale and costs of this action and any fees or charges authorized or permitted by the Rules of Court.

(2) That the Petitioner have judgment against the defendant(s) for any deficiency remaining.

(3) And for such other relief as may be proper.

Somerset County Sanitary Commission,
Acting For and On Behalf of
Somerset County Sanitary District, Inc.

By .....

Alexander G. Jones
Attorney for Petitioner
Princess Anne, Maryland

Telephone.....651-2747

Petitioner's Motion for Summary Judgment

The Petitioner moves for summary judgment on the ground that the Defendant(s) has no defense to its claim, and that there is no genuine dispute between the parties as to any material fact, and that it is entitled to judgment as a matter of law.

.....
Attorney for Petitioner

Affidavit in Support of Petitioner's Motion for Summary Judgment

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 13th day of June, in the year nineteen hundred and eighty-three, before me, the subscriber, a Notary Public of the State of Maryland, in and for Somerset County aforesaid, personally appeared Robert C. Street (name), Chairman (title) of Somerset County Sanitary Commission, and made oath in due form of law that there is now justly due and owing to the Petitioner from the Defendant(s) named in the attached Bill to Enforce Lien(s) the sum of $365.15, being charges or assessments for facilities and services provided by the Petitioner to the Defendant(s) and to the property or properties described in said Bill, that said charges are in default and are statutory first liens against said property or properties; that in his official capacity the affiant herein is familiar with the matters set forth in said Bill, that he has personal knowledge of them, and is competent to testify to them, and that he is duly authorized to make this affidavit.

As witness my hand and Notarial Seal the day and year above written.

Jacqueline M. Bowen
Notary Public

JACQUELINE M. BOWEN NOTARY PUBLIC SOMERSET COUNTY, MD. My Comm. Exp. 8-31-86

To the Defendant(s):

Take notice that unless you make your defense within the time allowed by law or Rule of Court, judgment will be entered against you. If you assert a defense, this motion may be heard by the Court fifteen days after its service on you, but not earlier than the expiration of the time allowed by law or Rule of Court to plead in answer to the Bill of Complaint.

.....
Attorney for Petitioner

No. 11,553 Chancery Case

WRIT OF SUBPOENA:

BOOK 049 PAGE 26

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO Sidney N. Handy and
Bessie Handy
c/o Bessie Handy
P.O. Box 291
Upper Hill, Maryland 21868

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of...July.....next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of The Somerset County Sanitary Commission, Acting for and on Behalf of Somerset County Sanitary District, Inc. a body corporate of the State of Maryland

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable /~~Daniel T. Prettyman~~ Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the...13th.day of.....June....., 19....83

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the...20th....day of.....July....., 19...83.. . Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Alexander G. Jones
Name

Princess Anne, Maryland
Address

S. Theodore Hoskins
Clerk

June 16, 1983 SR.
Sidney N. Handy
MORTUUS EST
Charles Bozman
Deputy Sheriff

SHERIFF'S RETURN

Summoned and copy of Titling Bill to enforce Lien Petioner's Motion For Summary Judgment Affidavit In Support of Petioners Motion For Summary Judgment, Notice Filed Subpoena Served.
Left with Bessie Handy - ~~Sidney Handy Sr.~~
This 16th day of June, 1983

Charles Bozman 2603
Sheriff
Deputy Sheriff

FILED

JUN 20 10 11 AM '83

RECORDED IN
LIBER NO ____ FOLIO ____
THEODORE PAGELS, CLK. CIR. CT.
BY ____ DEPUTY

BOOK 049 PAGE 27

Mr. Sidney Handy
12 South Warner Ave
Brynemar, PA. 19010

WRIT OF SUBPOENA: No. 11,553 Chancery Case

BOOK 049 PAGE 28

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO Sidney N. Handy AND
Anna Hall Handy
c/o James Handy
P. O. Box 203
Upper Hill, Maryland 21868

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of....July.....next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of The Somerset County Sanitary Commission, Acting for and on Behalf of Somerset County Sanitary District, Inc., a body corporate of the State of Maryland

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable ~~Daniel T. Pettyjohn~~ Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the....27th day of.....June....., 19....83.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the...20th.....day of.....July....., 19....83. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

.....Alexander G. Jones.....
Name

Princess Anne, Maryland
.....
Address

L. Theodore Phoebus
Clerk

SHERIFF'S RETURN

Summoned and copy of

NON-EST Both PARTIES

left with

this 30th day of June, 1983

Charles Bozman 2603
Sheriff.
Deputy Sheriff

Both PARTIES Live in PA.
See FRONT FOR ADDRESS.

FILED

JUN 30 2 08 PM '83

RECORDED IN
LIBER ... FOLIO
I. THEODORE ... REC. & CLK. CI. CT.
BY ... DEPUTY

BOOK 049 PAGE 29

The Somerset County Sanitary Commission, Acting for and on Behalf of Somerset County Sanitary District, Inc. a body corporate of the State of Maryland	*	No. 11,553 Chancery
	*	
	*	In the Circuit Court
vs.	*	
Sidney N. Handy Anna Hall Handy	*	For Somerset County, Maryland
	*	

Mr. Clerk:

Please reissue summons for Sidney N. Handy and Anna Hall Handy at 12 South Warner Avenue, Bryn Mawr, Pennsylvania 19010.

JONES & JONES

By: Tony Bruce

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 186
PRINCESS ANNE, MD. 21853-0186

DIRECTED TO:
Alexander G. Jones, Esquire
Princess Anne, Maryland

(Md. Rule 107 - Service of process outside the State)

No. 11,553 Chancery Case

STATE OF MARYLAND, Somerset County, To-Wit:

THE STATE OF MARYLAND to Sidney N. Handy
AND
Anna Hall Handy
12 South Warner Avenue
Bryn Mawr, Pennsylvania 19010

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of August next and ending sixty days from the date of the completion of service if made in the limits of the United States and ninety days if beyond cause your answer or other defense to be filed to the complaint of The Somerset County Sanitary Commission, Acting for and on Behalf of Somerset County Sanitary District, Inc. a body corporate of the State of Maryland

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable/~~E. McMaster Duncan~~ Richard M. Pollitt, Chief Judge of the First Judicial Circuit of Maryland.

Issued the 1st day of July, 19 83

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within sixty days from the date of the completion of service if made in the limits of the United States and ninety days if beyond. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

BOOK 049 PAGE 31

Name Alexander G. Jones

Address Princess Anne, Maryland

I. Theodore Phoebus
Clerk

The Somerset County Sanitary Commission, Acting for and on Behalf of Somerset County Sanitary District, Inc., a body corporate of the State of Maryland	*	No. 11553 Chancery
	*	
	*	In the Circuit Court
vs.	*	
	*	for Somerset County
Sidney N. Handy and Anna Hall Handy	*	State of Maryland

AFFIDAVIT OF SERVICE

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 26th day of July, 1983, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Alexander G. Jones, Attorney for Petitioner, and made oath in due form of law that on July 5, 1983 a copy of the summons, together with a copy of the original pleading entitled "Amended Bill to Enforce Lien(s)" was mailed to the Defendant, Sidney N.Handy, 12 South Warner Avenue, Bryn Mawr, Pennsylvania 19010, by Certified Mail, Restricted Delivery, Return Receipt Requested, as indicated by the postal service receipt attached hereto number P 261 533 045, and that said summons and pleading was received by Sidney N. Handy on July 15, 1983 as evidenced by the post office receipt attached hereto and mailed a copy of the summons, together with a copy of the original pleading entitled "Amended Bill to Enforce Lien (s)" to the Defendant, Anna Hall Handy, 12 South Warner Avenue, Bryn Mawr, Pennsylvania 19010, by Certified Mail, Restricted Delivery, Return Receipt Requested, as indicated by the postal service receipt attached hereto number P 261 533 046, and that said summons and pleading was returned by the U.S.Post Office marked "Unclaimed"; said original letter is attached hereto.

Alexander G. Jones

Subscribed to and sworn before me, this 26th day of July, 1983.

Jacquelyn W. Bowen
Notary Public

JACQUELYN W. BOWEN NOTARY PUBLIC SOMERSET COUNTY, MD.

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

P 261 533 046

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
Anna Hall Handy
STREET AND NO.
12 South Warner Ave
P.O., STATE AND ZIP CODE
Bryn Mawr, PA. 19010

POSTAGE		$ 37
CONSULT POSTMASTER FOR FEES — CERTIFIED FEE		75¢
OPTIONAL SERVICES — SPECIAL DELIVERY		¢
RESTRICTED DELIVERY		1.00¢
RETURN RECEIPT SERVICE — SHOW TO WHOM AND DATE DELIVERED		60¢
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY		¢
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY		¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		¢
TOTAL POSTAGE AND FEES		$ 2.72
POSTMARK OR DATE		

PS Form 3800, Apr. 1976

JUL 15 1983

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 186
PRINCESS ANNE, MD. 21853-0186

CLAIM CHECK NO. 5R 201
HOLD
DATE
JUL 7 1983
1ST NOTICE
JUL 13 1983
2ND NOTICE
RETURN
7-22

RETURN RECEIPT REQUI

RECEIPT REQUESTED

Detached from PS Form 3849—A Oct. 1980

CERTIFIED
P 261 533 046
MAIL

Mrs. Anna Hall Handy
12 South Warner Avenue
Bryn Mawr, Pennsylvania 19010

UNCLAIMED

UNCLAIMED

UNCLAIMED

RETURNED TO SENDER

P 261 533 045

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
Sidney N. Handy
STREET AND NO.
12 South Warner Ave.
P.O., STATE AND ZIP CODE
Bryn Mawr, PA. 19010

POSTAGE		$ 37
CERTIFIED FEE		75¢
CONSULT POSTMASTER FOR FEES — OPTIONAL SERVICES — SPECIAL DELIVERY		¢
RESTRICTED DELIVERY		1.00¢
RETURN RECEIPT SERVICE — SHOW TO WHOM AND DATE DELIVERED		60¢
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY		¢
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY		¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		¢
TOTAL POSTAGE AND FEES		$ 2.72
POSTMARK OR DATE		

PS Form 3800, Apr. 1976

JUL 15 1983

PS Form 3811, Jan. 1979 — RETURN RECEIPT REGISTERED, INSURED AND CERTIFIED MAIL

SENDER: Complete items 1, 2, and 3. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one.)
   - ☐ Show to whom and date delivered.....
   - ☐ Show to whom, date and address of delivery.....
   - ☒ RESTRICTED DELIVERY
   - Show to whom and date delivered.....
   - ☐ RESTRICTED DELIVERY. Show to whom, date, and address of delivery $____

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:
   Mr. Sidney N. Handy
   12 South Warner Avenue
   Bryn Mawr, Pennsylvania 19010

3. ARTICLE DESCRIPTION: REGISTERED NO. | CERTIFIED NO. 533 045 | INSURED NO.

(Always obtain signature of addressee or agent)
I have received the article described above.
SIGNATURE ☐ Addressee ☐ Authorized agent
X Sidney Handy

4. DATE OF DELIVERY JUL 15 1983 POSTMARK

5. ADDRESSEE'S ADDRESS (Only if requested and fee paid)

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS

☆ GPO: 1979-289-848

The Somerset County Sanitary Commission, Acting for and on Behalf of Somerset County Sanitary District, Inc., a body corporate of the State of Maryland	:	No. 11,553 Chancery
	:	In the Circuit Court for
	:	Somerset County, Maryland
vs	:	
Sidney N. Handy and Anna Hall Handy	:	

It is ORDERED by the Circuit Court for Somerset County, Maryland, this 21st day of September, 1983, that judgment be entered in favor of the Petitioner and against the Defendants, Sidney N. Handy and Anna Hall Handy, and against the real estate and improvements described in the aforegoing Bill, for the sum of $365.15 with interest from date and costs of suit.

Lloyd L. Dryden
Judge

The Somerset County Sanitary Commission, etc.	:	No. 11,553 Chancery Case
	:	In the Circuit Court for
vs.	:	Somerset County
Sidney N. Handy and Anna Hall Handy	:	State of Maryland
	:	DATE: September 22, 1983
	:	
	:	
	:	

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Sidney N. Handy
12 South Warner Avenue
Bryn Mawr, Pennsylvania 19010

In accordance with Maryland Rules of Procedure, you are notified that a ~~judgment by default~~/summary judgment/~~decree pro confesso~~/~~summary decree~~ was entered against you in the above entitled case on September 21, 1983.

If you wish to take exception to this Judgment/~~Decree by default~~, you have thirty days from the date of the Judgment/~~Decree~~ within which to do so.

I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

The Somerset County Sanitary Commission, etc.	:	No. 11,553 Chancery Case
vs.	:	In the Circuit Court for
Sidney N. Handy and Anna Hall Handy	:	Somerset County
	:	State of Maryland
	:	DATE: September 22, 1983
	:	
	:	

BOOK 049 PAGE 36

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Anna Hall Handy

12 South Warner Avenue

Bryn Mawr, Pennsylvania 19010

In accordance with Maryland Rules of Procedure, you are notified that a ~~judgment by default~~/summary judgment/~~decree pro confesso~~/~~summary decree~~ was entered against you in the above entitled case on September 21, 1983.

If you wish to take exception to this Judgment/~~Decree by default~~, you have thirty days from the date of the Judgment/~~Decree~~ within which to do so.

I. Theodore Phoebus

I. Theodore Phoebus.
Clerk of the Circuit Court for
Somerset County, Maryland

The Somerset County Sanitary Commission,
Acting for and on Behalf of
Somerset County Sanitary District, Inc.,
a body corporate of the State of Maryland

vs

Sidney N. Handy and
Anna Hall Handy

And the Real Estate and Improvements
Hereinbefore Described

No. 11,553 Chancery
In the Circuit Court for
Somerset County, Maryland

The above cause standing ready for hearing, the proceedings therein were by the Court read and considred:

It is thereupon, this 23rd day of September, in the year nineteen hundred and 83, by the Circuit Court for Somerset County, Maryland, in Equity, ADJUDGED, ORDERED and DECREED, that the property in the proceedings mentioned be sold, and Alexander G. Jones be and he is hereby appointed Trustee to make sale, and that the course and manner of his proceedings shall be as follows: He shall first file with the Clerk of this Court a bond to the State of Maryland, executed by said Trustee and a surety or sureties to be approved by this Court, or by the Clerk thereof, in the penalty of $2,700.00, conditioned for the faithful performance of the trust reposed in him by this decree, or to be reposed in him by any future decree or order in the premises, he shall then proceed to make the said sale at public auction, having given at least three weeks' notice by advertisement, inserted in such newspaper or newspapers published in Somerset County, Maryland as he shall think proper, of the time, place, manner and terms of sale, and soon as may be convenient after such sale or sales, the said Trustee shall return to this Court a full and particular report of his proceedings relative to such sale, with an affidavit annexed of the truth thereof, and of the fairness of said sale; and on obtaining the Court's ratification of the sale, and on the payment of the whole purchase money, the said Trustee shall, by a good and sufficient deed, to be executed, acknowledged and recorded, according to law, convey to the purchaser, or purchasers, his, her or their heirs and assigns, the property and estate to him, her or them sold, free, clear and discharged from all claims of the parties hereto, and those claiming by, from or under them, or either of them. And the said Trustee shall bring into this Court the money arising from said sale, to be distributed under the direction of the Court, after deducting costs of this suit, and such commissions to the said Trustee as this Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith he shall appear to have discharged his trust.

Lloyd L. Simpson
Judge

Bond Book 11 Page 304

Fidelity and Deposit Company

HOME OFFICE OF MARYLAND *BALTIMORE, MD. 21203*

BOOK 049 PAGE 38

KNOW ALL MEN BY THESE PRESENTS:

That we, Alexander G. Jones

and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a body corporate, duly incorporated under the laws of the State of Maryland, as Surety, are held and firmly bound unto the State of Maryland, in the full and just sum of Twenty-seven hundred and No/100 ($2,700.00) Dollars, to be paid to the said State or its certain Attorney, to which payment well and truly to be made, we bind ourselves, and each of us, our and each of our heirs, executors and administrators, jointly and severally, firmly by these presents.

Sealed with our seals and dated this 21st day of November in the year of our Lord one thousand nine hundred and eighty-three

WHEREAS, the above bounden Alexander G. Jones by virtue of a decree of the Honorable the Judge of the Circuit Court of Circuit Court has been appointed Trustee to sell the property mentioned in these proceedings in the case of The Somerset County Sanitary Commission, Acting for and on Behalf of Somerset County Sanitary District, Inc., a body corporate, vs. Sidney N. Handy and Anna Hall Handy mentioned in the proceedings in the case of No. 11,553 Chancery

Somerset County Sanitary District, Inc.

vs:

Sidney N. Handy

Anna Hall Handy

now pending in said Court:

NOW, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That, if the above bounden Alexander G. Jones

do and shall well and faithfully perform the trust reposed in him by said decree, or that may be reposed in him by any future decree or order in the premises, then the above obligation to be void; otherwise to be and remain in full force and virtue in law.

Signed, sealed and delivered in the presence of:

BOND APPROVED AND FILED
PER: _____, CLERK

Alexander G. Jones (SEAL)

(SEAL)

WITNESS: FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By Patsy E. Ake *As to Surety* By AlexanderG. Jones *Attorney-in-Fact*

Nov 22 10 41 AM '83

MD3116a—500, 9-66 174297
Trustee's Bond

RECORDED
LIBER
FOLIO
CLK. CT.
BY
DEPUTY

FIDELITY AND DEPOSIT COMPANY OF MARYLAND INCORPORATED 1890

The Somerset County Sanitary Commission, Acting for and on Behalf of Somerset County Sanitary District, Inc., a body corporate of the State of Maryland	:	No. 11,553 Chancery
	:	In the Circuit Court for
vs	:	Somerset County, Maryland
Sidney N. Handy and Anna Hall Handy	:	

To the Honorable, the Judge of said Court:

The report of sale of Alexander G. Jones, Trustee appointed by a decree of this Court, passed in the above entitled cause, dated the 23rd day of September, in the year nineteen hundred and eighty-three, to make sale of certain real estate therein mentioned, respectfully shows: That after giving bond with security for the faithful performance of his trust, and after having complied with all the other prerequisites as required by law and the said decree, and giving notice of the time, place, manner and terms of sale by advertisement inserted in The Crisfield Times, a weekly newspaper published in Somerset County, for three successive weeks before the day of sale and by dodgers placed on the bulletin board at the Court House in Princess Anne, he did, pursuant to said notice, attend in front of the Court House door, in Princess Anne, Maryland, on the 22nd day of November, 1983, at the hour of 2:00 o'clock P.M., and then and there proceeded to sell said property, to wit:

All that lot or parcel of land situate in Fairmount Election District, Somerset County, Maryland, fronting on the old Fairmount County Road at Upper Hill a distance of 123 feet and having a depth of 149 feet being partially laid down and described as the "reserved land" on plats by Samuel F. Miles dated August 30, 1939 recorded among the Land Records of Somerset County in Liber G.W.L. No. 99, folio 167 and by W. Ballard Miles dated March 3, 1942 and recorded as aforesaid in Liber B.L.B. No. 5, folio 63 (File D-316) conveyed unto Sidney N. Handy and Anna Hall Handy by James U. Barnes and Grace B. Barnes by deed dated July 8, 1981 and recorded among the aforesaid Land Records in Liber I.T.P. No. 262, folio 14, and sold same to Somerset County Sanitary District, Inc. at and for the sum of one thousand thirty-two dollars and fifty-one cents ($1032.51), it being then and there the highest bidder

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

therefor, and the purchaser has complied with the terms of sale to the satisfaction of your Trustee.

Respectfully submitted,

Alexander G. Jones, Trustee

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 22nd day of November, 1983, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Alexander G. Jones, Trustee named in the above report of sale, and made oath in due form of law that the matters and facts stated in the aforegoing report of sale are true as therein stated to the best of his knowledge information and belief, and that the sale therein reported was fairly made.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Aker

Notary Public

The Somerset County Sanitary Commission, Acting for and on Behalf of Somerset County Sanitary District, Inc., a body corporate of the State of Maryland	:	No. 11,553 Chancery In the Circuit Court for Somerset County, Maryland
vs	:	
Sidney N. Handy and Anna Hall Handy	:	

PURCHASER'S AFFIDAVIT

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 22nd day of November, in the year nineteen hundred and eighty-three, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Robert C. Street, Chairman of Somerset County Sanitary District, Inc., the purchaser of the real estate in the above entitled proceeding and made oath in due form of law:

1. That in making said purchase he was not acting as agent for anyone, except as noted above.

2. That others interested in said purchase, as principals, are none.

3. That he did not directly or indirectly discourage anyone from bidding for said property.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Ake
Notary Public

Jones & Jones
Attorneys at Law
Princess Anne, Md. 21853

ORDER NISI

The Somerset County Sanitary Commission, Acting for and on Behalf of Somerset County Sanitary District, Inc., a body corporate of the State of Maryland	:	No. 11,553 Chancery In the Circuit Court for Somerset County, Maryland
vs	:	
Sidney N. Handy and Anna Hall Handy	:	

Ordered this 14th day of December, 1983, by the Circuit Court for Somerset County, Maryland, that the sale of the property mentioned in these proceedings, made and reported by Alexander G. Jones, Trustee appointed by a decree of this Court to make said sale, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 14th day of January, 1984, provided a copy of this Order be inserted in some weekly newspaper printed in Somerset County once in each of three successive weeks on or before the 14th day of January, 1984.

The report states the amount of sale to be $1032.51.

Clerk of the Circuit Court for
Somerset County, Maryland

Jones & Jones
Attorneys at Law
Princess Anne, Md. 21853

ORDER NISI

The Somerset County Sanitary Commission, Acting for and on Behalf of Somerset County Sanitary District, Inc., a body corporate of the State of Maryland	*	No. 11,553 Chancery
	*	In the Circuit Court for
vs	*	Somerset County, Maryland
Sidney N. Handy and Anna Hall Handy	*	

Ordered this 22nd day of November, 1983, by the Circuit Court for Somerset County, Maryland, that the sale of the property mentioned in these proceedings, made and reported by Alexander G. Jones, Trustee appointed by a decree of this Court to make said sale, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 22nd day of December, 1983, provided a copy of this Order be inserted in some weekly newspaper printed in Somerset County once in each of three successive weeks on or before the 20th day of December, 1983.

The report states the amount of sale to be $1032.51.

Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

FINAL ORDER

Ordered by the Circuit Court for Somerset County, this 19th day of JAN., 1984, that the sale made and reported by the Trustee aforesaid, be and the same is hereby finally ratified and confirmed, no cause to the contrary having been shown, although due notice appears to have been given as required by the order nisi passed in said cause.

Lloyd Z. Sullivan
Judge

CERTIFICATE OF PUBLICATION

BOOK 049 PAGE 44

Marylander & Herald
P. O. Box 328
Princess Anne, Maryland 21853

Princess Anne, Maryland On this 5 Jan, 1984

This is to certify that the attached was published in the Marylander and Herald, a newspaper published in Somerset County, Maryland, once a week for 3 consecutive weeks beginning on the 22 day of Dec, 1983.

Elizabeth Balder
(signature)
Marylander and Herald

Acct. J02602

Jones & Jones
Attorneys at Law
Princess Anne, Md. 21853

ORDER NISI

No. 11,553 Chancery
In the Circuit Court for
Somerset County, Maryland
The Somerset County Sanitary Commission, Acting for and on Behalf of Somerset County Sanitary District, Inc., a body corporate of the State of Maryland
vs
Sidney N. Handy and
Anna Hall Handy

Ordered this 14th day of December, 1983, by the Circuit Court for Somerset County, Maryland, that the sale of the property mentioned in these proceedings, made and reported by Alexander G. Jones, Trustee appointed by a decree of this Court to make said sale, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 14th day of January, 1984, provided a copy of this Order be inserted in some weekly newspaper printed in Somerset County once in each of three successive weeks on or before the 14th day of January, 1984.

The report states the amount of sale to be $1032.51.

I Theodore Phoebus
Clerk of the
Circuit Court for
Somerset County, Maryland
MH80-12/22/3tc

Clerk of the
Circuit Court for
Somerset County, Maryland
MH80-12/22/3tc

MH80-12/22/3tc

Somerset County Sanitary District, Inc.	*	NO. 11,553 CHANCERY
vs.	*	IN THE CIRCUIT COURT
Sidney N. Hall Anna Hall Handy	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
	*	

FIRST AND FINAL AUDITOR'S REPORT

Logan C. Widdowson, Auditor, duly appointed by this Court, reports that he made an examination of the proceedings in the above entitled cause and from them and the list of expenses furnished him therein, states the following Account:

Amount of Sale		$ 1,032.51
Fees, Costs, Expenses, etc.:		
Clerk of Circuit Court, costs	175.00	
Crisfield Times, advertising	58.80	
Marylander & Herald, order nisi	60.00	
Wallace Dashiell, Auctioneer	50.00	
Court Auditor	65.00	
Certified mail	5.44	
Fidelity & Deposit Co., bond premium	30.00	
Notary Fees	4.50	
Water & Sewer Charges	210.00	
Front Foot assessment	252.49	
1982 State & County Taxes	59.04	
1983 State & County Taxes	55.53	
Trustess commissions	103.25	
Total Fees, Costs, Expenses, etc.	$1,129.05	
Deficit		96.54

ALL EXCEPTIONS to said report must be filed within firteen days of the date of filing, if no exceptions are filed, the account may be ratified.

YOUR AUDITOR hereby certifies that the Maryland Rules of Procedure have been complied with by mailing on the date of the filing of the Audit notice of this report to the following parties by regular U.S. mail:

Alexander G. Jones, Esquire
South Somerset Avenue
Princess Anne, MD 21853

Sidney N. Handy
12 South Warner Avenue
Bryn Mawr, PA 19010

Anna Hall Handy
12 S. Warner Ave.
Bryn Mawr, PA
19010

Logan C. Widdowson, Auditor

Date of Filing: March 19, 1984

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853

651-3800

LCW/gjb
3/19/84
84 # 149

No. 11,553 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 19th day of March, 19 84 that the within Report of the Auditor be Ratified and Confirmed, unless cause to the contrary be shown by exceptions filed, on or before the 3rd day of April, 19 84.

I. Theodore Phoebus
CLERK

No exceptions having been filed, and no cause to the contrary having been shown, IT IS ORDERED by the Circuit Court for Somerset County, in Equity, this 4th day of April, 19 84 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

I. Theodore Phoebus
CLERK

APR 19 1984
Exd.

AUG 19 83 B 924740 *****10.00
AUG 19-83 B 924739 *****60.00

In the Matter of the Foreclosure of a Land Installment Contract from William R. Franklin as Assigned to Thomas Frank Cosenza and Camille Marguerite Biglane as Joint Tenants	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
	*	IN EQUITY
Ex Parte	*	CHANCERY NO. 11605
	*	
	*	

MR. CLERK:

Please docket suit as above, file the attached Certified Copy of the Land Installment Contract and Assignment for Foreclosure, and file the Affidavit of Debt.

LAW OFFICE OF LOGAN C. WIDDOWSON

By _____

47 North Somerset Avenue
Princess Anne, Maryland 21853
Telephone: 651-3800

FOR LAND INSTALLMENT CONTRACT SEE LIBER ITP NO. 330 FOLIO 370.

FOR ASSIGNMENT SEE LIBER ITP NO. 334 FOLIO 573.

BOOK 049 PAGE 47

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

In the Matter of the Foreclosure of a Land Installment Contract from William R. Franklin as Assigned to Thomas Franklin Cosenza and Camile Marguerite Biglane as Joint Tenants	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
Ex Parte	*	IN EQUITY
	*	CHANCERY NO. 11,605
BOOK 040 PAGE 48	*	

AFFIDAVIT OF DEBT
STATE OF MARYLAND, COUNTY OF SOMERSET

I hereby certify, that on this 15th day of August, 1983, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Logan C. Widdowson, Trustee for John Fisher and Miriam Fisher, owners of the Land Installment Contract from William R. Franklin dated December 10, 1981 and recorded among the Land Records for Somerset County, Maryland in Liber I.T.P. No. 330, Folio 370, et seq. and subsequently assigned to Thomas Frank Cosenza and Camile Marguerite Biglane as Joint Tenants, said assignment having been recorded among the aforesaid Land Records in Liber I.T.P. No. 334, Folio 53, who first being duly sworn according to law depose and say that there is justly due and owing on said contract the sum of three thousand twenty-one dollars and eighty-three cents ($3,021.83).

As witness my hand and Notarial Seal.

Gladys Jane Grant
Notary Public

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

In the Matter of the Foreclosure of a Land Installment Contract from William R. Franklin as Assigned to Thomas Frank Cosenza and Camile Marguerite Biglane as Joint Tenants	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
Ex Parte	*	IN EQUITY
	*	CHANCERY NO.

AFFIDAVIT OF VENDORS

I hereby certify, that on this 15th day of August, 1983, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared John Fisher and Miriam Fisher, who made oath in due form of law that they did comply with Rule W79 of the Maryland Rules of Procedure by mailing to the purchaser and his assignees the notice required by said law. That all such notices were returned either unclaimed or refused as evidenced by the originals attached to this affidavit and made a part hereto.

As witness my hand and Notarial Seal.

Notary Public

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3630

81 4 2 2 6

LAW OFFICE

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
47 NORTH SOMERSET AVENUE
PRINCESS ANNE, MARYLAND 21853

CLAIM CHECK NO. 9885

☐ HOLD

DATE 7-12
1ST NOTICE

2ND NOTICE 7-19
RETURN 7-27

Detached from PS Form 3849—A Oct. 1980

CERTIFIED
P 504 294 788
MAIL

RETURNED TO SENDER
REASON CHECKED
Unclaimed ___ Refused
Attempted-Not known
Insufficient Address
No such street ___ number
No such office in state
Do not remail in this envelope

CLAIM CHECK NO. 074610

☐ HOLD

DATE 7-30
1ST NOTICE

2ND NOTICE 8-14
RETURN

Detached from PS Form 3849—A Oct. 1980

USA 20c

Mr. William R. Franklin
136 Bay Drive
Stevensville, Maryland 21666

PF

LAW OFFICE

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
47 NORTH SOMERSET AVENUE
PRINCESS ANNE, MARYLAND 21853

BOOK 950 50

REASON CHECKED
Unclaimed ___ Refused
Addressee unknown ___
Insufficient Address ___
No such street ___ number ___
No such office in state ___
Do not remail in this envelope

CERTIFIED
P 504 294 789
MAIL

USA 20c

Mr. Thomas Frank Cosenza
~~P.O. Box 118,~~
~~Deal Island, Maryland 21821~~

U.S. MAIL
PENALTY FOR PRIVATE USE, $300

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS
Print your name, address, and ZIP Code in the space below.
- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

RETURN TO
Logan C. Widdowson (Name of Sender)
47 North Somerset Avenue (Street or P.O. Box)
Princess Anne, Md. 21853 (City, State, and ZIP Code)

In the Matter of the Foreclosure of a Land Installment Contract from William R. Franklin as Assigned to Thomas Franklin Cosenza and Camile Marguerite Biglane as Joint Tenants	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
Ex Parte	*	IN EQUITY
	*	CHANCERY NO.
	*	

APPOINTMENT OF TRUSTEE

We, the undersigned, being named as Vendors in a certain Land Installment Contract, dated December 10, 1981, and recorded among the Land Records of Somerset County in Liber 330 at Folio 370, do hereby appoint Logan C. Widdowson, Trustee for the purposes of the Power of Sale to act and appear as Trustee for them. By this act the Vendors do remove any prior named Trustee for the purposes of the Power of Sale.

John Fisher
John Fisher

Miriam Fisher
Miriam Fisher

NOTARY

STATE OF MARYLAND
COUNTY OF SOMERSET
TO WIT:

I hereby certify, that on this 15th day of August, 1983, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared John Fisher and Miriam Fisher, and they made oath in due form of law that the aforegoing is their act and deed, and they signed same in my presence.

As witness my hand and Notarial Seal.

Gladys [illegible]
Notary Public

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

In the Matter of the Foreclosure of a Land Installment Contract from William R. Franklin as Assigned to Thomas Franklin Cosenza and Camile Marguerite Biglane as Joint Tenants	* * * * * * * *	IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND IN EQUITY CHANCERY NO. 11,605

BOOK 049 PAGE 52

AFFIDAVIT AS TO NOTICE OF DELIVERY

State of Maryland, Somerset County, To Wit:

I hereby certify, that on this 28th day of October, 1983, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Logan C. Widdowson, pursuant to the provisions of Rule W-74 a 2 (c) and made oath in due form of law that he was and is the Attorney for the purpose of foreclosure and collection on the Land Installment Contract in the above entitled proceeding, that on October 21, 1983, pursuant to said rule, he mailed a notice of the pending foreclosure proceeding to William R. Franklin, 1136 Bay Drive, Stevensville, Maryland 21666 (Post Office receipt no. 504294788) by certified mail which was received and accepted on October 22, 1983 by William Franklin.

The aforesaid Post Office receipt and a copy of the original notice is attached hereto to be filed in this proceeding.

As witness my hand and Notarial Seal the day and year above written.

Gladys Jane Mach — Logan C. Widdowson

Notary Public

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

LCW/gjb
10/27/83
81 LD 266

LOGAN C. WIDDOWSON
ATTORNEY AT LAW

ASSOCIATES
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.

NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
TELEPHONE: 651-3800

October 21, 1983

Mr. William R. Franklin
1136 Bay Drive
Stevensville, Maryland 21666

Dear Mr. Franklin:

Pursuant to Rule W74a 2(c), this is to inform you that proceedings have been filed in No. 11,605 Chancery in the Circuit Court for Somerset County, Maryland for the foreclosure of a certain Land Installment Contract from William R. Franklin to John Fisher and Miriam Fisher as recorded among the Land Records for Somerset County at Liber I.T.P. No. 330, Folio 370, et seq. and as assigned by the said William Franklin to Thomas Frank Cosenza and Camile Marguerite Biglane as recorded among the aforesaid Land Records in Liber I.T.P. 334, Folio 53.

The foreclosure sale is currently being advertised in the "Marylander and Herald", a newspaper published weekly in Somerset County, Maryland. The property described will be offered for sale Tuesday, November 8, 1983 at 2:00 p.m. on the Courthouse steps in Princess Anne, Maryland.

The Terms of Sale are: Cash, certified or cashier's check payable to Logan C. Widdowson, Trustee, in an amount equal to at least one-third of the bid, the balance to be due and payable on or before ratification of the sale by the Circuit Court, with interest at fifteen percent on the unpaid balance. Title papers, documentary stamps, transfer tax, recording costs, etc., at the expense of the purchaser. State and County taxes will be prorated and adjusted as of the date of ratification of sale.

A copy of the advertisement is attached to this letter for your convenience.

Regards,

Logan C. Widdowson

LCW/gjb
Enclosure

81 LD 266

BOOK 049 PAGE 54

USPO

PS Form 3811, July 1982

● **SENDER:** Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
   - ☑ Show to whom and date delivered ..... ___ $
   - ☐ Show to whom, date, and address of delivery .. ___ $
2. ☑ RESTRICTED DELIVERY ..... ___ $
   (The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL $ ___

3. ARTICLE ADDRESSED TO:
William R. Franklin
1136 Bay Drive
Stevensville Md. 21666

4. TYPE OF SERVICE:
☑ REGISTERED ☐ INSURED
☑ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER
294 817

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐ Addressee ☐ Authorized agent
W R Franklin Jr

5. DATE OF DELIVERY
10-22-83

POSTMARK
(Affix date on reverse side)
OCT 24 1983

6. ADDRESSEE'S ADDRESS *(Only if requested)*

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

RETURN RECEIPT

★ GPO: 1982-379-593

In the Matter of the Foreclosure of a Land Installment Contract from William R. Franklin as Assigned to Thomas Franklin Cosenza and Camile Marguerite Biglane as Joint Tenants	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
	*	IN EQUITY
Ex Parte	*	CHANCERY NO. 11,605
	*	
	*	

AMENDED AFFIDAVIT OF DEBT
STATE OF MARYLAND, COUNTY OF SOMERSET

I hereby certify, that on this 2nd day of November, 1983, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Logan C. Widdowson, Trustee for John Fisher and Miriam Fisher, owners of the Land Installment Contract from William R. Franklin dated December 10, 1981 and recorded among the Land Records for Somerset County, Maryland in Liber I.T.P. No. 330, folio 370, et seq. and subsequently assigned to Thomas Frank Cosenza and Camile Marguerite Biglane as Joint Tenants, said assignment having been recorded among the aforesaid Land Records in Liber I.T.P. No. 334, folio 53, who first being duly sworn according to law depose and say that there is justly due and owing on said contract the sum of fifty-seven thousand three hundred twelve dollars and forty-seven cents ($57,312.47), said figure representing:

Principal Unpaid Balance of Loan	$ 52,955.34
Interest at the rate of 15% for 176 days (5/10/83 through 11/2/83) at $21.76 per diem	3,829.76
Property insurance paid	131.00
Property taxes paid	396.37
	$ 57,312.47

As witness my hand and Notarial Seal.

Laura M. Dryde
Notary Public

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2800

Chancery 11605

Maryland

BOOK 049 PAGE 56

Western Surety Company

TRUSTEES, MORTGAGEES, ATTORNEYS OR FORECLOSURE BOND

KNOW ALL MEN BY THESE PRESENTS: BOND No. 60011890

That we, Logan C. Widdowson, as Principal, and the WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, as Surety, authorized to do business in the State of Maryland, are held and firmly bound in the sum of Fifty-seven thousand five hundred ($ 57,500.00) DOLLARS,
(NOT VALID IF FILLED IN FOR MORE THAN $500,000.00)
to be paid to the said State of Maryland or its certain Attorney, to which payment well and truly to be made, we bind ourselves and our legal representatives, jointly and severally, by these presents.

Sealed with our seals and dated this 3rd day of November, 1983.

WHEREAS, the above bounden Logan C, Widdowson by virtue of the power contained in a ~~mortgage~~ land installment contract from William R. Franklin to John Fisher and Miriam Fisher bearing date the 10th day of December 1981 and recorded among the mortgage records of Somerset County, Maryland in Liber ITP No. 330 Folio 370 * and Logan C. Widdowson is about to sell the land and premises described in said mortgage, default having been made in the payment of the money as specified, and in the conditions and covenants therein contained.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That if the above bounden Logan C. Widdowson do and shall well and truly and faithfully perform the trust reposed in him under the ~~mortgage~~ land installment contract aforesaid, and shall abide by and fulfill any order or decree which shall be made by any Court of Equity in relation to the sale of said ~~mortgaged~~ land installment contract property, or the proceeds thereof, then the above obligation to be void, otherwise to be and remain in full force and virtue in law.

Signed, Sealed and delivered in the presence of

As to Principal

Principal

As to Surety

Principal

A Victor

J. Middleton

WESTERN SURETY COMPANY

By

President

Countersigned by Janice G. Floyd Maryland Resident Agent

* and later assigned to Thomas Frank Cosenza and Camille Marguerite Biglowe on the 27th day of September 1983, said assignment having been recorded among the Land Record of Somerset County in Liber ITP No. 334, page 573.

NOV 3 1 34 PM '83

RECORDED IN LIBER ___ FOLIO ___ ... CLERK OF CIRCUIT COURT BY ___ DEPUTY

THE WITHIN BOND APPROVED AND FILED PER, V. Theodore Phelps, CLERK

1268—5-81

Bond Book 11 Page 287

In the Matter of the Foreclosure of a Land Installment Contract from William B. Franklin as Assigned to Thomas Franklin Cosenza and Camile Marguerite Biglane as Joint Tenants	*	IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND IN EQUITY CHANCERY NO. 11,605

To the Honorable, the Judge of said Court

The report of sales of Logan C. Widdowson, Assignee of a Land Installment Contract made and executed by William R. Franklin, to John Fisher and Miriam Fisher dated December 10, 1981, and recorded among the Land Records of Somerset County in Liber I.T.P. No. 300, page 370 and subsequently assigned by William R. Franklin to Thomas Frank Cosenza and Camile Marguerite Biglane as recorded in Liber I.T.P. No. 334, page 53 under and by virtue of a power of sale therein contained, default having been made in the payment of the money secured by said mortgage or in the payment of the interest thereon or in some other covenant and condition in said contract, whereby the said contract debt has become due and demandable, respectfully represents to your Honor, that after giving bond with security approved by the Clerk of this Court, or by one of the Judges thereof, for the faithful performance of the trust so as reposed in him as Assignee of said contract, and as required by law, and giving more than fifteen days notice of the time, place, manner and terms of sale by advertisement in the Marylander and Herald, a weekly newspaper published in Somerset County, once a week for three successive weeks before the day of sale, he did pursuant to said notice attend at the Court House door, in Princess Anne, Maryland, on the 8th day of November, 1983, at two o'clock p.m., and then and there proceed to sell the property described in said Land Installment Contract, to wit:

All that lot or parcel of land lying and being in Somerset County, Maryland, more particularly described as: Being all that lot or parcel of land situate in Deal Island Election District, Somerset County,

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

Maryland, described in 1934 as bounded on the north by the land of Hosea G. Webster, bounded on the east by King Creek, bounded on the south by Ida Thomas, and bounded on the west by a private road, containing ten acres, more or less, together with the marsh land which lies between the high land and King Creek, and being the same and all the land which was conveyed unto the said M. Myra Long by L. Atwood Bennett, Trustee, by deed dated October 11, 1934 and recorded among the Land Records of Somerset County in Liber J.M.T. No. 106, folio 271, except so much as was conveyed by the said John Fisher and Miriam Fisher, his wife, to Thomas Harrison, et al by deed dated May 13, 1978 and recorded among the aforesaid Land Records in Liber I.T.P. 266, folio 167 and sold the same to Logan C. Widdowson, he being then and there the highest bidder therefor, at and for the sum of One Thousand Dollars ($1,000.00), and the purchaser has complied with the terms of sale.

Respectfully submitted,

Logan C. Widdowson, Assignee

STATE OF MARYLAND
COUNTY OF SOMERSET
TO WIT:

I hereby certify, that on this 22nd day of December, 1983, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Logan C. Widdowson, Assignee named in the aforegoing report of sale, and he made oath in due form of law that the matters and things therein stated are true to the best of his knowledge and belief and that the sale therein reported was fairly made.

As witness my hand and Notarial Seal the day and year first above written.

Gladys Jane Marsh
Notary Public

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

AFFIDAVIT

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 22nd day of December, 1983, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Logan C. Widdowson, pursuant to the provisions of Rule W-74 a 2 (c) and made oath in due form of law that he was and is the Attorney for the purpose of foreclosure and collection of the Land Installment Contract in the above entitled proceeding filed for foreclosure and collection; that on October 21, 1983, pursuant to said Rule, he mailed a notice of the pending foreclosure proceeding to Camile Marguerite Biglane Cosenza, P.O. Box 118, Deal Island, Maryland 21821 (Post Office receipt No. 504294819) by certified mail which was returned marked "Unclaimed" by the U.S. Postal Service.

The aforesaid Post Office receipt and a copy of the original notice is attached hereto to be filed in this proceeding.

As witness my hand and Notarial Seal the day and year above written.

Logan C. Widdowson

Gladys Jane Marsh
Notary Public

BOOK 049 PAGE 59

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

LOGAN C. WIDDOWSON
ATTORNEY AT LAW

ASSOCIATES
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.

NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
TELEPHONE: 651-3800

October 21, 1983

Mrs. Camile Marguerite Biglane Cosenza
P.O. Box 118
Deal Island, Maryland 21821

Dear Mrs. Cosenza:

Pursuant to Rule W74a 2(c), this is to inform you that proceedings have been filed in No. 11,605 Chancery in the Circuit Court for Somerset County, Maryland for the foreclosure of a certain Land Installment Contract from William R. Franklin to John Fisher and Miriam Fisher as recorded among the Land Records for Somerset County at Liber I.T.P. No. 330, Folio 370, et seq. and as assigned by the said William Franklin to Thomas Frank Cosenza and Camile Marguerite Biglane ab recorded among the aforesaid Land Records in Liber I.T.P. 334, Folio 53.

The foreclosure sale is currently being advertised in the "Marylander and Herald", a newspaper published weekly in Somerset County, Maryland. The property described will be offered for sale Tuesday, November 8, 1983 at 2:00 p.m. on the Courthouse steps in Princess Anne, Maryland.

The Terms of Sale are: Cash, certified or cashier's check payable to Logan C. Widdowson, Trustee, in an amount equal to at least one-third of the bid, the balance to be due and payable on or before ratification of the sale by the Circuit Court, with interest at fifteen percent on the unpaid balance. Title papers, documentary stamps, transfer tax, recording costs, etc., at the expense of the purchaser. State and County taxes will be prorated and adjusted as of the date of ratification of sale.

A copy of the advertisement is attached to this letter for your convenience.

Regards,

Logan C. Widdowson

LCW/gjb
Enclosure

81 LD 266

LAW OFFICE
LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
47 NORTH SOMERSET AVENUE
PRINCESS ANNE, MARYLAND 21853

CLAIM CHECK NO. 456286

☐ HOLD

DATE 10-24-83

1ST NOTICE

FINAL NOTICE

2ND NOTICE 11-9

RETURN

Detached from PS Form 3849—A Oct. 1980

CERTIFIED
P 504 294 819
MAIL

RETURNED TO SENDER
UNCLAIMED
Do not use this envelope or attach again

Mrs. Camile Marguerite Biglane Cosenza
~~P.O. Box 118~~
~~Deal Island, Maryland 21821~~
P.O. Box 2905
Salisbury, Md. 21801

FINAL NOTICE

USA 20c

Rachel Carson
USA 17c

BOOK 049 PAGE 61

AFFIDAVIT

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 22nd day of November, 1983, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Logan C. Widdowson, pursuant to the provisions of Rule W-74 a 2 (c) and made oath in due form of law that he was and is the Attorney for the purpose of foreclosure and collection of the Land Installment Contract in the above entitled proceeding filed for foreclosure and collection; that on October 21, 1983, pursuant to said Rule, he mailed a notice of the pending foreclosure proceeding to Thomas Frank Cosenza, P.O. Box 118, Deal Island, Maryland 21821 (Post Office receipt no. 504294818) by certified mail which was returned marked "Unclaimed" by the U.S. Postal Service.

The aforesaid Post Office receipt and a copy of the original notice is attached hereto to be filed in this proceeding.

As witness my hand and Notarial Seal the day and year above written.

Logan C. Widdowson

Gladys Jane March
Notary Public

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

LOGAN C. WIDDOWSON
ATTORNEY AT LAW

ASSOCIATES
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.

NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
TELEPHONE 651-3800

October 21, 1983

Mr. Thomas Frank Cosenza
P.O. Box 118
Deal Island, Maryland 21821

Dear Mr. Cosenza:

Pursuant to Rule W74a 2(c), this is to inform you that proceedings have been filed in No. 11,605 Chancery in the Circuit Court for Somerset County, Maryland for the foreclosure of a certain Land Installment Contract from William R. Franklin to John Fisher and Miriam Fisher as recorded among the Land Records for Somerset County at Liber I.T.P. No. 330, Folio 370, et seq. and as assigned by the said William Franklin to Thomas Frank Cosenza and Camile Marguerite Biglane as recorded among the aforesaid Land Records in Liber I.T.P. 334, Folio 53.

The foreclosure sale is currently being advertised in the "Marylander and Herald", a newspaper published weekly in Somerset County, Maryland. The property described will be offered for sale Tuesday, November 8, 1983 at 2:00 p.m. on the Courthouse steps in Princess Anne, Maryland.

The Terms of Sale are: Cash, certified or cashier's check payable to Logan C. Widdowson, Trustee, in an amount equal to at least one-third of the bid, the balance to be due and payable on or before ratification of the sale by the Circuit Court, with interest at fifteen percent on the unpaid balance. Title papers, documentary stamps, transfer tax, recording costs, etc., at the expense of the purchaser. State and County taxes will be prorated and adjusted as of the date of ratification of sale.

A copy of the advertisement is attached to this letter for your convenience.

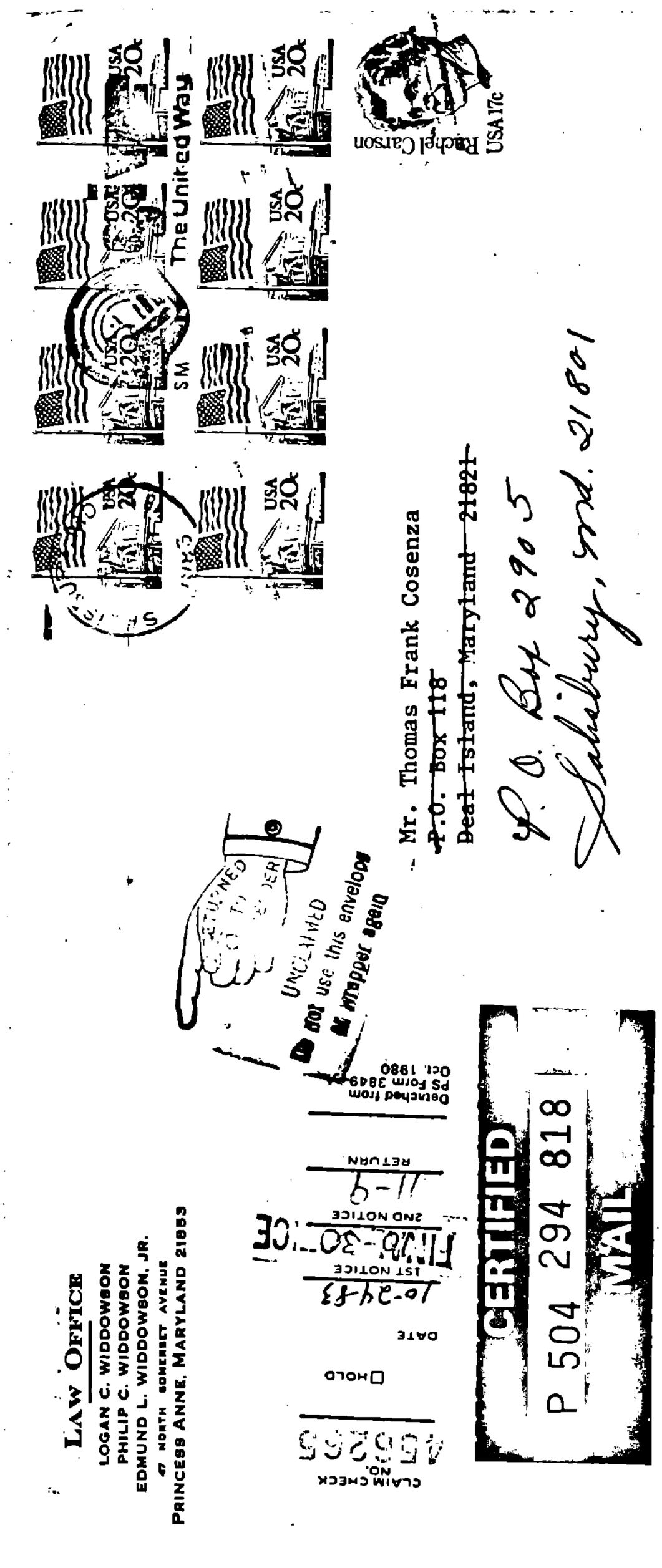
Regards,

Logan C. Widdowson

LCW/gjb
Enclosure

81 LD 266

In the Matter of the Foreclosure of a Land Installment Concract from William R. Franklin as Assigned to Thomas Franklin Cosenza and Camile Marguerite Biglane as Joint Tenants	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
Ex Parte	*	IN EQUITY
BOOK 049 PAGE 64	*	CHANCERY NO. 11,605



LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

In the Matter of the Foreclosure of a Land Installment Contract from William B. Franklin as Assigned to Thomas Franklin Cosenza and Camile Marguerite Biglane as Joint Tenants	* * * * * * *	IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND IN EQUITY CHANCERY NO. 11,605

PURCHASER'S AFFIDAVIT

State of Maryland, County of Somerset, to wit:

I hereby certify, that on this 22nd day of November, 1983, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Logan C. Widdowson, the purchaser of the real estate in the above entitled proceedings and he made oath in due form of law:

1. That in making said purchase he was acting as agent for John Fisher and Miriam Fisher.

2. That others interested in said purchase, as principals are none.

3. That he did not directly or indirectly discourage anyone from bidding for the said property.

As witness my hand and Notarial Seal the day and year first above written.

Logan C. Widdowson

Notary Public

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

BOOK 049 PAGE 66

In the Matter of the Foreclosure of a Land Installment Contract from William B. Franklin as Assigned to Thomas Franklin Cosenza and Camile Marguerite Biglane as Joint Tenants	*	IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND IN EQUITY CHANCERY NO. 11,605

AFFIDAVIT

I hereby certify, that on this 22nd day of November, 1983, before me, the undersigned, personally appeared Logan C. Widdowson, Assignee, who made oath in due form of law that no parties to this action are in the military services referred to as follows:

1. The Military Service of the United States of America of the enlisted reserve corps thereof.

2. Ordered to report for induction under the Selective Service Training Act.

3. The Military Service of any nation with which the United States of America may be allied in the prosecution of war.

As witness my hand and seal the day first above written.

Gladys Jane Marsh
Notary Public

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

In the Matter of the Foreclosure of a Land Installment Contract from William B. Franklin as Assigned to Thomas Franklin Cosenza and Camile Marguerite Biglane as Joint Tenants	* * * * * * *	IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND IN EQUITY CHANCERY NO. 11,605

AFFIDAVIT OF AUCTIONEER

I HEREBY CERTIFY that at the request of the Assignee assigned in the above-captioned proceedings that I offered the property described in the annexed advertisement of sale at public sale at the Court House steps, Princess Anne, Maryland at 2:00 p.m., on Tuesday, November 8, 1983 and sold the property to Logan C. Widdowson, at and for the sum of One Thousand Dollars ($1,000.00), said buyer being at that price the highest bidder thereof, and I have not paid nor will pay, directly or indirectly, any sum or consideration for employing me or for aiding to employ me to make such sale.

Wallace Dashiell
Wallace Dashiell, Auctioneer

SUBSCRIBED AND SWORN to before me this 23rd day of November, 1983.

Goldie Brittingham
Notary Public

My Commission Expires: July 1, 1986

GOLDIE BRITTINGHAM
NOTARY
PUBLIC
SOMERSET COUNTY, MD.

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

BOOK 049 PAGE 68

In the Matter of the Foreclosure of a Land Installment Contract from William B. Franklin as Assigned to Thomas Franklin Cosenza and Camile Marguerite Biglane as Joint Tenants	*	IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND IN EQUITY CHANCERY NO. 11,605

ORDER NISI

ORDERED by the Circuit Court for Somerset County this 22nd day of November, in the year nineteen hundred eighty-three, that the sale of the property mentioned in these proceedings and the distribution of the proceeds therein made and reported by Logan C. Widdowson, Assignee of the above Land Installment Contract, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 22nd day of December, 1983, provided a copy of this Order be inserted in some newspaper published in Somerset County once in each of three successive weeks before the 20th day of December, 1983.

U. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

In the Matter of the Foreclosure of a Land Installment Contract from William B. Franklin as Assigned to Thomas Franklin Cosenza and Camile Marguerite Biglane as Joint Tenants	* * * * * * *	IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND IN EQUITY CHANCERY NO. 11,605

ORDERED, by the Circuit Court for Somerset County, in Equity, this 14 day of Feb, in the year nineteen hundred eighty ~~three~~ four, that the sale of the real estate mentioned in these proceedings made and reported by Logan C. Widdowson, Assignee of said Land Installment Contract, and the distribution of the proceeds therein, be and the same is hereby finally ratified and confirmed, no cause to the contrary having been shown although due notice appears to have been given as required by the Order Nisi in said cause.

Lloyd L. Griffin
JUDGE

BOOK 049 PAGE 69

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

BOOK 049 PAGE 70

In the Matter of the Foreclosure of a Land Installment Contract from William B. Franklin as Assigned to Thomas Franklin Cosenza and Camile Marguerite Biglane as Joint Tenants	*	IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND IN EQUITY CHANCERY NO. 11,605

ORDER NISI

ORDERED by the Circuit Court for Somerset County this 14th day of December, in the year nineteen hundred eighty-three, that the sale of the property mentioned in these proceedings and the distribution of the proceeds therein made and reported by Logan C. Widdowson, Assignee of the above Land Installment Contract, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 14th day of January, 1984, provided a copy of this Order be inserted in some newspaper published in Somerset County once in each of three successive weeks before the 14th day of January, 1984.

J. Theodore Phoebus
Clerk of the Circuit Court
for Somerset County, Maryland

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

Chancery 11605

CERTIFICATE OF PUBLICATION

Marylander & Herald
P. O. Box 328
Princess Anne, Maryland 21853

Princess Anne, Maryland On this 5 Jan, 19 84.

This is to certify that the attached was published in the Marylander and Herald, a newspaper published in Somerset County, Maryland, once a week for 3 consecutive weeks beginning on the 22 day of Dec, 19 83.

Elizabeth Balder
(signature)
Marylander and Herald

IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
STATE OF MARYLAND
IN EQUITY
CHANCERY NO. 11,605

In the Matter of the Foreclosure of a Land Installment Contract from William B. Franklin as Assigned to Thomas Franklin Cosenza and Camile Marguerite Bigland as Joint Tenants

ORDER NISI

ORDERED by the Circuit Court for Somerset County this 14th day of December, in the year nineteen hundred eighty-three, that the sale of the property mentioned in these proceedings and the distribution of the proceeds therein made and reported by Logan C. Widdowson, Assignee of the above Land Installment Contract, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 14th day of January, 1984, provided a copy of this Order be inserted in some newspaper published in Somerset County once in each of three successive weeks before the 14th day of January, 1984.

True Copy, Test:
I Theodore Phoebus
Clerk of
the Circuit Court
for Somerset County,
Maryland
MH80-12/22/3tc

Maryland
MH80-12/22/3tc
Somerset County,
Maryland
MH80-12/22/3tc

Acct. W04448
Logan Widdowson
47 N. Somerset Ave.
Pr. Anne, Md. 21853

BOOK 049 PAGE 72

In the Matter of the Foreclosure of a Land Installment Contract from William R. Franklin as Assigned to Thomas Franklin Cosenza and Camile Marguerite Biglane as Joint Tenants	*	IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND IN EQUITY CHANCERY NO. 11605

PETITION TO APPOINT SPECIAL AUDITOR

Now comes Logan C. Widdowson, Attorney for the purpose of foreclosure and collection, in the above action who respectfully represents as follows:

1. That this matter stands ready for audit.

2. That Logan C. Widdowson is the Standing Auditor in this Court and it would be improper for him to audit this case.

WHEREFORE, Logan C. Widdowson prays this Honorable Court to pass an Order appointing Tony Bruce, Esquire Special Auditor in this matter.

Logan C. Widdowson

ORDER OF COURT

Upon the aforegoing Petition, IT IS, this 14 day of February, 1984, by the Circuit Court for Somerset County, Maryland, in Equity, ORDERED that Tony Bruce, Esquire be and he is hereby appointed Special Auditor in the above case.

JUDGE

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

In the Matter of the Foreclosure of a Land Installment Contract from William B. Franklin as Assigned to Thomas Franklin Cosenza and Camile Marguerite Biglane as Joint Tenants	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
	*	IN EQUITY
	*	CHANCERY NO. 11,605
	*	

FIRST AND FINAL AUDITOR'S REPORT

Tony Bruce, Auditor, duly appointed by this Court, reports that he made an examination of the proceedings in the above entitled cause and from them and the list of expenses furnished him therein, states the following Account:

Amount of Sale		$ 1,000.00
Fees, Costs, Expenses, Etc.:		
Clerk of Circuit Court, costs	$ 174.00	
J. Arthur Powell, Insurance Agency Bond Premium	172.50	
Wallace Dashiell, Auctioneer	50.00	
Marylander & Herald, Advertising	166.29	
Marylander & Herald, Order Nisi	20.00	
Auditor's Fee	65.00	
Trustee's Commission	50.00	
Philip R. Mahan, Treasurer (1982)	441.29	
Philip R. Mahan, Treasurer (1983)	160.05	
Postage	12.75	
Total Fees, Costs, Expenses, Etc.	1,311.88	
		-311.88
Debt per Amended Affidavit as of 11/2/83		57,312.47
Total Deficit		57,624.35

ALL EXCEPTIONS to said report must be filed within fifteen days of the date of filing; if no exceptions are filed, the accounty may be ratified.

YOUR AUDITOR hereby certifies that the Maryland Rules of Procedure have been complied with by mailing on the date of the filing of the Audit notice of this report to the following parties by regular U.S. mail:

Mr. & Mrs. John H. Fisher
702 Pine Knoll Drive
Princess Anne, Maryland 21853

Thomas Frank Cosenza
P.O. Box 118
Deal Island, MD 21821

Camille Marguerite
Biglane Cosenza
P.O. Box 118
Deal Island, MD 21821

William R. Franklin
1136 Bay Drive
Stevensville, MD 21666

Tony Bruce

Tony Bruce, Auditor

Date of Filing: February 14, 1984

TB/gjb
2/14/84
84 # 146

410 S. Beckford Ave.
Princess Anne, Md. 21853

Logan C. Widdowson, Attorney
N. Somerset Avenue
Princess Anne, Md. 21853

BOOK 049 PAGE 74

MORTGAGES:

EXPIRATION	POLICY NUMBER	COMPANY	PROPERTY AND COVERAGE	AMOUNT	PREMIUM
11/2/84	60011890	W. Surety	Foreclosure Bond	$57,500.	$172.50 Fisher
12/28/86	60011892	W. Surety	Trustees Bond	24,000.	72.00
					$244.50

Fisher, Ford

Paid 2/13/84
Escrow Check # 3098 - $172.50 Fisher Bond

MARYLANDER & HERALD

INCORPORATED

Established 1826

39 N. Somerset Ave.
Post Office Box 159
Princess Anne, Maryland 21853
Phone: 301-651-2000

Logan C. Widdowson, Attorney
Princess Anne, Maryland 21853

TERMS — DUE ON RECEIPT — PAST DUE 30 DAYS — SERVICE CHARGE OVER 30 DAYS

10/20-10/27-11/3/83	23*	TRUSTEE'S SALE OF VALUABLE REAL PROPERTY (Thomas Frank Cosenza and Camile Marquerite Biglane)	$166.29

No *FINANCE CHARGE* on accounts paid within 30 days. A *FINANCE CHARGE* of 2% will be added to accounts past due 30 days. This is an *ANNUAL PERCENTAGE RATE* of 24%.

SERVICE CHARGE

TOTAL

Fisher and Miriam Fisher, his wife, to Thomas Harrison, et al by deed dated May 12, 1972, and recorded among the aforesaid Land Records in Liber T.T.P. 266, folio 167. The above desctibed land consists of approximately 19 acres and is improved by a central air conditioning

Atlantic PUBLICATIONS, INC.

P.O. BOX 150 • ACCOMAC, VA. 23301
804-787-7070

REMITTANCE COPY

CLASSIFIED ADV.

BOOK 049 PAGE 76

STATEMENT DATE: 01/27/84

ACCOUNT NUMBER: W04448

LOGAN C. WIDDOWSON
47 N. SOMERSET AVE.
PRINCESS ANNE MD 21853

BEGINNING BALANCE 26.51

DATE	ORDER NO	VOLUME	PAPER	DESCRIPTION	AMOUNT
01 05 84	98018		MARYLANDER & HERALD	SALE 11657	41.25
01 05 84	98020		MARYLANDER & HERALD	WILSON VS DASHIELL	60.50
01 05 84	98025		MARYLANDER & HERALD	NISI FRANKLIN	20.00
01 12 84	98087		MARYLANDER & HERALD	SALE 11657	41.25
01 12 84	98090		MARYLANDER & HERALD	WILSON VS DASHIELL	60.50
01 19 84	98161		MARYLANDER & HERALD	WILSON VS C DASHIELL	60.50
01 19 84	98162		MARYLANDER & HERALD	SALE 11657	41.25
01 26 84	98208		MARYLANDER & HERALD	PUB.VS.DIXON	66.00
01 27 84				TRANS FROM P04197	40.00

YOUR ACCOUNT IS PAST DUE - PLEASE REMIT AS SOON AS POSSIBLE.

BALANCE DUE → 457.76

ACCOUNT DUE UPON PRESENTATION OF STATEMENT. ALL CHARGES ARE NET. A SERVICE CHARGE OF 2% PER MONTH WILL BE CHARGED ON ALL AMOUNTS PAST DUE. THIS IS AN ANNUAL PERCENTAGE RATE OF 24%.

PLEASE RETURN REMITTANCE COPY TO INSURE PROPER CREDIT

No. 11,605 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 16th day of February, 19 84 that the within Report of the Auditor be Ratified and Confirmed, unless cause to the contrary be shown by exceptions filed, on or before the 2nd day of March, 19 84.

I. Theodore Phoebus
CLERK

No exceptions having been filed, and no cause to the contrary having been shown, IT IS ORDERED by the Circuit Court for Somerset County, in Equity, this 5th day of March, 19 84 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

I. Theodore Phoebus
CLERK

APR 19 1984

End.

BOOK 049 PAGE 77

BOOK 049 PAGE 78

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Munroe E. Mariner and Pamela N. Mariner, his wife, to The Federal Land Bank of Baltimore	:	No. 11,606 Chancery In the Circuit Court for Somerset County, Maryland

Mr. Clerk:

Please record the assignment of the above entitled mortgage, docket the above entitled suit and file the original mortgage among the papers therein.

Alexander G. Jones, Assignee
311 S. Somerset Avenue
P. O. Box 186
Princess Anne, MD 21853
Telephone: 301-651-2747

AUG 19-83 B 524745D*****10.00
AUG 19-83 B 524744D*****60.00

FOR MORTGAGE SEE LIBER ITP NO. 315 FOLIO 507.

FOR ASSIGNMENT SEE LIBER ITP NO. 339 FOLIO 418.

FOR EXHIBIT NO. 1 SEE LIBER ITP NO. 324 FOLIO 659.

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 186
PRINCESS ANNE, MD. 21853-0186

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Munroe E. Mariner and Pamela N. Mariner, his wife, to The Federal Land Bank of Baltimore	:	No. 11,606 Chancery
	:	In the Circuit Court for
	:	Somerset County, Maryland

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 18th day of August, 1983, before me, the undersigned officer, personally appeared Howard T. Pruitt, Associate Manager-Credit of The Federal Land Bank of Baltimore, and made oath in due form of law that the amount due on the above mortgage, dated July 30, 1979 and recorded among the Land Records of SomersetCounty in Liber I.T.P. No. 315, folio 507, is as follows:

Principal balance	$146,904.71
Interest to 8/1/83	4,284.71
Installments due 2/1/83 and 5/1/83	10,551.14
Default interest	548.30
Interest & Default interest from 8/1/83 to 8/18/83	865.04
Stock credit	(7,760.00)
Balance due as of 8/18/83	$155,393.90
Per Diem rate, including default interest charge - $50.8845	

And the said Howard T. Pruitt also made oath in due form of law that the Defendants are not in the military service as hereinafter set forth and have not been in such military service referred to being as follows:

1. The military service of the United States of America or of the enlisted reserve corps thereof.

2. Ordered to report for induction under the Selective Training and Service Act of 1940 as amended.

3. The military service of any nation with which the United States of America may be allied in the prosecution of war.

As witness my hand and Notarial Seal the day and year above written.

Notary Public

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 186
PRINCESS ANNE, MD. 21853-0186

EDGAR A. JONES (1882-1972)
ALEXANDER G. JONES
CHARLES A. BRUCE, JR.

AREA CODE 301
TELEPHONE 651-2747

September 22, 1983

BOOK 049 PAGE 80

Mr. Munroe E. Mariner
P.O. Box 144
Pocomoke, Maryland 21851

Mrs. Pamela N. Mariner
P.O. Box 144
Pocomoke, Maryland 21851

Dear Mr. and Mrs. Mariner:

Pursuant to Rule W-74 a 2 (c), this is to inform you that proceedings have been filed in No. 11606 Chancery in the Circuit Court for Somerset County, Maryland, for the foreclosure of a certain mortgage from Munroe E. Mariner and Pamela N. Mariner to The Federal Land Bank of Baltimore, dated July 30, 1979 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 315, folio 507. The foreclosure sale is currently being advertised in The Crisfield Times, a newspaper published weekly in Somerset County, Maryland. The property described in the mortgage will be offered for sale at 10:00 A.M. on Tuesday October 11, 1983 on the Court House steps in Princess Anne, Maryland. Terms of Sale: Cash, certified or cashier's check payable to Alexander G. Jones, Assignee, in the amount of $20,000.00 for the property described in item "FIRST" in the advertisement (Brinkleys Election District) and in the amount of $5,000.00 for the property described in item "SECOND" in the advertisement (Dublin Election District) payable at the time of sale, the balance to be due and payable within thirty days of sale with interest and eleven and one-half per cent per annum on the unpaid balance, or sooner at the option of the purchaser or purchasers, to be secured to the satisfaction of the Assignee. Title papers, documentary stamps, transfer tax, agricultural transfer tax, if applicable, recording costs, et cetera, at expense of purchaser or purchasers of each of said properties. State and County real estate taxes will be prorated and adjusted as of the date of ratification of sale for each property. A copy of the advertisement is enclosed.

Very truly yours,

Alexander G. Jones, Assignee

AGJ:b

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Munroe E. Mariner and Pamela N. Mariner, his wife, to The Federal Land Bank of Baltimore	:	No. 11606 Chancery
	:	In the Circuit Court for
	:	Somerset County, maryland

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 7th day of October, 1983, before me, the undersigned officer, personally appeared Alexander G. Jones, pursuant to the provisions of Rule W-74 a 2 (c) and made oath in due form of law that he was and is Assignee for the purpose of foreclosure and collection of the mortgage in the above entitled proceeding filed for foreclosure and collection, that on September 22, 1983, pursuant to said rule, he mailed a notice of the pending foreclosure proceeding to Munroe E. Mariner, P. O. Box 144, Pocomoke, Maryland 21853 (Post Office Receipt No. P 261 533 041) by certified mail which was received and accepted on October 3, 1983 by Munroe E. Mariner; and on September 22, 1983 he mailed a notice of the pending foreclosure proceeding to Pamela N. Mariner, P.O. Box 144, Pocomoke, Maryand 21853 (Post Office Receipt No. P 261 533 040) by certified mail which was received and accepted on September 26, 1983 by Pamela N. Mariner.

The aforesaid post office receipts, and a copy of the original notice are attached hereto to be filed in this proceeding.

As witness my hand and Notarial Seal the day and year above written.

Notary Public

Alexander G. Jones

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

BOOK 049 PAGE 82

PS Form 3811, Jan. 1979

SENDER: Complete items 1, 2, and 3. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one.)
- ☐ Show to whom and date delivered.....¢
- ☐ Show to whom, date and address of delivery.....¢
- XX RESTRICTED DELIVERY
  Show to whom and date delivered.....¢
- ☐ RESTRICTED DELIVERY.
  Show to whom, date, and address of delivery.$____

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:
Mr. Munroe E. Mariner
P. O. Box 144
Pocomoke, MD 21853

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	P 261 533 041	

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐Addressee ☐Authorized agent

4. DATE OF DELIVERY: OCT 3 1983

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

POSTMARK: OCT 3 1983 RICHMOND, VA. USPS

CLERK'S INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

☆GPO: 1979-288-848

P 261 533 040

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
Mrs. Pamela N. Mariner
STREET AND NO.
P. O. Box 144
P.O., STATE AND ZIP CODE
Pocomoke, MD 21853

POSTAGE	$
CERTIFIED FEE	¢
SPECIAL DELIVERY	¢
RESTRICTED DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
TOTAL POSTAGE AND FEES	$

CONSULT POSTMASTER FOR FEES; OPTIONAL SERVICES; RETURN RECEIPT SERVICE

POSTMARK OR DATE: SEP 26 1983 FRANCES ANN HILL

PS Form 3800, Apr. 1976

P 261 533 041

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
Mr. Munroe E.Mariner
STREET AND NO.
P. O. Box 144
P.O., STATE AND ZIP CODE
Pocomoke, MD 21851

POSTAGE	$
CERTIFIED FEE	¢
SPECIAL DELIVERY	¢
RESTRICTED DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
TOTAL POSTAGE AND FEES	$

CONSULT POSTMASTER FOR FEES; OPTIONAL SERVICES; RETURN RECEIPT SERVICE

POSTMARK OR DATE: 1983

PS Form 3800, Apr. 1976

PS Form 3811, Jan. 1979

SENDER: Complete items 1, 2, and 3. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one.)
- ☐ Show to whom and date delivered.....¢
- ☐ Show to whom, date and address of delivery.....¢
- XX RESTRICTED DELIVERY
  Show to whom and date delivered.....¢
- ☐ RESTRICTED DELIVERY.
  Show to whom, date, and address of delivery.$____

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:
Mrs. Pamela N. Mariner
P.O. Box 144
Pocomoke, MD 21851

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	P 261 533 040	

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐Addressee ☐Authorized agent

4. DATE OF DELIVERY: SEP 26 1983

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

POSTMARK: SEP 26 1983 FRANCES ANN HILL USPS

CLERK'S INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

☆GPO: 1979-288-848

CRISFIELD, MD. 10-6- 1983

THIS is to certify that the annexed Notice has been published in the CRISFIELD TIMES, a weekly newspaper published in Somerset County, Maryland, according to the terms and requirements contained in said Notice for 4 weeks beginning with the issue of September 14, 19 83 and ending October 5, 19 83.

William A. Martin Jr.
Publisher, THE CRISFIELD TIMES

Jones and Jones
Attorneys at Law
Princess Anne, Md.

Assignee's Sale Of Two Valuable Farms

Under and by virtue of the power of sale contained in a mortgage from Munroe E. Mariner and Pamela N. Mariner dated July 30, 1979 and recorded among the Land Records of Somerset County in Liber I.T. P. No. 315, folio 507, default having occurred in said mortgage, the undersigned, as assignee for the purpose of foreclosure of said mortgage, will offer at public sale on the Court House steps in Princess Anne, Maryland, on

Tuesday
October 11, 1983

at or about the hour of 10:00 o'clock A.M., all those tracts or parcels of land situate in Somerset County, Maryland, more particularly described as follows:

FIRST: All that farm or tract of land situate in Brinkleys Election District, Somerset County, Maryland, known as the "Stephen Ward Farm", located north of the county road leading from Rehobeth to Pocomoke City, and beginning for the same at an iron bounder on the north side of the county road shown by the letter "A", on a plat made by Samuel F. Miles, dated August 5, 1933 and from thence running with said road the five following courses: North 3¼° East 15.20 rods; North 33¼° East 24.80 rods; North 58° East 36.36 rods; North 48½° East 8 rods; North 35¼° East 4.6 rods to a stone at "B", representing a corner of the Dennis land; thence with the Dennis land North 71½° West 11 rods to Rehobeth Branch; thence, continuing with the Dennis land, North 75½° West 41.50 rods; North 42¼° West 6 rods; North 40° West 8 rods; North 50¼° West 13 rods; and North 56½° West 66.50 rods; and North 56½° West 50 rods to a ditch; thence by and with said ditch South 23° West 68.64 rods to the center of another ditch; thence with the same South 61½° East 3.28 rods; thence through the woods and with a line of marked trees, South 21° West 18.16 rods to a stone; thence with the land of Hitch Matthews, South 71½° East 52.50 rods; South 51½° East 38.40 rods; thence with a branch South 74½° Bast 25 rods; South 53¼° East 30.40 rods to the south side of Rehobeth branch; thence South 89° East 16.50 rods to the beginning, containing 89.91 acres of land, more or less, and being the same and all the land conveyed Assignee's Sale unto Norman C. Nock and Mary W. Nock by Robert H. Hall and Ruth Hall by item (1) of a deed dated May 15, 1959 and recorded among the Land Records of Somerset County in Liber G.J.B. No. 192, folio 485; EXCEPTING FROM SAID LAND so much thereof as was conveyed by Norman C. Nock and Mary W. Nock to the State of Maryland, to the use of the State Roads Commission of Maryland, by deed dated October 7, 1974 and recorded among the aforesaid Land Records in Liber I.T.P. No. 284, folio 573, containing .172 of an acre, as shown on SRC plat No. 4116; LEAVING 89.738 acres of land, more or less, herein described, and being the same and all the land conveyed unto Munroe E. Mariner and Pamela N. Mariner by Norman C. Nock and Mary W. Nock by deed dated July 30, 1979 and recorded among the aforesaid Land Records in Liber I.T.P. No. 315, folio 502.

This tract of land includes approximately 36 acres of cropland and 53 acres of cutover woodland, roads and undeveloped land. The property is improved by a two story dwelling house, wtih aluminum siding, metal roof, two bedrooms and bath, a 9800 bird capacity broiler house, approximately 28' x 280', another 12000 bird capacity broiler house, approximately 24' x 400', and a third broiler house of 25,000 bird capacity, approximately 41' x 500', each with automatic feeders, gas brooders, bulk bin and fans. These buildings are in good to excellent condition.

SECOND: All that farm or tract of land situate in Dublin Election District, Somerset County, Maryland, lying on the northerly side of the county road connecting U.S. Route No. 13 and State Route No. 413, and called the River Road, said farm being known as the "Dennis Farm", and more particularly described as follows: Beginning at a stone, found, said stone being the end of the 14th line of a deed to John B. Hayman and wife from Ralph P. Thompson, dated March 30, 1932 and recorded among the Land Records of Somerset County in Liber J.M.T. No. 102, folio 252, which said stone is also the end of the 4th line of a tract described in a deed to John Ashcraft and another from William and James Dryden dated March 7, 1854, recorded among the aforesaid Land Records in Liber L.W. No. 3, folio 112, also the end of the 4th line of tract described in a deed to William Dryden, et al, from George R. Dennis dated December 13, 1852 and recorded among the aforesaid Land Records in Liber L.W. No. 1, folio 427, and which stone is also the southeast corner of a tract called "Deer Park" at the end of the 8th line of a protraction by Samuel F. Miles, Surveyor, in 1934, (for Harvey Churn of Northampton County, Va.) of lands described in deeds recorded among the aforesaid Land Records in Liber W.J.S. No. 81, folio 473 and 474, said stone indicated by the letter "A" on the plat, from thence proceeding with the 26th, 27th, 28th and part of the 29th lines of the lands described in a deed to Felix Lake from L. Paul Ewell and wife (the Churn lands of "Deer Park") dated October 5, 1914, recorded among the aforesaid Land Records in Liber W.J.S. No. 67, folio 369 as follows: (1) North 65° 51' West 86.00 rods to a red oak; (2) North 58° 21' West 7.40 rods to a marked maple; (3) North 69° 06' West 7.25 rods to a marked gum; (4) South 89° 21' West 9.85 rods to an iron pipe, found,at the northeast corner of a tract of land conveyed to William H. Thomas and wife from Edward J. Tilghman by deed dated October 28, 1919, recorded among the aforesaid Land Records in Liber W.J.S. No. 80, folio 575; thence with the 2nd line of the last mentioned tract (W.J.S. No. 80, folio 575), South 7° 14' West 111.80 rods to the intersection of ditches, and to intersect the 6th line of Part 3 of lands described in a deed to John Ashcraft and another from William and James Dryden dated March 7, 1854 and recorded among the aforesaid Land Records in Liber L.W No. 3, folio 112, approximately 29 rods from the end of the said 6th line; (6) South 59° 30' East 61.72 rods with the said 6th line, reversed, to intersect the northerly side of the couty road from Davis Corner to Cottage Grove; thence with the northerly side of said road and binding thereon the three following courses and distances: (7) South 71° 0' East 57.15 rods; (8) South 82° 28' East 27.12 rods to the east side of the lane leading to the residence; (9) North 74° 10' East 64.80 rods to a point in the center of the road ditch 15 feet beyond and easterly from the mouth of a ditch along the woods-field line; thence with the 5th line, reversed, of the deed to John Ashcraft and another from William and James Dryden, dated March 7, 1854 and recorded in Liber .W. No. 3, folio 112; (10) North 38° 11' West 132.00 rods to the stone, the place of beginning, containing 115.54 acres of land, more or less, and being the same and all the land conveyed unto the said Munroe E. Mariner and Pamela N. Mariner by Lynwood W. Duncan and Mitchell W. Bonneville by deed dated July 30, 1979 and recorded among the aforesaid Land Records in Liber I.T.P. no. 315, folio 504.

This property consists of approximately 17 acres of cropland and approximately 98 acres of cutover woodland, without improvements.

TERMS OF SALE: The properties will be offered and sold independently of each other. Cash, certified or cashier's check payable to Alexander G. Jones, Assignee, in the amount of $20,000.00 for the property described in item "FIRST" (Brinkleys District) and in the amount of $5,000.00 for the property described in item "SECOND" (Dublin District) payable at the time of sale, the balance to be due and payable within thirty days of sale with interest at eleven and one-half (11½) per cent per annum on the unpaid balance, or sooner at the option of the purchaser or purchasers and to be secured to the satisfaction of the undersigned Assignee' for each property. Title papers, documentary stamps, transfer tax, agricultural transfer tax, if applicable, recording costs,et cetera, at expense of purchaser or purchasers or each of said properties. State and County real estate taxes will be prorated and adjusted as of the date of ratification of sale for each property.

For further details contact the undersigned Assignee, or E. Philip Whitman at 301-957-1181, or Pete Richarson, Auctioneer.

Alexander G. Jones
Assignee
301-651-2747
Pete Richardson,
Auctioneer
301-548-2428

9-14-4t

BOOK 049 PAGE 84

CERTIFICATE OF PUBLICATION

Salisbury, Md. October 6, 1983

We hereby certify that the annexed . . . . . .

Assignees Sale - Munroe E. Mariner - Two valuable farms

THE DAILY TIMES on Sept. 19, 26, Oct. 3, 10, 1983 was published in

Thomson Newspapers, Inc.

PUBLISHERS OF THE DAILY TIMES

JONES AND JONES
Attorneys At Law
Princess Anne, Maryland

No 11606 Ch

ASSIGNEE'S SALE OF
TWO VALUABLE FARMS

Under and by virtue of the power of sale contained in a mortgage from Munroe E. Mariner and Pamela N. Mariner dated July 30, 1979 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 315, folio 507, default having occurred in said mortgage, the undersigned, as assignee for the purpose of foreclosure of said mortgage, will offer at public sale on the Court House steps in Princess Anne, Maryland, on

TUESDAY, OCTOBER 11, 1983

at or about the hours of 10:00 o'clock A.M., all those tracts or parcels of land situate in Somerset County, Maryland, more particularly described as follows:

FIRST: All that farm or tract of land situate in Brinkleys Election District, Somerset County, Maryland, known as the "Stephen Ward Farm", located north of the county road leading from Rehobeth to Pocomoke City, containing 89.738 acres of land, more or less, and being the same and all the land conveyed unto Munroe E. Mariner and Pamela N. Mariner by Norman C. Nock and Mary W. Nock by deed dated July 30, 1979 and recorded among the aforesaid Land Records in Liber I.T.P. No. 315, folio 502.

This tract of land includes approximately 36 acres of cropland and 53 acres of cutover woodland, roads and undeveloped land. The property is improved by a two story dwelling house, with aluminum siding, metal roof, two bedrooms and bath, a 9800 bird capacity broiler house, approximately 28' x 280', another 12,000 bird capacity broiler house, approximately 24'x 400', and a third broiler house of 25,000 bird capacity, approximately 41'x 500', each with automatic feeders, gas brooders, bulk bin and fans. These buildings are in good to excellent condition.

SECOND: All that farm and tract of land situtate in Dublin Election District, Somerset County, Maryland, lying on the northerly side of the county road connecting U.S. Route No. 13 and State Route No. 413, and called the River Road, said farm being known as the "Dennis Farm", containing 115.54 acres of land, more or less, and being the same and all the land conveyed unto said Munroe E. Mariner and Pamela N. Mariner by Lynwood W. Duncan and Mitchell W. Bonnevville by deed dated July 30, 1979 and recorded among the aforesaid Land records in Liber I.T.P. No. 315, folio 504.

This property consists of approximately 17 acres of cropland and approximately 98 acres of cutover woodland, without improvements.

TERMS OF SALE: The properties will be offered and sold independently of each other. Cash, certified or cashier's check payable to Alexander G. Jones, Assignee, in the amount of $20,000.00 for the property described in item "FIRST" (Brinkleys District) and in the amount of $5,000.00 for the property described in item "SECOND" (Dublin District) payable at the time of sale, the balance to be due and payable within thirty days of sale with interest at eleven and on-half (11½) per cent per annum on the unpaid balance, or sooner at the option of the purchaser of purchasers, and to be secured to the satisfaction of the undersigned Assignee, for each property. Title papers, documentary stamps, transfer tax, agricultural transfer tax, if applicable, recording costs, et cetera, at the expense of purchaser or purchasers of each of said properties. State and County real estate taxes will be prorated and adjusted as of the date of ratification of sale for each property.

For further details and description contact the undersigned Assignee, or E. Philip Whitman at 301-957-1181, or Pete Richardson, Auctioneer or see the advertisement published in the *Crisfield Times* September 14, 1983 and thereafter.

Pete Richardson, Auctioneer
301-546-2425

Alexander G. Jones, Assignee
Telephone: 301-651-2747
P.O. Box 186
Princess Anne, MD 21853

9/19, 26, 10/3, 10

Bond Book 11, Page 272

Fidelity and Deposit Company

HOME OFFICE OF MARYLAND BALTIMORE, MD. 21203 No. 11,606 Chancery

Bond No. 607 29 40

KNOW ALL MEN BY THESE PRESENTS:

That we, Alexander G. Jones, Assignee
311 St. Somerset Ave.
Princess Anne, Md. 21853 as Principal,

and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a body corporate, duly incorporated under the laws of the State of Maryland, as Surety, are held and firmly bound unto the State of Maryland, in the full and just sum of One hundred seventy thousand and 00/100---------- ($170,000.00) Dollars, to be paid to the said State or its certain Attorney, to which payment well and truly to be made, and done, we bind ourselves and each of us, our and each of our Heirs, Executors, Administrators, Successors or Assigns jointly and severally, firmly by these presents.

Sealed with our seals and dated this 16th day of September in the year of our Lord nineteen hundred and eighty-three

Whereas, the above bounden Alexander G. Jones

by virtue of the power contained in a mortgage from Munroe E. Mariner and Pamela N. Mariner, h/w

to The Federal Land Bank of Baltimore

bearing date the 30th day of July, 1979 and recorded among the mortgage records of Circuit Court for Somerset County in Liber ITP No. 315 Folio 507 and Alexander G. Jones, Assignee

is about to sell the land and premises described in said mortgage, default having been made in the payment of the money as specified, and in the conditions and covenants therein contained.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That if the above bounden Alexander G. Jones, Assignee

do and shall well and truly and faithfully perform the trust reposed in him under the mortgage aforesaid, and shall abide by and fulfill any order or decree which shall be made by any Court of Equity in relation to the sale of said mortgaged property, or the proceeds thereof then the above obligation to be void, otherwise to be and remain in full force and virtue in law.

In Testimony Whereof, the above bounden Alexander G. Jones, Assignee

has hereto set his hand s and seal s and the said body corporate has caused these presents to be duly signed by its Attorney-in-Fact, the day and year first herein above written.

Signed, sealed and delivered in the presence of:

Alexander G. Jones (SEAL)

(SEAL)

Witness: FIDELITY AND DEPOSIT COMPANY OF MARYLAND

Jeanette M. Rhea *As to Surety*

By Maria L. Evans *Attorney-in-Fact*

MD3228(MD)—250, 8-81 213732
Formerly MD3228a
Mortgagee's or Attorney's Bond

BOOK 349 PAGE 85

THE WITHIN BOND APPROVED

PER: W. Theodore Phelps, CLERK

BOOK 049 PAGE 86

Power of Attorney

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

HOME OFFICE, BALTIMORE, MD.

KNOW ALL MEN BY THESE PRESENTS: That the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a corporation of the State of Maryland, by C. M. PECOT, JR. , Vice-President, and L. C. WAYMAN, JR. , Assistant Secretary, in pursuance of authority granted by Article VI, Section 2, of the By-Laws of said Company, which reads as follows:

"The Chairman of the Board, or the President, or any Executive Vice-President, or any of the Senior Vice-Presidents or Vice-Presidents specially authorized so to do by the Board of Directors or by the Executive Committee, shall have power, by and with the concurrence of the Secretary or any one of the Assistant Secretaries, to appoint Resident Vice-Presidents, Assistant Vice-Presidents and Attorneys-in-Fact as the business of the Company may require, or to authorize any person or persons to execute on behalf of the Company any bonds, undertakings, recognizances, stipulations, policies, contracts, agreements, deeds, and releases and assignments of judgements, decrees, mortgages and instruments in the nature of mortgages, ... and to affix the seal of the Company thereto."

does hereby nominate constitute and appoint Charles W. Blank, Clinton A. Killam, Jr., J. Donald Haynes, Douglas C. Benjamin, Brian D. O'Rourke, Pauline A. Beall, Maria L.Evans, Jeffrey D. Gerberich and John C. Muth, all of Baltimore, Maryland, EACH.....

its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings.....

And the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in Baltimore, Md., in their own proper persons.
This power of attorney revokes that issued on behalf of Charles W. Blank, etal, dated, December 2, 1982.

The said Assistant Secretary does hereby certify that the aforegoing is a true copy of Article VI, Section 2, of the By-Laws of said Company, and is now in force.

IN WITNESS WHEREOF, the said Vice-President and Assistant Secretary have hereunto subscribed their names and affixed the Corporate Seal of the said FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 28th day of July, A.D. 1983

ATTEST:

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

SEAL

L. C. Wayman Jr. — *Assistant Secretary*

By C. M. Pecot — *Vice-President*

STATE OF MARYLAND
CITY OF BALTIMORE } SS:

On this 28th day of July, A.D. 1983, before the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore, duly commissioned and qualified, came the above-named Vice-President and Assistant Secretary of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and they each acknowledged the execution of the same, and being by me duly sworn, severally and each for himself deposeth and saith, that they are the said officers of the Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and that the said Corporate Seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed by Official Seal, at the City of Baltimore, the day and year first above written.

CAROL J. FADER NOTARY PUBLIC BALTIMORE CITY, MD.

Carol J. Fader

Notary Public Commission Expires July 1, 1986

CERTIFICATE

I, the undersigned, Assistant Secretary of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy, is in full force and effect on the date of this certificate; and I do further certify that the Vice-President who executed the said Power of Attorney was one of the additional Vice-Presidents specially authorized by the Board of Directors to appoint any Attorney-in-Fact as provided in Article VI, Section 2 of the By-Laws of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND.

This Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 16th day of July, 1969.

RESOLVED: "That the facsimile or mechanically reproduced signature of any Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed."

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the said Company, this 16th day of September, 1983

L1428a—Ctf. -060

Assistant Secretary

Bond Book 11 Page 273

FOR YOUR PROTECTION LOOK FOR THE F&D WATERMARK

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Munroe E. Mariner and Pamela N. Mariner, his wife, to The Federal Land Bank of Baltimore	:	No. 11,606 Chancery
	:	In the Circuit Court for
	:	Somerset County, Maryland

To the Honorable, the Judges of said Court:

The report of sales of Alexander G. Jones, Assignee of a certain mortgage made and executed by Munroe E. Mariner and Pamela N. Mariner to The Federal Land Bank of Baltimore, dated July 30, 1979 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 315, folio 507, under and by virtue of a power of sale therein contained, default having been made in the payment of the money secured by said mortgage or in the payment of the interest thereon or in some other covenant and condition in saidmortgage, whereby the said mortgage debt has become due and demandable, respectfully represents to your Honor, that after giving bond with security approved by the Clerk of this Court, or by one of the Judges thereof, for the faithful performance of the trust so as reposed in him as Assignee of the said mortgage, and as required by law, and giving more than twenty days notice of the time, place, manner and terms of sale by advertisement in The Crisfield Times, a weekly newspaper published in Somerset County, once a week for at least three successive weeks before the day of sale, he did pursuant to said notice attend on the Court House steps in Princess Anne, Maryland, on the 11th day of October, 1983, at 10:00 A.M., and then and there proceed to sell the property described in said mortgage, to wit:

FIRST: All that farm or tract of land situate in Brinkleys Election District, Somerset County, Maryland, known as the "Stephen Ward Farm", located north of the county road leading from Rehobeth to Pocomoke City, and beginning for the same at an iron bounder on the nroth side of the county road shown by the letter "A" on a plat made by samuel F. Miles, dated August 5, 1933 and from thence running with said road the five following courses: North 3¼° East 15.20 rods; North 33¼° East 24.80 rods; North 58° East 36.36 rods; North 48½° East 8 rods; North 35¼° East 4.6 rods to a stone at "B", representing a corner of the Dennis land; thence with the Dennis land North 71½° West 11 rods to Rehobeth Branch; thence, continuing with the Dennis land, North 75½° West 41.50 rods; North 42¼° West 6 rods, North

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

40° West 8 rods; North 50¼° West 13 rods; and North 56½° West 66.50 rods; and North 56½° West 50 rods to a ditch; thence by and with said ditch South 23° West 68.64 rods to the center of another ditch; thence with the same South 61½° East 3.28 rods; thence through the woods and with a line or marked trees, South 21° West 18.16 rods to a stone; thence with the land of Hitch Matthews, South 71½° East 52.20 rods; South 51½° East 38.40 rods; thence with a branch South 74½° East 25 rods; South 53¼° East 30.40 rods to the south side of Rehobeth Branch; thence South 89° East 16.50 rods to the beginning, containing 89.91 acres of land, more or less, and being the same and all the land conveyed unto Norman C. Nock and Mary W. Nock, by Robert H. Hall and Ruth Hall by item (1) of a deed dated May 15, 1959 and recorded among the Land Records of Somerset County in Liber G.J.B. No. 192, folio 485; EXCEPTING FROM SAID LAND so much thereof as was conveyed by Norman C. Nock and Mary W. Nock to the State of Maryland, to the use of the State Roads Commission of Maryland, by deed dated October 7, 1974 and recorded among the aforesaid Land Records in Liber I.T.P. No. 284, folio 573, containing .172 of an acre, as shown on SRC plat #4116; LEAVING 89.738 acres of land, more or less, herein described, and being the same and all the land conveyed unto Munroe E. Mariner and Pamela N. Mariner by Norman C. Nock and Mary W. Nock by deed dated July 30, 1979 and recorded among the Land Records aforesaid in Liber I.T.P. No. 315, folio 502.

The land and property above described was sold to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, at and for the sum of one hundred sixty-one thousand dollars ($161,000.00), it being then and there the highest bidder therefor, and the purchaser has complied with the terms of sale to the satisfaction of your Trustee.

SECOND: All that farm or tract of land situate in Dublin Election District, Somerset County, Maryland, lying on the northerly side of the county road connecting U.S. Route #13 and State Route $413, and called the River Road, said farm being known as the "Dennis Farm", and more particularly described as follows: Beginning at a stone, bound, said stone being the end of the 14th line of a deed to John B. Hayman and wife from Ralph P. Thompson, dated March 30, 1932 and recorded among

the Land Records of Somerset County in Liber J.M.T. No. 102, folio 252, which said stone is also the end of the 4th line of a tract described in a deed to John Ashcraft and another from William and James Dryden dated March 7, 1854, recorded among the aforesaid Land Records in Liber L.W. No. 3, folio 112, also the end of the 4th line of tract described in a deed to William Dryden, et al, from George R. Dennis dated December 13, 1852 and recorded among the aforesaid Land Records in Liber L.W. No. 1, folio 427, and which stone is also the southeast corner of a tract called "Deer Park" at the end of the 8th line of a protraction by Samuel F. Miles, Surveyor, in 1934, (for Harvey Churn of Northampton County, Va.) of lands described in deeds recorded among the aforesaid Land Records in Liber W.J.S. No. 81, folio 473 and 474, said stone indicated by the letter "A" on the plat, from thence proceeding with the 26th, 27th, 28th and part of the 29th lines of the lands described in a deed to Felix Lake from L. Paul Ewell and wife (the Churn lands of "Deer Park") dated October 5, 1914, recorded among the aforesaid Land Records in Liber W.J.S. No. 67, folio 369 as follows: (1) North 65° 51' West 86.00 rods to a red oak; (2) North 58° 21' West 7.40 rods to a marked maple; (3) North 69° 06' West 7.25 rods to a marked gum; (4) South 89° 21' West 9.85 rods to an iron pipe, found, at the northeast corner of a tract of land conveyed to William H. Thomas and wife from Edward J. Tilghman by deed dated October 28, 1919, recorded among the aforesaid Land Records in Liber W.J.S. No. 80, folio 575; thence with the 2nd line of the last mentioned tract (W.J.S. No. 80, folio 575), (5) South 7° 14' West 111.80 rods to the intersection of ditches, and to intersect the 6th line of Part 3 of lands described in a deed to John Ashcraft and another from William and James Dryden dated March 7, 1854 and recorded among the aforesaid Land Records in Liber L.W. No. 3, folio 112, approximately 29 rods from the end of the said 6th line; (6) South 59° 30' East 61.72 rods with the said 6th line, reversed, to intersect the northerly side of the county road from Davis Corner to Cottage Grove; thence with the northerly side of said road and binding thereon the three following courses and distances: (7) South 71° 0' East 57.15 rods; (8) South 82° 28' East 27.12 rods to the east side of the lane leading to the residence; (9) North 74° 10' East 64.80 rods to a point in the center of the road ditch 15 feet beyond and easterly from the mouth of a ditch along the woods - field line; thence with the 5th line, reversed, of the deed to John Ashcraft and another from William and James Dryden, dated March 7, 1854 and recorded in Liber L.W. No. 3, folio 112; (10) North 38°

11' West 132.00 rods to the stone, the place of beginning, containing 115.54 acres of land, more or less, and being the same and all the land conveyed unto the said Munroe E. Mriner and Pamela N. Mariner by Lynwood W. Duncan and Mitchell W. Bonneville by deed dated July 30, 1979 and recorded among the aforesaid Land Records in Liber I.T.P. No. 315, folio 504.

The land and property above described was sold to H. William Overholt, Pearl E. Overholt, Lloyd D. Overholt and Howard Paul Overholt, partners doing business as Overholt Farms, at and for the sum of thirty-seven thousand dollars ($37,000.00) they being then and there the highest bidders therefor, and the purchasers have complied with the terms of sale to the satisfaction of your Trustee.

Prior to offering item Second for sale, Alexander G. Jones, Assignee, announced that a portion of the land described in item Second, containing 16¼ acres, is subject to the provisions of a Forest Resource Management Plan and Reforestation Plan dated December 21, 1982 by and between Munroe E. Mariner, Pamela N. Mariner and the Department of Natural Resources, that the cost of reforestation and implementation of the plan had been computed to be $4708.00 of which sixty-five per cent or $3060.20 would be funded by the Agricultural Stabilization and Conservation Service, that this funding could be transferred to the purchaser or purchasers who would be required to pay the additinal amount of $1647.80. Following the sale the purchasers acknowledged their responsibility under the plan.

Respectfully submitted,

Alexander G. Jones, Assignee

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 11th day of October, in the year nineteen hundred and eighty-three, before me, the subscriber, a Notary Public of the State of Maryland, in and for Somerset County aforesaid, personally appeared Alexander G. Jones, Assignee named in the aforegoing Report of sale, and made oath in due form of law that the matters and things therein stated are true to the best of his knowledge and belief anc that the sale therein reported was fairly made.

As witness my hand and Notarial Seal.

Notary Public

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Munroe E. Mariner and Pamela N. Mariner, his wife, to The Federal Land Bank of Baltimore	:	No. 11,606 Chancery In the Circuit Court for Somerset County, Maryland

PURCHASERS' AFFIDAVIT

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 11th day of October, in the year nineteen hundred and eighty-three, before me, the subscriber, a Notary Public of the State of Maryland, in and for Somerset County aforesaid, personally appeared H. William Overholt, one of the partners doing business as Overholt Farms, purchaser of the real estate described as item Second in the above entitled proceeding, and made oath in due form of law:

1. That in making said purchase he was not acting as agent for anyone except as noted above.

2. That others interested in said purchase, as principals, are none, except as noted above.

3. That he did not directly or indirectly discourage anyone from bidding for the said property.

As witness my hand and Notarial Seal the day and year above written.

Notary Public

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

BOOK 049 PAGE 92

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Munroe E. Mariner and Pamela N. Mariner, his wife, to The Federal Land Bank of Baltimore	:	No. 11,606 Chancery In the Circuit Court for Somerset County, Maryland

PURCHASER'S AFFIDAVIT

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 11th day of October, in the year nineteen hundred and eighty-three, before me, the subscriber, a Notary Public of the State of Maryland, in and for Somerset County aforesaid, personally appeared George MacNamara, County Supervisor and agent of the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, purchaser of the real estate described as item First in the above entitled proceeding, and made oath in due form of law:

1. That in making said purchase he was not acting as agent for anyone except as noted above.

2. That others interested in said purchase, as principals, are none.

3. That he did not directly or indirectly discourage anyone from bidding for the said property.

As witness my hand and Notarial Seal the day and year above written.

Notary Public

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

Area Code (302) 674-4750

ASSIGNEE SALE - MARINER

INDEPENDENT NEWSPAPERS INCORPORATED • P.O. BOX 7001, DOVER, DEL. 19901

County of Kent :
: s.s.
State of Delaware:

Before me, a Notary Public for the County and State aforesaid, personally appeared JENNILEE GRANDFIELD of Independent Newspapers, Inc., who deposes and swears that the notice, a copy of which is hereto attached, was published in THE CRISFIELD TIMES, CRISFIELD, MARYLAND, in its issue of SEPTEMBER 14,21,28, 1983
OCTOBER 5, 1983

Jennilee Grandfield
Independent Newspapers, Inc.

Sworn to and subscribed before me this twelfth day of October, A.D. 1983.

Wendolyn R. Roberts
Notary Public

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James and Jones
Attorneys at Law
Princess Anne, Md.

Assignee's Sale Of Two Valuable Farms

Under and by virtue of the power of sale contained in a mortgage from Munroe E. Mariner and Pamela N. Mariner dated July 30, 1979 and recorded among the Land Records of Somerset County in Liber I.T. P. No. 315, folio 507, default having occurred in said mortgage, the undersigned, as assignee for the purpose of foreclosure of said mortgage, will offer at public sale on the Court House steps in Princess Anne, Maryland, on

Tuesday
October 11, 1983

at or about the hour of 10:00 o'clock A.M., all those tracts or parcels of land situate in Somerset County, Maryland, more particularly described as follows:

FIRST: All that farm or tract of land situate in Brinkleys Election District, Somerset County, Maryland, known as the "Stephen Ward Farm", located north of the county road leading from Rehobeth to Pocomoke City, and beginning for the same at an iron bounder on the north side of the county road shown by the letter "A", on a plat made by Samuel F. Miles, dated August 5, 1933 and from thence running with said road the five following courses: North 3¼° East 15.20 rods; North 33¼° East 24.80 rods; North 58° East 36.38 rods; North 48½° East 8 rods; North 35¼° East 4.6 rods to a stone at "B", representing a corner of the Dennis land; thence with the Dennis land North 71½° West 11 rods to Rehobeth Branch; thence, continuing with the Dennis land, North 75½° West 41.50 rods; North 42¼° West 6 rods; North 40° West 8 rods; North 50¼° West 13 rods; and North 56½° West 66.50 rods; and North 56½° West 50 rods to a ditch; thence by and with said ditch South 23° West 68.64 rods to the center of another ditch; thence with the same South 61½° East 3.28 rods; thence through the woods and with a line of marked trees, South 21° West 18.16 rods to a stone; thence with the land of Hitch Matthews, South 71½° East 52.50 rods; South 51½° East 38.40 rods; thence with a branch South 74½° Bast 25 rods; recorded among the aforesaid Land Records in Liber I.T.P. No. 284, folio 573, containing .172 of an acre, as shown on SRC plat No. 4116; LEAVING 89.733 acres of land, more or less, herein described, and being the same and all the land conveyed unto Munroe E. Mariner and Pamela N. Mariner by Norman C. Nock and Mary W. Nock by deed dated July 30, 1979 and recorded among the aforesaid Land Records in Liber I.T.P. No. 315, folio 502.

This tract of land includes approximately 36 acres of cropland and 53 acres of cutover woodland, roads and undeveloped land. The property is improved by a two story dwelling house, wtih aluminum siding, metal roof, two bedrooms and bath, a 9800 bird capacity broiler house, approximately 28' x 280', another 12000 bird capacity broiler house, approximately 24' x 400', and a third broiler house of 25,000 bird capacity, approximately 41' x 500', each with automatic feeders, gas brooders, bulk bin and fans. These buildings are in good to excellent condition.

SECOND: All that farm or tract of land situate in Dublin Election District, Somerset County, Maryland, lying on the northerly side of the county road connecting U.S. Route No. 13 and State Route No. 413, and called the River Road, said farm being known as the "Dennis Farm", and more particularly described as follows: Beginning at a stone, found, said stone being the end of the 14th line of a deed to John B. Hayman and wife from Ralph P. Thompson, dated March 30, 1932 and recorded among the Land Records of Somerset County in Liber J.M.T. No. 102, folio 252, which said stone is also the end of the 4th line of a tract described in a deed to John Ashcraft and another from William and James Dryden dated March 7, 1854, recorded among the aforesaid Land Records in Liber L.W. No. 3, folio 112, also the end of the 4th line of tract described in a deed to William Dryden, et al, from George R. Dennis dated December 13, 1852 and recorded among the aforesaid Land Records in Liber L.W. No. 1, folio 427; and which stone is also the southeast corner of a tract called "Deer Park" at the end of the 8th line of a protraction by Samuel F. Miles, Surveyor, in 1934, (for Harvey Churn of Northampton County, Va.) of lands described in deeds recorded among the aforesaid Land Records in Liber W.J.S. No. 61, folio 473 and 474, said stone indicated by the letter "A" 1919, recorded among the aforesaid Land Records in Liber W.J.S. No. 80, folio 575; thence with the 2nd line of the last mentioned tract (W.J.S. No. 80, folio 575), South 7° 14' West 111.80 rods to the intersection of ditches, and to intersect the 6th line of Part 3 of lands described in a deed to John Ashcraft and another from William and James Dryden dated March 7, 1854 and recorded among the aforesaid Land Records in Liber L.W No. 3, folio 112, approximately 29 rods from the end of the said 6th line; (6) South 59° 30' East 61.72 rods with the said 6th line, reversed, to intersect the northerly side of the couty road from Davis Corner to Cottage Grove; thence with the northerly side of said road and binding thereon the three following courses and distances: (7) South 71° O' East 57.15 rods; (8) South 82° 28' East 27.12 rods to the east side of the lane leading to the residence; (9) North 74° 10' East 64.80 rods to a point in the center of the road ditch 15 feet beyond and easterly from the mouth of a ditch along the woods-field line; thence with the 5th line, reversed, of the deed to John Ashcraft and another from William and James Dryden, dated March 7, 1854 and recorded in Liber .W. No. 3, folio 112; (10) North 38° 11' West 132.00 rods to the stone, the place of beginning, containing 115.54 acres of land, more or less, and being the same and all the land conveyed unto the said Munroe E. Mariner and Pamela N. Mariner by Lynwood W. Duncan and Mitchell W. Bonneville by deed dated July 30, 1979 and recorded among the aforesaid Land Records in Liber I.T.P. no. 315, folio 504.

This property consists of approximately 17 acres of cropland and approximately 98 acres of cutover woodland, without improvements.

TERMS OF SALE: The properties will be offered and sold independently of each other. Cash, certified or cashier's check payable to Alexander G. Jones, Assignee, in the amount of $20,000.00 for the property described in item "FIRST" (Brinkleys District) and in the amount of $5,000.00 for the property described in item "SECOND" (Dublin District) payable at the time of sale, the balance to be due and payable within thirty days of sale with interest at eleven and one-half (11½) per cent per annum on the unpaid balance, or sooner at the option of the purchaser or purchasers and to be secured to the satisfaction of the undersigned Assignee' for each property. Title papers, documentary stamps, transfer tax, agricultural transfer tax, if applicable, recording costs, et cetera, at expense of purchaser or purchasers or each of said properties. State and County real estate taxes will be prorated and adjusted as of the date of ratification of sale for each property.

For further details contact the undersigned Assignee, or E. Philip Whitman at 301-957-1181, or Pete Richarson, Auctioneer.

South 53¼° East 30.40 rods to the south side of Rehobeth branch; thence South 89° East 16.50 rods to the beginning, containing 89.91 acres of land, more or less, and being the same and all the land conveyed Assignee's Sale unto Norman C. Nock and Mary W. Nock by Robert H. Hall and Ruth Hall by item (1) of a deed dated May 15, 1959 and recorded among the Land Records of Somerset County in Liber G.J.B. No. 192, folio 485; EXCEPTING FROM SAID LAND so much thereof as was conveyed by Norman C. Nock and Mary W. Nock to the State of Maryland, to the use of the State Roads Commission of Maryland, by deed dated October 7, 1974 and on the plat, from thence proceeding with the 26th, 27th, 28th and part of the 29th lines of the lands described in a deed to Felix Lake from L. Paul Ewell and wife (the Churn lands of "Deer Park") dated October 5, 1914, recorded among the aforesaid Land Records in Liber W.J.S. No. 67, folio 369 as follows: (1) North 65° 51' West 86.00 rods to a red oak; (2) North 58° 21' West 7.40 rods to a marked maple; (3) North 69° 06' West 7.25 rods to a marked gum; (4) South 89° 21' West 9.85 rods to an iron pipe, found, at the northeast corner of a tract of land conveyed to William H. Thomas and wife from Edward J. Tilghman by deed dated October 28,

Alexander G. Jones
Assignee
301-651-2747
Pete Richardson,
Auctioneer
301-546-2425

9-14-4t

ORDER NISI

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Munroe E. Mariner and Pamela N. Mariner, his wife, to The Federal Land Bank of Baltimore	:	No. 11,606 Chancery In the Circuit Court for Somerset County, Maryland

ORDERE by the Circuit Court for Somerset County, this 13th day of October, in the year nineteen hundred and eighty-three, that the sale of the property mentioned in these proceedings made and reported by alexander G. Jones, Assignee for the purpose of foreclosure and colelction, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 14th day of November, 1983, provided a copy of this order be inserted in some newspaper published in Somerset County once in each of three successive weeks before the 7th day of November, 1983.

The report states the amount of the sale to be $161,000.00 for the property described as item FIRST and $37,000.00 for the land descfibed as item SECOND.

H. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Munroe E. Mariner and Pamela N. Mariner, his wife, to The Federal Land Bank of Baltimore	:	No. 11,606 Chancery In the Circuit Court for Somerset County, Maryland

ORDERED by the Circuit Court for Somerset County, in Equity, this 16th day of Nov., in the year nineteen hundred and eighty-three, that the sale of the real estate mentioned in these proceedings made and reported by Alexander G. Jones, Assignee for the purpose of foreclosure and collection, be and the same is hereby finally ratified and confirmed, no cause to the contrary having been shown although due notice appears to have been given as required by the Order Nisi passed in said cause.

Lloyd L. Griffin
Judge

Area Code (302) 674-4750

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ORDER NISI - MUNROE E. MARINER

INDEPENDENT NEWSPAPERS INCORPORATED • P.O. BOX 7001, DOVER, DEL. 19901

County of Kent :
: s.s.
State of Delaware:

Before me, a Notary Public for the County and State aforesaid, personally appeared JENNILEE GRANDFIELD of Independent Newspapers, Inc., who deposes and swears that the notice, a copy of which is hereto attached, was published in THE CRISFIELD TIMES, CRISFIELD, MARYLAND, in its issue of OCTOBER 19,26, 1983. NOVEMBER 2, 1983

Jennilee Grandfield
Independent Newspapers, Inc.

Sworn to and subscribed before me this fourteenth day of November, A.D. 1983.

Wendolyn A. Roberts
Notary Public

Order Nisi

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Munroe E. Mariner and Pamela N. Mariner, his wife, to The Federal Land Bank of Baltimore
No. 11,000 Chancery
In the Circuit Court
For Somerset County, Maryland

ORDERED by the Circuit Court for Somerset County, this 13th day of October in the year nineteen hundred and eighty-three, that the sale of the property mentioned in these proceedings made and reported by Alexander G. Jones, Assignee for the purpose of foreclosure and collection, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 14th day of November, 1983, provided a copy of this order be inserted in some newspaper published in Somerset County once in each of three successive weeks before the 7th day of November, 1983.

The report states the amount of the sale to be $161,000.00 for the property described as Item First and $37,000.00 for the land described as Item Second.

I. Theodore Phoebus
Clerk of The Circuit Court
For Somerset County Maryland
True Copy, Test:
I. Theodore Phoebus
Clerk

10-19-26

Applicant's Exhibit No. 2

Form FmHA 1940-17
(11-1-78)

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

PROMISSORY NOTE

KIND OF LOAN
Type: EE-FO
Pursuant to:
☐ Consolidated Farm & Rural Development Act
☒ Emergency Agricultural Credit Adjustment Act of 1978

Name	
Munroe E. and Pamela N. Mariner	
State: Maryland	County: Somerset
Case No.: 24-20-217425015	Date: November 20, 1980

ACTION REQUIRING NOTE	
☒ Inital loan	☐ Rescheduling
☐ Subsequent loan	☐ Reamortization
☐ Consolidation & subsequent loan	☐ Credit sale
	☐ Deferred payments
☐ Consolidation	

FOR VALUE RECEIVED, the undersigned Borrower(s) and any comakers jointly and severally promise to pay to the order of the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, (herein called the "Government"), or its assigns, at its office in Chamberlin Building, Princess Anne, MD 21853, or at such other place as the Government may hereafter designate in writing, the principal sum of ONE HUNDRED NINE THOUSAND AND NO/100 ---------- dollars ($ 109,000.00), plus interest on the unpaid principal balance at the **RATE** of ELEVEN percent (11.0 %) per annum. If this note is for a Limited Resource loan (indicated in the "Kind of Loan" box above) the Government may **CHANGE THE RATE OF INTEREST**, in accordance with regulations of the Farmers Home Administration, not more often than quarterly, by giving the Borrower thirty (30) days prior written notice by mail to the Borrower's last known address. The new interest rate shall not exceed the highest rate established in regulations of the Farmers Home Administration for the type of loan indicated above.

Principal and interest shall be paid in 41 installments as indicated below, except as modified by a different rate of interest, on or before the following dates:

$ 1,708.00	on January 1, 1981;	$ 5,000.00	on January 1, 1982;
$ 5,000.00	on January 1, 1983;	$ N/A	on January 1, 19__;
$ N/A	on January 1, 19__;	$ N/A	on January 1, 19__;
$ N/A	on January 1, 19__;	$ N/A	on January 1, 19__;
$ N/A	on January 1, 19__;	$ N/A	on January 1, 19__;

and $ 12,627.00 thereafter on January 1st of each year until the principal and interest are fully paid except that the final installment of the entire indebtedness evidenced hereby, if not sooner paid, shall be due and payable 40 years from the date of this note, and except that prepayments may be made as provided below. The consideration for this note shall also support any agreement modifying the foregoing schedule of payments.

If the total amount of the loan is not advanced at the time of loan closing, the loan funds shall be advanced to the Borrower as requested by Borrower and approved by the Government. Approval by the Government will be given provided the advance is requested for a purpose authorized by the Government. Interest shall accrue on the amount of each advance from its actual date as shown in the Record of Advances at the end of this note. Borrower authorizes the Government to enter the amount(s) and date(s) of such advance(s) in the Records of Advances.

For each rescheduled, reamortized or consolidated note, interest accrued to the date of this instrument shall be added to principal and such new principal shall accrue interest at the rate evidenced by this instrument.

Every payment made on any indebtedness evidenced by this note shall be applied first to interest accrued as of the date of receipt of the payment and then to principal.

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☆U.S.GPO:1979-0-665-052/41

Prepayments of scheduled installments, or any portion thereof, may be made at any time at the option of the Borrower. Refunds and extra payments, as defined in the regulations (7 CFR §1861.2) of the Farmers Home Administration according to the source of funds involved, shall, after payment of interest, be applied to the last installment to become due under this note and shall not affect the obligation of Borrower to pay the remaining installments as scheduled herein.

If the Government at any time assigns this note and insures the payment thereof, Borrower shall continue to make payments to the Government as collection agent for the holder. While this note is held by an insured holder, prepayments made by Borrower may, at the option of the Government, be remitted by the Government to the holder promptly or, except for final payment, be retained by the Government and remitted to the holder on an installment due date basis. The effective date of every payment made by Borrower, except payments retained and remitted by the Government on an installment due date basis, shall be the date of the United States Treasury check by which the Government remits the payment to the holder. The effective date of any prepayment retained and remitted by the Government to the holder on an installment due date basis shall be the date of the prepayment by Borrower, and the Government will pay the interest to which the holder is entitled accruing between such date and the date of the Treasury check to the holder.

Any amount advanced or expended by the Government for the collection of this note or to preserve or protect any security for the loan or otherwise expended under the terms of any security agreement or other instrument executed in connection with the loan evidenced hereby, at the option of the Government shall become a part of and bear interest at the same rate as the principal of the debt evidenced hereby and be immediately due and payable by Borrower to the Government without demand.

Property constructed, improved, purchased, or refinanced in whole or in part with the loan evidenced hereby shall not be leased, assigned, sold, transferred, or encumbered, voluntarily or otherwise, without the written consent of the Government. Unless the Government consents otherwise in writing, Borrower will operate such property as a farm if this is a Farm Ownership loan.

If "Consolidation and subsequent loan," "Consolidation," "Rescheduling," or "Reamortization" is indicated in the "Action Requiring Note" block above, this note is given to consolidate, reschedule or reamortize, but not in satisfaction of the unpaid principal and interest on the following described note(s) or assumption agreement(s) (new terms):

FACE AMOUNT	INT. RATE	DATE	ORIGINAL BORROWER	LAST INSTALL. DUE
$	%	, 19		, 19
$	%	, 19		, 19
$	%	, 19		, 19
$	%	, 19		, 19
$	%	, 19		, 19
$	%	, 19		, 19
$	%	, 19		, 19

Security instruments taken in connection with the loans evidenced by these described notes and other related obligations are not affected by this consolidating, rescheduling or reamortizing. These security instruments shall continue to remain in effect and the security given for the loans evidenced by the described notes shall continue to remain as security for the loan evidenced by this note, and for any other related obligations.

REFINANCING (GRADUATION) AGREEMENT: If at any time it shall appear to the Government that the Borrower may be able to obtain financing from a responsible cooperative or private credit source at reasonable rates and terms for loans for similar purposes and periods of time, Borrower will, at the Government's request, apply for and accept a loan(s) in sufficient amount to pay this note in full and, if the lender is a cooperative, to pay for any necessary stock.

DEFAULT: Failure to pay when due any debt evidenced hereby or perform any covenant of agreement hereunder shall constitute default under this and any other instrument evidencing a debt of Borrower owing to, insured or Guaranteed by the Government or securing or otherwise relating to such debt; and default under any such other instrument shall constitute default hereunder. **UPON ANY SUCH DEFAULT,** the Government at its option may declare all or any part of any such indebtedness immediately due and payable.

This Note is given as evidence of a loan to Borrower made or insured by the Government pursuant to the Consolidated Farm and Rural Development Act, or the Emergency Agricultural Credit Adjustment Act of 1978 and for the type of loan as indicated in the "Kind of Loan" block above. This Note shall be subject to the present regulations of the Farmers Home Administration and to its future regulations not inconsistent with the express provisions hereof.

Presentment, protest, and notice are hereby waived.

Munroe E. Mariner (Borrower)

Pamela N. Mariner (Borrower)

P. O. Box 144

Pocomoke, MD 21851

RECORD OF ADVANCES					
AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE
$ 109,000.00	11/20/80	$		$	
$		$		$	
$		$		$	
$		$		$	
			TOTAL	$ 109,000.00	

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☆U.S.GPO:1979-0-686-052/41

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Munroe E. Mariner and Pamela N. Mariner, his wife, to The Federal Land Bank of Baltimore	:	No. 11,606 Chancery In the Circuit Court for Somerset County, Maryland

APPLICATION FOR SURPLUS OF PROCEEDS OF SALE

To the Honorable, the Judge of said Court:

United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, pursuant to Rule W75(a) of the Maryland Rules of Procedure, hereby makes application to have the surplus of the proceeds of the sale reported in this proceeding paid over to the said United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, and in support of said application submits the following:

1. That the properties subject of this foreclosure proceeding were subject to a second mortgage from Munroe E. Mariner and Pamela N. Mariner, his wife, to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, dated November 20, 1980 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 324, folio 659, said properties being described as items SECOND and THIRD therein, in the amount of $109,000.00 (said mortgage being also recorded among the Land Records of Worcester County in Liber F.W.H. No. 735, folio 61).

2. That said mortgage is delinquent and as of the date of sale of said property in this proceeding on October 11, 1983, the mortgage debt due and outstanding was as follows: Principal - $108,868.77; Interest - $23,039.44.

3. That said mortgage is a second lien against said real estate and the improvements thereon and has priority over all other liens except the mortgage subject of this proceeding and all costs reported therein.

4. That a copy of the mortgage upon which the applicant's claim is based is filed herewith as "Applicant's Exhibit No. 1" and secures a note from Munroe E. Mariner and Pamela N. Mariner dated November 20, 1980, attached hereto as "Applicant's Exhibit No. 2".

5. That the applicant believes there will be surplus funds resulting from the sale reported in this proceeding and that such surplus funds will amount to less than the indebtedness owed by the mortgagors to the applicant herein.

6. That the applicant respectfully represents that it has an interest in the equity of redemption superior to all other persons and that such surplus as remains after payment to the first mortgagee of its claim and expenses should be paid over to the applicant since the amount of surplus will be less than applicant's claim.

WHEREFORE, the applicant applies for an order of this Court directing that the surplus of the proceeds of sale, after payment to the first mortgagee of its claim and expenses, be paid over to the applicant.

United States of America, acting
through the Farmers Home Administration,
United States Department of Agriculture

By _____
George MacNamara, County Supervisor

State of Maryland, Somerset County, to wit:

I hereby certify,t hat on this 10th day of November, 1983, before me, the subscriber, a Notary Public of the State of Maryland, in and for Somerset County aforesaid, personally appeared George MacNamara, County Supervisor for the applicant named in the foregoing Application for Surplus of Proceeds of sale, and made oath in due form of law that the matters and things therein stated are true to the best of his knowledge and belief, and that the principal balance due and outstanding on the mortgage debt to applicant is $108,868.77 plus accrued interest to October 11, 1983 in the amount of $23,039.44.

As witness my hand and Notarial Seal the day and year above written.

_____
Notary Public

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Munroe E. Mariner and Pamela N. Mariner, his wife, to The Federal Land Bank of Baltimore	* * * *	No. 11,606 Chancery In the Circuit Court for Somerset County, Maryland

ANSWER TO SHOW CAUSE ORDER

To the Honorable, the Judge of said Court:

I acknowledge receipt of a copy of the Application for Surplus of Proceeds of Sale and a copy of the Renewal of the Show Cause Order filed in this case.

I have no objection to the payment of surplus proceeds as reported by the Court Auditor to the Farmers Home Administration and consent to the entry of the appropriate Decree by this Court.

Respectfully Submitted,

Alexander G. Jones, Assignee

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Munroe E. Mariner and Pamela N. Mariner, his wife, to The Federal Land Bank of Baltimore	*	No. 11,606 Chancery
	*	In the Circuit Court for
	*	Somerset County, Maryland
	*	

PETITION FOR RE-NEWAL OF SHOW CAUSE ORDER

To the Honorable, the Judge of said Court:

The Petitioner requests this Court to re-new the Show Cause Order originally issued November 15, 1983 for the following reasons:

1. The Sheriff neglected to make service of process upon Alexander G. Jones, Assignee.

2. Munroe E. Mariner and Pamela N. Mariner no longer reside within the jurisdiction of this Court and are believed to reside at 4605 Downland Road, Richmond, Virginia 23234.

Respectfully Submitted,

United States of America, acting
through the Farmers Home Administration
United States Department of Agriculture

By _____
George MacNamara, County Supervisor

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JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

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Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Munroe E. Mariner and Pamela N. Mariner, his wife, to The Federal Land Bank of Baltimore	:	No. 11,606 Chancery
	:	In the Circuit Court for
	:	Somerset County, Maryland

SHOW CAUSE ORDER

ORDERED by the Circuit Court for Somerset County, Maryland, this 16th day of November, 1983, that the surplus proceeds derived from the sale of the property mentioned in these proceedings made and reported by Alexander G. Jones, Assignee for the purpose of foreclosure and collection of said mortgage from Munroe E. Mariner and Pamela N. Mariner to The Federal Land Bank of Baltimore, be remitted to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, unless cause to the contrary thereof be shown on or before the 13th day of December, 1983, provided a copy of this Order be served on Munroe E. Mariner and Pamela N. Mariner, his wife, and on Alexander G. Jones, Assignee, together with a copy of the Application for Surplus of Proceeds of Sale, on or before the 28th day of November, 1983.

Edward L. Simpson
Judge

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Munroe E. Mariner and Pamela N. Mariner, his wife, to The Federal Land Bank of Baltimore	*	No. 11,606 Chancery
	*	In the Circuit Court for
	*	Somerset County, Maryland
	*	

RE-NEWAL OF SHOW CAUSE ORDER

ORDERED by the Circuit Court for Somerset County, Maryland, this 5th day of December, 1983, that the surplus proceeds derived from the sale of the property mentioned in these proceedings made and reported by Alexander G. Jones, Assignee for the purpose of foreclosure and collection of said mortgage from Munroe E. Mariner and Pamela N. Mariner to The Federal Land Bank of Baltimore, be remitted to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, unless cause to the contrary thereof be shown within sixty (60) days of service of this Order upon Munroe E. Mariner and Pamela N. Mariner provided a copy of this Order be served on the said Munroe E. Mariner and Pamela N. Mariner, his wife, of 4605 Downland Road, Richmond, Virginia 23234 and on Alexander G. Jones, Assignee, together with a copy of the Application for Surplus of Proceeds of Sale, on or before the 5th day of January, 1984.

Lloyd L. Simpkins
Judge

TRUE COPY, TEST: Theodore Koebus Clerk.

BOOK 049 PAGE 105

FOR SERVICE ON: Alexander G. Jones, Assignee
Princess Anne, MD

Copy of Show Cause Order left with Alexander Jones 12-6-83
Sarah Jones Deputy

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Munroe E. Mariner and Pamela N. Mariner, his wife, to The Federal Land Bank of Baltimore	*	NO. 11,606 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

FIRST AND FINAL AUDITOR'S REPORT

Logan C. Widdowson, Auditor, duly appointed by this Court, reports that he made an examination of the proceedings in the above entitled cause and from them and the list of expenses furnished him therein, states the following Account:

Sale Price for Item First		$161,000.00
Sale Price for Item Second		37,000.00
Interest Collected on balance of purchase price for Item Second from October 11, 1983 to November 3, 1983		231.89
		$198,231.89
Fees, Costs, Expenses, Etc.		
Clerk of the Circuit Court costs	$ 164.00	
Fidelity & Deposit Company, bond premium	680.00	
Crisfield Times, Advertising	345.60	
Crisfield Times, Order Nisi	42.00	
Daily Times, Advertising	380.16	
Trustee's Commission	10,050.00	
State and County Real Estate Taxes	553.08	
Insurance premiums advanced by Federal Land Bank	462.00	
Electric bills advanced by Federal Land Bank	212.84	
Mowing costs advanced by Federal Land Bank	75.00	
Auditor's Fee	65.00	
Solicitor's Fee	50.00	
Notary Fees	7.50	
Postage	4.70	
Total Fees, Costs, Expenses, Etc.	$13,091.88	
Balance to be Distributed		$185,140.01
Mortgage Debt		
Principal	155,393.90	
Interest from 8/19/83 to 12/22/83 @ 50.8845 per diem	6,360.56	
Total Mortgage Debt	161,754.46	
Surplus		$ 23,385.55

Surplus funds to be distributed per Court Order

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

ALL EXCEPTIONS to said report must be filed within fifteen (15) days of the date of filing; if no exceptions are filed, the account may be ratified.

YOUR AUDITOR hereby certifies that the Maryland Rules of Procedure have been complied with by mailing on the date of the filing of the Audit notice of this report to the following parties by regular U.S. mail:

Munroe E. Mariner
4605 Downland Road
Richmond, VA 23234

Pamela N. Mariner
4605 Downland Road
Richmond, VA 23234

Alexander G. Jones, Esquire
Law Offices of Jones & Jones
South Somerset Avenue
Princess Anne, MD 21853

George MacNamara
Farmers Home Administration
Chamberlin Building
Princess Anne, Maryland 21853

Logan C. Widdowson
Logan C. Widdowson, Auditor

Date of Filing: December 7, 1983

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3600

LCW/gjb
12/7/83
83 # 143

BOOK 049 PAGE 108

DEC 23-83 B #28335D*****91.00

No. 11,606 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 7th day of December, 19 83 that the within Report of the Auditor be Ratified and Confirmed, unless cause to the contrary be shown by exceptions filed, on or before the 22 day of December, 19 83.

S. Theodore Phoebus
CLERK

No exceptions having been filed, and no cause to the contrary having been shown, IT IS ORDERED by the Circuit Court for Somerset County, in Equity, this 23RD day of December, 19 83 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

S. Theodore Phoebus
CLERK

APR 19 1984
Exd.

FILED

DEC 23 9 37 AM '83

RECORD
LIBER
FOLIO
CIR. CT.
DEPUTY

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Munroe E. Mariner and Pamela N. Mariner, his wife, to The Federal Land Bank of Baltimore	* * * *	No. 11,606 Chancery In the Circuit Court for Somerset County, Maryland

AFFIDAVIT OF SERVICE

Before me, a Notary Public of the State of Maryland, on this 12th day of December, 1983, personally appeared George MacNamara, County Supervisor, United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, and made oath in due form of law that on the 5th day of December, 1983 he mailed to Pamela N. Mariner, 4605 Downland Road, Richmond, Virginia 23234 by certified mail number P 704 364 174 and to Munroe E. Mariner, 4605 Downland Road, Richmond, Virginia 23234 by certified mail number P 704 364 173 a copy of the Application for Surplus of Proceeds of Sale, Affidavit and Renewal of Show Cause Order dated December 5, 1983, that the documents addressed to Pamela N. Mariner were received by Munroe E. Mariner, authorized agent on December 8, 1983 and the documents mailed to Munroe E. Mariner were received by Pamela N. Mariner, authorized agent on December 7, 1983 as evidenced by the attached receipts returned by the United States Post Office Department.

As witness my hand and Notarial Seal the day and year above written.

Jacquelyn W. Bowen
Notary Public

JACQUELYN W. BOWEN
NOTARY
PUBLIC
SOMERSET COUNTY, MD.

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

BOOK 049 PAGE 110

Form 3811, Jan. 1979

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one.)
- ☐ Show to whom and date delivered.....—¢
- ☐ Show to whom, date and address of delivery....—¢
- ☐ RESTRICTED DELIVERY
  Show to whom and date delivered.....—¢
- ☐ RESTRICTED DELIVERY.
  Show to whom, date, and address of delivery.$____

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

Pamela N. Mariner
4605 Downland Road
Richmond, Virginia 23234

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	P704364174	

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐Addressee ☒Authorized agent

Munroe E. Mariner

4. DATE OF DELIVERY
12-8-80

POSTMARK

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS

☆GPO : 1979-288-848

Form 3811, Jan. 1979

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER: Complete items 1, 2, and 3.
Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one.)
- ☐ Show to whom and date delivered.....—¢
- ☐ Show to whom, date and address of delivery....—¢
- ☐ RESTRICTED DELIVERY
  Show to whom and date delivered.....—¢
- ☐ RESTRICTED DELIVERY.
  Show to whom, date, and address of delivery.$____

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:

Munroe E. Mariner
4605 Downland Road
Richmond, Virginia 23234

3. ARTICLE DESCRIPTION:

REGISTERED NO.	CERTIFIED NO.	INSURED NO.
	P704364173	

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐Addressee ☒Authorized agent

Pam Mariner

4. DATE OF DELIVERY
12-7-80

POSTMARK
SOUTHAMPTON HILL
DEC 7 1983

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE:

CLERK'S INITIALS
AES

☆GPO : 1979-288-848

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Munroe E. Mariner and Pamela N. Mariner, his wife, to The Federal Land Bank of Baltimore	* * * *	No. 11,606 Chancery In the Circuit Court for Somerset County, Maryland

ANSWER TO SHOW CAUSE ORDER

To the Honorable, the Judge of said Court:

We acknowledge receipt of a copy of the Application for Surplus of Proceeds of Sale and a copy of the Renewal of the Show Cause Order filed in this case.

We have no objection to the payment of surplus proceeds as reported by the Court Auditor to the Farmers Home Administration and consent to the entry of the appropriate Decree by this Court.

Respectfully Submitted,

Munroe E. Mariner

Munroe E. Mariner

Pamela N. Mariner

Pamela N. Mariner
4605 Downland Road
Richmond, Virginia 23234

BOOK 049 PAGE 112

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Munroe E. Mariner and Pamela N. Mariner, his wife, to The Federal Land Bank of Baltimore	*	No. 11,606 Chancery
	*	In the Circuit Court for
	*	SOmerset County, Maryland
	*	

ORDER OF COURT AS TO SURPLUS OF PROCEEDS OF SALE

It appearing to the Court that Alexander G. Jones, Assignee and Munroe E. Mariner and Pamela N. Mariner, mortgagors having been duly served with a copy of the Application for Surplus of Proceeds of Sale, Affidavit and Renewal of Show Cause Order and that the said Alexander G. Jones, Assignee and Munroe E. Mariner and Pamela N. Mariner, mortgagors, have consented to the relief prayed in said Application by George MacNamara, County Supervisor, it is

ORDERED this 13th day of December, 1983, that Alexander G. Jones, Assignee pay over to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture the surplus of the proceeds of sale, after payment to the first mortgagee of its claim and expenses, pursuant to the First and Final Auditor's Report filed in this proceeding, upon ratification of said Auditor's Report.

Lloyd L. Griffiths
Judge

APR 19 1984

Encl

OCT 11-83 B 926298D*****15.00
OCT 11-83 B 926297D*****60.00

E. Scott Tawes, Toni E. Tawes, James E. Dodson and Beverly Dodson Crisfield, Maryland 21817	:	No. 11641 Chancery
	:	In the Circuit Court for
vs	:	Somerset County, Maryland
Lonnie P. Merrill, individually and co-partner in L. S. Nock and Company, his heirs and assigns, devisees, successors in interest, and all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the Complaint adverse to Complainants' title thereto	:	

BILL OF COMPLAINT QUIA TIMET

To the Honorable, the Judge of saidCourt:

The Complainants, E. Scott Tawes, Toni E. Tawes, James E. Dodson and Beverly Dodson, by Tony Bruce of Jones & Jones, their attorneys, represent:

1. That the Complainants are the owners in fee simple of a certain tract or parcel of land in the City of Crisfield, Crisfield Election District, Somerset County, Maryland, depicted on Somerset County Tax Map 3 in Block 31 as Parcel 6 described as seventy feet by one hundred ninety feet and a right of way thereto.

2. That the property is assessed to your Complainants who acquired same by item Second of a deed dated April 28, 1981 recorded among the Land Records of Somerset County in Liber I.T.P. No. 327, folio 189 et seq. from Lionel Bennett, Guardian of Edgar W. Riggin, et al, the successor in interest of Lindley S. Nock and wife. Lindley S. Nock and Lonnie P. Merrill, partners trading as L. S. Nock and Company received a deed for said property from Oscar P. Wesley, et al, dated March 10, 1922 and recorded among the aforesaid Land Records in Liber W.J.S. No. 85, folio 480 which represents a claim of interest in said property adverse to Complainants. Any such claim is without any right although it be a denial or dispute of Complainants' title.

3. That the Complainants and their predecessors have had exclusive, complete, actual, open, notorious, hostile and continuous undisputed possession of said land for more than twenty years and that Complainants are now in possession of said property.

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

4. That there is now pending no action at law or any proceeding in equity to enforce the validity of such title, lien, encumbrances, defect or other adverse claim.

WHEREFORE, Complainants pray as follows:

A. That Respondent and all persons claiming under him and other persons claiming any interest in said property be required to set forth the nature of their claim to the real property described in the Bill of Complaint.

B. For a decree of this Court that the Complainants have absolute ownership and right of disposition of the property described in the Bill of Complaint.

C. For said decree to permanently enjoin Respondent and all persons claiming under them, and all other persons, from asserting any claim, estate, right, title, lien or interest in or to said property or any part thereof adverse to the Complainants' by action at law or otherwise.

D. That the Complainant be awarded the costs of this proceeding.

May it please your Honor to grant an Order of Publication setting forth the nature and content of this Bill of Complaint and commanding all persons claiming any interest in said property be required to set forth the nature of their claim to the real estate described in the Bill of Complaint and to demand them to appear and be in this Court at some certain day to be named therein and answer the premises and abide by and perform such decree as may be passed therein.

And as in duty bound,

E. Scott Tawes

E. Scott Tawes

Toni E. Tawes

Toni E. Tawes

James E. Dodson

James E. Dodson

Beverly Dodson

Beverly Dodson

JONES & JONES

By Tony Bruce

Tony Bruce
Attorneys for Complainant
P.O. Box 186
Princess Anne, Md. 21853
Telephone: 651-2747

E. Scott Tawes, et al	:	No. - 11641 Chancery
vs	:	In the Circuit Court for
Lonnie P. Merrill, individually and co-partner in L. S. Nock and Company, his heirs and assigns, devisees, successors in interest, and all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the Complaint adverse to Complainants' title thereto	:	Somerset County, Maryland

PETITION TO PROCEED AGAINST RESPONDENT AS NON-RESIDENT

The Petition of your Complainants, by Jones & Jones, their solicitors, respectfully represents pursuant to Rule 180b2:

That your Complainant caused a diligent search of the land, court and testamentary records of Somerset County to be made which failed to determine whether Lonnie P. Merrill (who is believed to be deceased) or his heirs or devisees and unknown successors in interest are residents of this State. Complainants are without knowledge as to where to direct service to be made nor to whom.

WHEREFORE, the Petitioners, your Complainants herein, pray an Order of this Court that the Respondent be proceded against as non-residents as provided in the Maryland Rules of Procedure in such cases provided giving notice of the pendency of the above entitled action by publication.

JONES & JONES

By Tony Bruce
Tony Bruce
Solicitors for Petitioner

AFFIDAVIT.

I, Tony Bruce, do hereby make affidavit that I have made reasonable and bona fide efforts to determine the successors in interest of Lonnie P. Merrill and that as a result of my investigations I believe Lonnie P. Merrill is deceased and his successors in interest cannot be served by personal service within this jurisdiction.

BOOK 049 PAGE 115

Tony Bruce
Tony Bruce

Subscribed to before me this 11th day of October, 1983.

Patsy T. Pike
Notary Public

E. Scott Tawes, et al	:	No. 11641 Chancery
vs	:	In the Circuit Court for
Lonnie P. Merrill, individually and co-partner of L. S. Nock and Company, his heirs and assigns, devisees, successors in interest, and all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the Complaint adverse to Complainants' title thereto	:	Somerset County, Maryland

ORDER OF PUBLICATION

This is to give notice that on the 11th day of October, 1983, a Bill of Complaint Quia Timet was filed in the Circuit Court for Somerset County, Maryland, by the Complainants against the Respondent, his heirs and assigns, devisees, successors in interest, the whereabout of whom are unknown.

The Bill alleges that Complainants are the owners of a parcel ofland 70 ft. by 190 ft. and a right of way thereto in the City of Crisfield, Crisfield Election District, Somerset County, Maryland, depicted on Somerset County Tax Map 3, in Block 31 as Parcel 6, being formerly the property of Lindley S. Nock and Lonnie P. Merrill, partners trading as L. S. Nock and Company (deed reference W.J.S. No. 85, folio 480); that the property was abandoned by Lonnie P. Merrill and taken up by Complainants' predecessors and that any lack of record thereof is a denial or dispute of Complainants' title which is without right because Complainants and their predecessors have had exclusive, complete, actual, open, notorious, hostile and continuous undisputed possession of said property adverse to Respondent and all other persons for more than twenty years.

The relief prayed in the Bill is substantially as follows:

1. To require Respondent and all persons claiming under them and other persons claiming an interest in said real property to set forth the nature of their claim.

2. To quiet title of said real property in Complainant.

WHEREUPON, it is Ordered by the Circuit Court for Somerset County, this 11th day of October, 1983, that the Complainants cause a copy of this Order to be inserted in a newspaper publised in Somerset County, once a week in each

of three successive weeks, before the 14th day of November, 1983, giving notice to the said non-resident Respondent of the object and substance of the Bill and warning them to show cause, if any there may be, on or before the 7th day of December, 1983, why a decree should not be passed as prayed.

Richard M. Pellett
Judge

BOOK 049 PAGE 118

E. Scott Tawes, et al	:	No. 11641 Chancery
vs	:	In the Circuit Court for
Lonnie P. Merrill, individually and co-partner of L. S. Nock and Company, his heirs and assigns, devisees, successors in interest, and all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the Complaint adverse to Complainants' title thereto	:	SomersetCounty, Maryland

ORDER

Upon the aforegoing Bill of Complaint Quia Timet, it is this 17th day of October, 1983, ORDERED by the Circuit Court for Somerset County that the Respondent, Lonnie P. Merrill, his heirs and assigns, devisees, successors in interest, and all other persons, be proceeded against as non-residents by giving notice by publication at least once a week in each of three successive weeks in a newspaper published in Somerset County, Maryland, before the 7th day of December, 1983, stating the substance and object of the original Bill and warning the said Respondent to file an initial pleading to said Bill on or before the 7th day of December, 198_, and by posting upon the land pursuant to Rule 111.

Richard M. Pollitt
Judge

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

PRINCESS ANNE, MD., Oct 28 1983

This is to certify that the annexed Notice

has been published in the *MARYLANDER and HERALD*, a weekly newspaper published in Somerset County, Maryland, according to the terms and requirements contained in said Notice

Dates Inserted: Oct 13, 20, 27

Bryan Byrd

Business Manager MARYLANDER and HERALD

BOOK 049 PAGE 119

TONY BRUCE
Solicitor
JONES & JONES
Attorneys

E. SCOTT TAWES, et al

VS

LONNIE P. MERRILL,

individually and co-partner of L. S. Nock and Company, his heirs and assigns, devisees, successors in interest, and all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the Complaint adverse to Complainants' title thereto.

No. 11641 Chancery
In the Circuit Court for
Somerset County, Maryland

ORDER OF PUBLICATION

This is to give notice that on the 11th day of October, 1983, a Bill of Complaint Quia Timet was filed in the Circuit Court for Somerset County, Maryland, by the Complainants against the Respondent, his heirs and assigns, devisees, successors in interest, the whereabout of whom are unknown.

The Bill alleges that Complainants are the owners of a parcel of land 70 ft. by 190 ft. and a right of way thereto in the City of Crisfield, Crisfield Election District, Somerset County; Maryland, depicted on Somerset County Tax Map 3, in Block 31 as Parcel 6, being formerly the property of Lindley S. Nock and Lonnie P. Merrill, partners trading as L. S. Nock and Company (deed reference W.J.S. No. 85, folio 480); that the property was abandoned by Lonnie P. Merrill and taken up by Complainants' predecessors and that any lack of record thereof is a denial or dispute of Complainants' title which is without right because Complainants and their predecessors have had exclusive, complete, actual, open, notorious, hostile and continuous undisputed possession of said property adverse to Respondent and all other persons for more than twenty years.

The relief prayed in the Bill is substantially as follows:

1. To require Respondent and all persons claiming under them and other persons claiming an interest in said real property to set forth the nature of their claim.

2. To quiet title of said real property in Complainant.

WHEREUPON, it is Ordered by the Corcuit Court for Somerset County, this 11th day of October, 1983, that the Complainants cause a copy of this Order to be inserted in a newspaper published in Somerset county, once a week in each of three successive weeks, before the 7th day of November, 1983, giving notice to the said non-resident Respondent of the object and substance of the Bill and warning them to show cause, if any there may be, on or before the 7th day of December, 1983, why a decree should not be passed as prayed.

RICHARD M. POLLITT
Judge

TRUE COPY TEST:
I THEODORE PHOEBUS, Clerk

3tc 10/13

BOOK 049 PAGE 120

E. Scott Tawes, et al	:	No. 11,641 Chancery
vs	:	In the Circuit Court for
Lonnie P. Merrill, individually and co-partner of L. S. Nock and Company, his heirs and assigns, devisees, successors in interest, and all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the Complaint adverse to Complainants' title thereto	:	Somerset County, Maryland

651-3620

I hereby certify, that on this 21 day of October, 1983, I posted a copy of the Bill of Complaint Quia Timet, Petition to Proceed Against Respondent as Non-Resident, Order of Court dated October 11, 1983 and Order of Publication on the property subject of this proceeding.

B. Lewis 2605
Sheriff
deputy

E. Scott Tawes, et al	*	No. 11641 Chancery
vs.	*	
Lonnie P. Merrill, individually and co-partner of L. S. Nock and Company, his heirs and assigns, devisees, successors in interest, and all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the Complaint adverse to Complainant's title thereto	*	In the Circuit Court for SOmerset County, Maryland
	*	

To the Honorable, the Judge of said Court:

The petition of E. Scott Tawes, et al, the Complainants herein, respectfully shows:

That the Respondents in this cause, have been duly summonsed to appear to the Bill of Complaint in this cause, but have failed to appear to or answer said Bill of Complaint.

The Complainants, therefore pray, that the Bill of Complaint in this cause may be taken pro-confesso against the said Respondents and that the Complainants have leave to take testimony before one of the standing examiners of this Court.

JONES & JONES

By Tony Bruce

Tony Bruce
Solicitors for Complainants

ORDER

It appearing in the above entitled cause that the adult Respondent, Lonnie P. Merrill, individually and co-partner of L. S. Nock and Company, his heirs and assigns, and all other persons unknown, claiming any right, title, estate, lien or interest in the real property described in the Complaint adverse to Complainants ownership, or any cloud upon Complainants title thereto, have been duly summonsed to appear to the Bill of Complaint, in this cause, but have failed to appear to or answer said Bill of Complaint within the time prescribed by the Rules of this Court.

It is thereupon this 13th day of Dec., in the year nineteen hundred and eighty-three, by the Circuit Court for Somerset County, Maryland,

in Equity, ADJUDGED, ORDERED and DECREED that said Bill of Complaint, be and the same is hereby taken pro-confesso against said Respondents.

And it is further ORDERED that the Complainants have leave to take testimony before one of the standing examiners of this Court.

Floyd L. Griffin
Judge

E. Scott Tawes, et al	:	No. 11,641 Chancery
vs	:	In the Circuit Court for
Lonnie P. Merrill, et al	:	Somerset County, Maryland

TESTIMONY

A Decree pro-confesso having been previously filed in this proceeding upon Petition of the Complainant against the Respondent who has failed to appear to or answer the Bill of Complaint filed in this proceeding within the time prescribed by the Rules of Court, therefore:

The following testimony was taken in the above entitled proceeding by me, Logan C. Widdowson, a Standing Examiner of the Circuit Court for Somerset County, Maryland. I do hereby certify that on this 21st day of February, 1984, in the law office of Jones & Jones, Princess Anne, Maryland, I did take the following testimony, to wit:

E. Scott Tawes, a witness of lawful age produced on the part of the Complainant, being first duly sworn, deposes and says:

Int. 1 - Please state your name, age, residence and occupation.

Ans. My name is E. Scott Tawes, I am 37 years of age. I reside at Cullen Parkway, Crisfield, Maryland, and I am a certified public accountant practicing in my office on Prince William Street, Princess Anne, Maryland.

Int. 2- Do you known any of the parties in this case?

Ans. I am one of the Complainants in this proceeding.

Int. 3 - Are you familiar with the land which is the subject of this proceeding?

Ans. The original lot had access without record over a dirt lane from Charlotte Avenue and was bounded on the north by the land now of the C & P Telephone Company, on the west by the tide bank of Somers Cove and on the south and east by small ots related to use of Somers Cove. The condemnation related to the development of the Cove and opening of Fourth Street extended provided access to the property. I have caused the property to be surveyd by G. Oliver Morrell.

Int. 4 - Your attorney has handed me a document entitled "Plat of Property surveyed for Scott Tawes James E. Dodson" dated February 15, 1984. Can you identify this documents?

Ans. Yes, this is the plat of the property #S-2276 prepared by Mr. Morrell on the basis of Filmore Hitch's survey of the Telephone property recorded among the Land Records in Plat Book No. 4, at folio 2; and on the basis of information of Victor Abbott supplementing the records of his deed recorded in Liber I.T.P. No. 290, folio 775 and the other deeds from the original owners. There was some overlap of the record descriptions and Mr. Morrell has adjusted the plat to reflect the actual lines on the ground.

Int. 5 - How did you and your predecessors acquire title?

Ans. By deed dated July 10, 1906 recorded among the Land Records of Somerset County in Liber O.T.B. No. 43, folio 524, Elizabeth V. and I. George Tawes conveyed the property to Oscar P. Wesley who (with others) conveyed the property by deed dated March 10, 1921 and recorded in Liber W.J S. No. 85, folio 480 unto Lindley S. Nock and Lonnie P. Merrill, partners trading as L. S. Nock and Company, Lindley S. Nock and wife conveyed his interest unto the Bank of Crisfield by item Sixth of a deed dated July 21, 1936 and recorded in Liber B.L.B. No. 138, folio 23 which conveyed unto W. Edgar and Florence P. Riggin. Your complaintants acquired the property from the late Lionel Bennett, Guardian and Personal Representative of the Riggins, respectively. Neither Lonnie P. Merrill nor the L. S. Nock and Company, as an entity have conveyed their interest of record.

Int. 6 - Who is in possession of the property and how did they come into possession?

Ans. The complainants have had possession of the property since April 30, 1981 when Mr. Benett executed the deed to them. The Riggins were in possession since August 1946.

Int. 7 - What relief do you seek in this proceeding?

Ans. Since we and the Riggins have occupied and possessed the property since 1947 and our occupation has been exclusive to all others and

well publicized in the community, we have petitioned the Court to declare that title be quieted in the Complainants by reason of the exclusive, actual and visible adverse possession hostile to the world under claim of right by reason of the payment of taxes, our occupation and our deed. The continued lack of continuous record title from Lonnie P. Merrill to the Complainants or our predecessors is a claim adverse to our interest. I also request the court to enjoin all persons from asserting a claim inconsistent with the Complainants now having a good and marketable fee simple title in the 17,469 square feet as shown on the plat by G. Oliver Morrell dated February 15, 1984 (File S-2276).

Int. 8 - Are thereany other proceedings at law or in equity to which this property is subject?

Ans. No. We have no other remedy and there are no other proceedings pending or threatened.

COURT QUESTION.

Ans. Nothing further.

E. Scott Tawes

E. Scott Tawes

At this point Tony Bruce, Attorney for the Complainants, asked that a certain document identified by the Complainants entitled "Plat of Property surveyed for Scott Tawes James E. Dodson" dated February 15, 1984 by G. Oliver Morrell be admitted as "Complainants' Exhibit No. 1", to be filed with the testimony in this proceeding and to be made a part of any decree hereinafter granted by this Court.

There being no further witnesses produced for examination by me, and at the request of attorneys for Complainants, I hereby return the above testimony to Court under my hand and seal and od hereby certify that I read over the testimony verbatim to the witness and thereupon he signed the same in my presence and that all requirements of the Maryland Rules of Procedure relating to such testimony have been complied with.

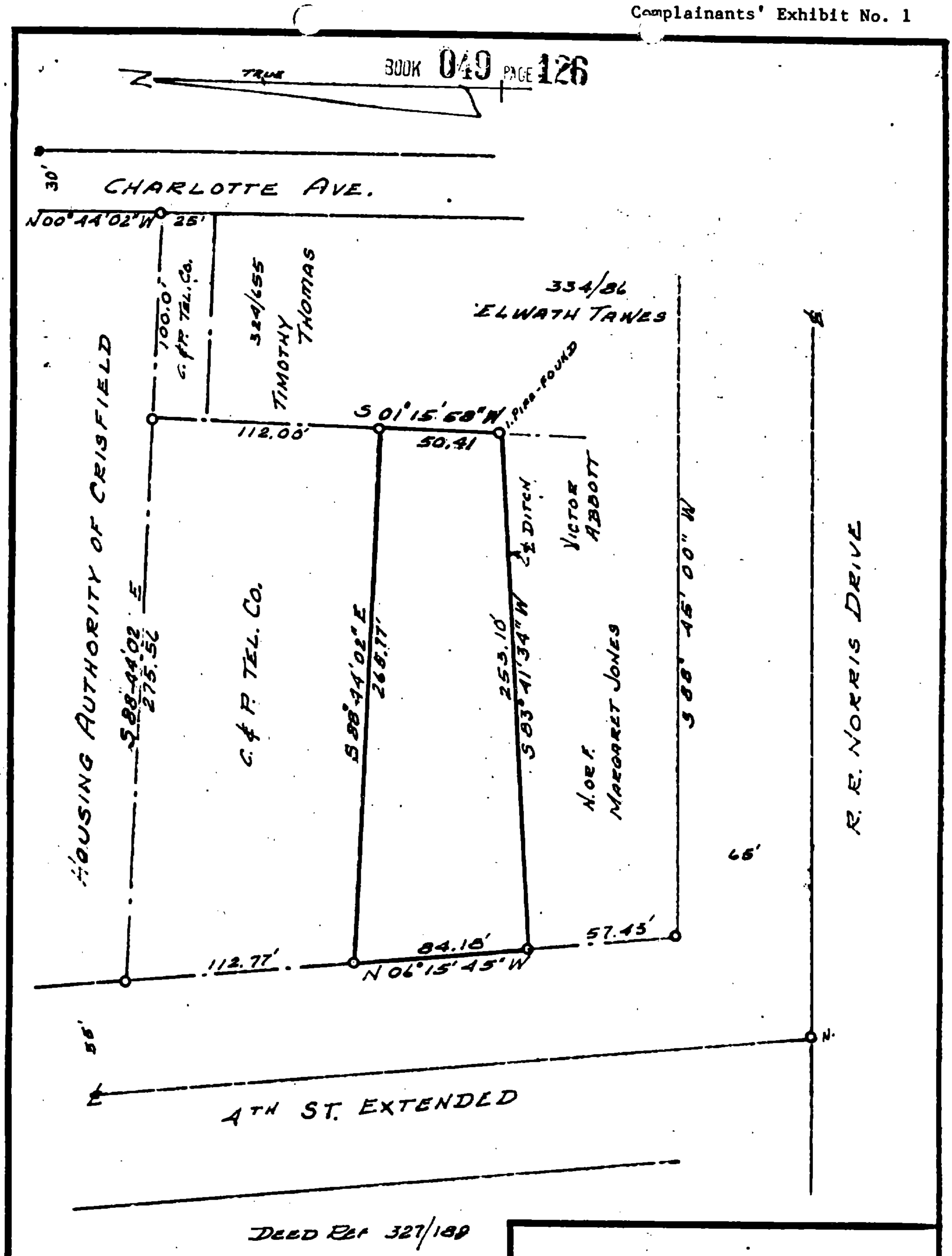
BOOK 049 PAGE 125

Given under my hand and seal this 21st day of February, 1984.

Logan C. Widdowson (SEAL)

Logan C. Widdowson, Examiner

Complainants' Exhibit No. 1



DEED REF 327/189

PLAT OF PROPERTY

surveyed for

SCOTT TAWES
JAMES E. DODSON

Feb. 15, 1984 Scale 1" 60'
Crisfield Election District
Crisfield, Md.
AREA = 17,469 SQ. FT.

G. OLIVER MORRELL
REGISTERED LAND SURVEYOR

FILE NO. S-2276

HOWARD SUTTON CO., N.Y.C. 48398

E. Scott Tawes, et al	:	No. 11,641 Chancery
vs	:	In the Circuit Court for
Lonnie P. Merrill, et al	:	Somerset County, Maryland

DECREE

The proceedings in the above cause including the Bill of Complaint Quia Timet, the testimony and exhibits having been read and considered and the Court having made its own investigation of the facts and circumstances of this case and having considered the comments of counsel of record for Complainants and it appearing to the Court that the ends of justice would be served by the granting of a decree in favor of Complainants, it is thereupon this 7th day of March, 1984, by the Circuit Court for Somerset County, Maryland, sitting in equity, ADJUDGED, ORDERED and DECREED:

1. That the Complainants, E. Scott Tawes, Toni E. Tawes, James E. Dodson and Beverly Dodson, have absolute ownership and the right of disposition of the real property described in the Bill of Complaint heretofore filed in this proceeding on behalf of said Complainants and depicted on a plat by G. Oliver Morrell dated February 15, 1984 (File S-2276) heretofore filed as "Complainants' Exhibit No. 1" containing 17,459 square feet of land, more or less.

2. That the Complainants, E. Scott Tawes, Toni E. Tawes, James E. Dodson and Beverly Dodson, have established title to said land by virtue of the exclusive, complete, actual, open, notorious, hostile, and continuous undisputed possession of said property by themselves and by their predecessors in title, adverse to the Respondents and all other persons for more than twenty years prior to the filing of the Bill of Complaint in this proceeding and as a result have acquired title to said land by adverse possession under the laws of the State of Maryland.

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

3. That the Respondent, the heirs at law of Lonnie P. Merrill, and all persons claiming under them be and they are hereby permanently enjoined from asserting any claim, estate, right, title, lien or interest in or to said property or any part thereof adverse to the said E. Scott Tawes, Toni E. Tawes, James E. Dodson and Beverly Dodson or their successors in interest by any action at law or otherwise.

4. That the complainants pay the costs of this proceeding.

Lloyd L. Smith
Judge

March 7, 1984
DATE

I hereby acknowledge Receipt of a Certified copy of Decree filed in the case of E. Scott Tawes, Et al vs. Lonnie P. Merrill, et al _____ being Chancery Case No. 11,641.

Philip R. Mahan
Philip R. Mahan, Treasurer

Robert L. Lankford (P)
Robert L. Lankford, Assessor

APR 19 1984
Exd.

BOOK 049 PAGE 129

OCT 24-83 A 926542D*****10.00
OCT 24-83 A 926641D*****60.00

BOOK 049 PAGE 130

Hobart B. Hughes and John B. Long, II, Substituted Trustees named in Removal of Trustees and Appointment of Substitute Trustees, for the purpose of foreclosure and collection of a Deed of Trust from Bowser W. Jones and Ethel M. Jones, his wife, to First Virginia Mortgage Company	*	NO. 11,648 CHANCERY
	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
	*	
	*	

* * * * * * * *

ORDER TO FILE DEED OF TRUST FOR FORECLOSURE

Mr. Clerk:

Please docket a suit as above and file for foreclosure of Deed of Trust from BOWSER W. JONES and ETHEL M. JONES, his wife, to FIRST VIRGINIA MORTGAGE COMPANY, dated November 21, 1975 and recorded among the Land Records of Somerset County and State of Maryland in Liber I.T.P. No. 290, Folio 632 and file Removal of Trustees and Appointment of Substitute Trustees attached hereto (the original of same having been recorded among the Land Records of Somerset County, Maryland prior hereto)and return the original for filing in this case.

Hobart B. Hughes, Substitute Trustee

John B. Long, II, Substitute Trustee

Bowser W. Jones
106 Pecan Drive
Princess Anne, Maryland 21853

Ethel M. Jones
1545 N. Garnet Street
Philadelphia, PA 19121

Hobart B. Hughes and John B. Long, II
124 E. Main Street
Salisbury, Maryland 21801

First Virginia Mortgage Company
6400 Arlington Blvd.
Falls Church, VA 22042

FOR DEED OF TRUST SEE LIBER ITP NO. 290 FOLIO 632.

FOR DEED OF APPOINTMENT SEE LIBER ITP NO. 340 FOLIO 430.

LAW OFFICES
LONG, LAWS,
HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0259

LONG, LAWS, HUGHES & BAHEN, ATTORNEYS

Hobart B. Hughes and
John B. Long, II

SUBSTITUTE TRUSTEES' SALE

OF

VALUABLE DWELLING HOUSE AND LOT

Under and by virtue of a power of sale contained in a Deed of Trust from Bowser W. Jones and Ethel M. Jones, to First Virginia Bank dated November, 21 1983, and recorded among the Land Records of Somerset County in I.T.P. No. 290, Folio 632, default having been made in the terms, covenents and conditions thereof, the undersigned Substitute Trustees for the purposes of foreclosure and collection will offer for sale

At The Front Door Of The
Court House, Princess Anne, Maryland
On
Friday, November 18, 1983
Begining At 1:00 O'clock P.M.

all the following described property: ALL that lot or parcel lying and being in East Princess Anne Election District, County and State aforesaid, and being all of Lot 4, in Block A, depicted on a plat entitled "Manokin Glen" Subdivision for Wilson E. Davis and Son, dated July, 1972, madeby Burton B. Gordy, Registered Maryland Land Surveyor, which plat is recorded among the Land Records of Somerset County, Maryland in Plat Book I.T.P. No. 8, Folio 98, and being the same land which was conveyed unto the Grantors herein by Princess Anne Estates, Inc.,.

TERMS OF SALE: Deposit of $5,000.00 by certified check on the date of sale and the balance to be paid upon final ratification of sale, the credit portion to bear interest from date of sale, until paid at the rate of ten percent (10%) per annum and to be secured to the satisfaction of the undersigned, or all cash, at the option of the purchaser. The preparation of all documents for transfer, state stamps, state transfer tax and recording costs are at the expense of the purchaser. State, County and City Taxes and City water will be pro-rated at the date of final ratification of said sale.

_____
Hobart B. Hughes, Substitute
Trustee

_____
John B. Long,II, Substitute
Trustee

LONG, LAWS, HUGHES & BAHEN
124 East Main Street
Salisbury, Maryland 21301
(301)749-2356

PLEASE PUBLISH:

October 28, 1983
November 4, 1983
November 11, 1983

LAW OFFICES
LONG, LAWS,
HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0259

BOOK 049 PAGE 132

Hobart B. Hughes and John B. Long II, Substituted Trustees named in Removal of Trustees and Appointment of Subtitute Trustees, for the purpose of foreclosure and collection of a Deed of Trust from Bowser W. Jones and Ethel M. Jones, his wife, to First Virginia Mortgage Company	*	NO. 11,648 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * * * *

STATEMENT OF MORTGAGE DEBT AND NON-MILITARY AFFIDAVIT

STATE OF VIRGINIA, COUNTY OF FAIRFAX, TO WIT:

I HEREBY CERTIFY, that on this 14th. day of September, 1983, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Joseph J. Kilty Vice-President of FIRST VIRGINIA BANK, FORMERLY First Virginia Mortgage Comapny, and made oath in due form of law that the following account represents the amount due and owing on the Deed of Trust filed for foreclosure in the above entitled cause:

Principal amount due	$ 21,645.74
Interest from February 1, 1983 thru September 15, 1983	$ 1,183.50
Less credit balance in expense account (Deficit)	$ 29.07
TOTAL BALANCE DUE	$ 22,858.31

(The above statement is good until October 1, 1983. Thereafter interest is to be added at $5.26 per day.)

AND, at the same time, the above officer did further make oath in due form of law that to the best of his knowledge, information and belief:

1. The said Bowser W. Jones and Ethel M. Jones, his wife, are not in the military service of the United States; and

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21801 - 0259

2. The said Bowser W. Jones and Ethel M. Jones, his wife, are not in any military service of any nation allied withe United States; and

3. The said Bowser W. Jones and Ethel M. Jones, his wife, have not been ordered to report for induction under the Selective Service ACt of 1940, as amended; and

4. The said Bowser W. Jones and Ethel M. Jones, his wife, are not members of the Enlisted Reserve Corps who have been ordered to report for military service.

IN WITNESS WHEREOF, I hereunto set my hand and affix my seal the day and year first above written.

FIRST VIRGINIA BANK
FORMERLY
FIRST VIRGINIA MORTGAGE COMPANY

By: Joseph J. Kilty (SEAL)
JOSEPH J. KILTY, VICE PRESIDENT

Helen W. Blake
Notary Public

My Commission Expires:
Oct. 12, 1986

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HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0259

BOOK 049 PAGE 134

STATE OF VIRGINIA, COUNTY OF FAIRFAX, TO WIT:

I HEREBY CERTIFY, that on this 14th day of September 1983, before me, the subscriber, a NOtary Public of the State and County aforesaid, personally appeared Joseph J. Kilty Vice-President of First Virginia Bank, Formerly First Virginia Mortgage Company, known to me to be the person who acknowledged the aforegoing Deed of Appointment to be the act and deed of FIRST VIRGINIA BANK, FORMERLY First Virginia Mortgage Company and made further oath that he is authorized to make this acknowledgment on behalf of said Corporation.

AS WITNESS my hand and Notarial Seal.

Helen H. Blake
Notary Public

My Commission Expires:
Oct. 12, 1986

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HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0259

No. 11,648 Chancery / No. 22
Bond Book 11 Page 292

Fidelity and Deposit Company

HOME OFFICE OF MARYLAND BALTIMORE, MD. 21203

KNOW ALL MEN BY THESE PRESENTS:

That we, Hobart B. Hughes and John B. Long, II, Trustees and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a body corporate, duly incorporated under the laws of the State of Maryland, as Surety, are held and firmly bound unto the State of Maryland, in the full and just sum of Twenty Five Thousand Dollars, to be paid to the said State or its certain Attorney, to which payment well and truly to be made, we bind ourselves, and each of us, our and each of our heirs, executors and administrators, jointly and severally, firmly by these presents.

Sealed with our seals and dated this ..... day of .....

in the year of our Lord one thousand nine hundred and eighty-three

WHEREAS, the above bounden Hobart B. Hughes and John B. Long, II

by virtue of a decree of the Honorable the Judge of the Circuit Court of Somerset County

has been appointed Trustee to sell real estate

mentioned in the proceedings in the case of Hobart B. Hughes and John B. Long, II, Substituted Trustees

vs.

Bowser W. Jones and Ethel M. Jones

now pending in said Court:

NOW, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That, if the above bounden Hobart B. Hughes and John B. Long, II

do and shall well and faithfully perform the trust reposed in them by said decree, or that may be reposed in them by any future decree or order in the premises, then the above obligation to be void; otherwise to be and remain in full force and virtue in law.

Signed, sealed and delivered in the presence of:

Hobart B. Hughes (SEAL)

John B. Long, II (SEAL)

WITNESS: FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By Jeanette M. Rhea
Jeanette M. Rhea *As to Surety*

By
Clinton A. Killam, Jr. *Attorney-in-Fact*

J3116(MD)—1M, 9,80 211589
Trustee's Bond

APPROVED AND FILED

PER: , CLERK

BOOK 049 PAGE 135

BOOK 049 PAGE 136

Power of Attorney

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

HOME OFFICE: BALTIMORE, MD.

KNOW ALL MEN BY THESE PRESENTS: That the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a corporation of the State of Maryland, by C. M. PECOT, JR. , Vice-President, and C. W. ROBBINS , Assistant Secretary, in pursuance of authority granted by Article VI, Section 2, of the By-Laws of said Company, which reads as follows:

SEC. 2. The President, or any Executive Vice-President, or any of the Senior Vice-Presidents or Vice-Presidents specially authorized so to do by the Board of Directors or by the Executive Committee, shall have power, by and with the concurrence of the Secretary or any one of the Assistant Secretaries, to appoint Resident Vice-Presidents, Assistant Vice-Presidents and Attorneys-in-Fact as the business of the Company may require, or to authorize any person or persons to execute on behalf of the Company any bonds, undertakings, recognizances, stipulations, policies, contracts, agreements, deeds, and releases and assignments of judgments, decrees, mortgages and instruments in the nature of mortgages, and also all other instruments and documents which the business of the Company may require, and to affix the seal of the Company thereto.

does hereby nominate, constitute and appoint Charles W. Blank, Clinton A. Killman, Jr., J. Donald Haynes, John W. Charlton, Pauline A. Beall, Maria L. Lenox and Brian E. Wilcox, all of Baltimore, Maryland, EACH

its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings

And the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in Baltimore, Md., in their own proper persons.

This power of attorney revokes that issued on behalf of Charles W. Blank, etal, dated February 17, 1981

The said Assistant Secretary does hereby certify that the aforegoing is a true copy of Article VI, Section 2, of the By-Laws of said Company, and is now in force.

IN WITNESS WHEREOF, the said Vice-President and Assistant Secretary have hereunto subscribed their names and affixed the Corporate Seal of the said FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 2nd day of September, A.D. 19 81

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

ATTEST:

FIDELITY AND DEPOSIT COMPANY OF MARYLAND SEAL

C W Robbins
Assistant Secretary

By C M Pecot
Vice-President

STATE OF MARYLAND
CITY OF BALTIMORE } ss:

On this 2nd day of September, A.D. 19 81, before the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore, duly commissioned and qualified, came the above-named Vice-President and Assistant Secretary of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and they each acknowledged the execution of the same, and being by me duly sworn, severally and each for himself deposeth and saith, that they are the said officers of the Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and that the said Corporate Seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal, at the City of Baltimore, the day and year first above written.

CAROL J. FADER NOTARY PUBLIC BALTIMORE CITY, MD.

Carol J. Fader
Notary Public Commission Expires July 1, 1982

CERTIFICATE

I, the undersigned, Assistant Secretary of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy, is in full force and effect on the date of this certificate; and I do further certify that the Vice-President who executed the said Power of Attorney was one of the additional Vice-Presidents specially authorized by the Board of Directors to appoint any Attorney-in-Fact as provided in Article VI, Section 2 of the By-Laws of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND.

This Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 16th day of July, 1969.

RESOLVED: "That the facsimile or mechanically reproduced signature of any Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed."

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the said Company, this

day of 19

DEPUTY

Assistant Secretary

L1428Ctf.—3M, 11-81 214234 -060

Bond Book 11 Page 293

Hobart B. Hughes and	*	No. 11,648 CHANCERY
John B. Long, II,		
Substituted Trustees named	*	IN THE CIRCUIT COURT
in Removal of Trustees and		
Appointment of Substitute	*	
Trustees, for the purpose		FOR SOMERSET COUNTY
of foreclosure and collection	*	
of a Deed of Trust from		STATE OF MARYLAND
Bowser W. Jones and		
Ethel M. Jones, his wife to	*	
First Virginia Bank		

*

* * * * * * * *

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Sale of Hobart B. Hughes and John B. Long, II Substitute Trustees named in Removal of Trustees and Appointment of Substitute Trustees, filed herein, from Bowser W. Jones and Ethel M. Jones, his wife, respectfully represents:

That after having given bond with sufficient security for the faithful performance of the trust reposed in them and after having complied with all the other prerequisites as required by law and the aforesaid Removal of Trustees and Appointment of Substitute Trustees and after having given notice of the time, place, manner and terms of sale by advertisements duly inserted in the Daily and Sunday Times, a daily newspaper published in Somerset County, for three (3) successive weeks before the day of sale all as more particularly set forth in Certificate of Publication attached hereto, they did, pursuant to said advertisement attend, at the front door of the Court House, on the 18 day

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LONG, LAWS,
HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0259

of November, 1983, at the hour of 1:00 o'clock P.M., and they did then and there proceed to sell said property in the manner following, that is to say: Your Substitute Trustees offered at public sale to the highest bidder or bidders the property mentioned in the aforesaid advertisement, and being more particularly described as follows:

ALL that lot or parcel lying and being in East Princess Anne Election District, County and State aforesaid, and being all of Lot 4, in Block A, depicted on a plat entitled "Manokin Glen" Subdivision for Wilson E. Davis and Son, Dated July, 1972, made by Burton B. Gordy, Registered Maryland Land Surveyor, which plat is recorded among the Land Records of Somerset County, Maryland in Plat Book I.T.P. No. 8, Folio 98

AND YOUR Substitute Trustees sold the above described property unto First Virginia Bank, at and for the sum of Twenty Four Thousand Dollars ($24,000) it being at that sum, the highest bidder therefor.

Respectfully submitted,

Hobart B. Hughes,
Substitute Trustee

John B. Long, II,
Substitute Trustee

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 22 day of November, 1983, before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Hobart B. Hughes, and John B. Long, II, Substitute Trustees named in the aforegoing Report of Sale and made oath in due form of law that the matters and facts stated

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21801 - 0259

herein are true and correct to the best of their knowledge, information and belief, and the sale therein reported was fairly made.

AS WITNESS my hand and Notarial Seal.

ANDREA L. BOUNDS NOTARY PUBLIC WICOMICO COUNTY, MD.

Andrea L. Bounds
Notary Public

My commission expires
June 1, 1986

LAW OFFICES
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HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0259

LONG, LAWS, HUGHES AND BAHEN, ATTYS
Hobart B. Hughes, John B. Long, II

SUBSTITUTE TRUSTEES' SALE

OF VALUABLE DWELLING

HOUSE AND LOT

Under and by virtue of a power of sale contained in a Deed of Trust from Bowser W. Jones and Ethel M. Jones, to First Virginia Bank dated November 21, 1983, and recorded among the Land Records of Somerset County in I.T.P. No. 290, Folio 632, default having been made in the terms, covenants and conditions thereof, the undersigned Substitute Trustees for the purposes of foreclosure and collection will offer for sale

At The Front Door Of The

Court House, Princess Anne, MD

On Friday, November 18, 1983

Beginning at 1:00 O'Clock P.M.

all the following described property: ALL that lot or parcel lying and being in East Princess Anne Election District, County and State aforesaid, and being all of Lot 4, in Block A, depicted on a plat entitled "Manokin Glen" Subdivision for Wilson E. Davis and Son, dated July, 1972, madeby Burton B. Gordy, Registered Maryland Land Surveyor, which plat is recorded among the Land Records of Somerset County, Maryland in Plat Book I.T.P. No. 8, Folio 98, and being the same land which was conveyed unto the Grantors herein by Princess Anne Estates, Inc.

TERMS OF SALE: Deposit of $5,000.00 by certified check on the date of sale, the credit portion to bear interest from date of sale, until paid at the rate of ten percent (10%) per annum and to be secured to the satisfaction of the undersigned, or all cash, at the option of the purchaser. The preparation of all documents for transfer, state stamps, state transfer tax and recording costs are at the expenses of the purchaser. State, County and City Taxes and City Water will be pro-rated at the date of final ratification of said sale.

Hobart B. Hughes
Substitute Trustee
John B. Long, II
Substitute Trustee
Long, Laws, Hughes and Bahen
124 East Main Street
Salisbury, Maryland 21801
301-749-2356

10/28,11/4, 11/11

CERTIFICATE OF PUBLICATION

Salisbury, Md. . . . . November 15, 1983

We hereby certify that the annexed. . . . . .

Trustee Sale - Bowser Jones . . . . . .

THE DAILY TIMES on . . . . Oct. 28, Nov. 4, 11, 1983 . . . . . was published in

. . . . . .

Thomson Newspapers, Inc.

Hobart B. Hughes and John B. Long, II, Substituted Trustees named in Removal of Trustees and Appointment of Substitute Trustees, for the purpose of foreclosure and collection of a Deed of Trust from Bowser W. Jones and Ethel M. Jones, his wife to First Virginia Mortgage Company	*	NO. 11,648 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * * * * *

AFFIDAVIT OF PURCHASER

STATE OF Virginia
COUNTY OF Fairfax

ON THIS the 28th day of November, 1983, before me, the undersigned officer, personally appeared Helen H. Blake, and made oath in due form of law that First Virginia Bank, formerly First Virginia Mortgage Company, is the purchaser at the sale of the property described in this cause, and that

(a) is not acting as agent for any other person, firm, partnership, or corporation other than First Virginia Bank;

(b) There are no other interested principals;

(c) No one was either directly or indirectly discouraged from bidding at said sale.

Helen H. Blake
Helen H. Blake

SUBSCRIBED AND SWORN to me before me this 28th day of November, 1983.

William J. Schlodensky
Notary Public

My Commision Expires:
July 13, 1984

BOOK 049 PAGE 141

LAW OFFICES
LONG, LAWS,
HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0258

Hobart B. Hughes and John B. Long, II, Substituted Trustees named in Removal of Trustees and Appointment of Substitute Trustees, for the purpose of foreclosure and collection of a Deed of Trust from Bowser W. Jones and Ethel M. Jones, his wife to First Virginia Mortgage Company	*	NO. 11,648 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * * * *

ORDER NISI

ORDERED, by the Circuit Court for Somerset County, State of Maryland, this 23rd day of November, 1983, that the sale of the property mentioned in these proceedings and made reported by Hobart B. Hughes and John B. Long, II, Substitute Trustees, be ratififed and confirmed unless cause to the contrary be shown on or before the 23rd day of December, 1983, provided a copy of this Order be inserted in some newspaper published in this County, once in each of three (3) successive weeks before the 20th day of December, 198 .

The Report of Sale states the amount of the sale to be Twenty Four Thousand Dollars ($24,000).

J Theodore Phoebus
Clerk

LAW OFFICES
LONG, LAWS,
HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0259

Hobart B. Hughes and John B. Long, II, Substituted Trustees named in Removal of Trustees and Appointment of Substitute Trustees, for the purpose of foreclosure and collection of a Deed of Trust from Bowser W. Jones and Ethel M. Jones, his wife to First Virginia Mortgage Company	*	NO. 11,648 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * * * * *

AFFIDAVIT OF COMPLIANCE

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 22 day of November, A. D., 1983, before me, the subscriber, a Notary Public of the State of Maryland, in and for Wicomico County aforesaid, personally appeared Hobart B. Hughes one of the Substitute Trustees in the above captioned, and made oath in due form of law, and pursuant to Rule 74a(c) of the Maryland Rules of Procedure, that he mailed by Registered Mail, Return Receipt Requested, to the Mortgagors, Bowser W. Jones and Ethel M. Jones, at their respective last known addresses: 106 Pecan Drive, Princess Anne, Maryland and 1545 North Garnet Street, Philadelphia, Pennsylvania, a notice of the time, place and terms of sale; that said notice was mailed on the 11 day of November, 1983, which was not earlier than twenty (20) days and not later than five (5) days before the date of sale, the Registered Receipts for said mailing being attached hereto.

AS WITNESS my hand and Notarial Seal, the day and year first above written.

ANDREA L. BOUNDS NOTARY PUBLIC WICOMICO COUNTY, MD.

Andrea L. Bounds
Notary Public

Hobart B. Hughes
Substitute Trustee

My commission expires:
June 1, 1986

BOOK 049 PAGE 143

LAW OFFICES
LONG, LAWS,
HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0258

PS Form 3811, July 1982

RETURN RECEIPT

● SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
☒ Show to whom and date delivered ..... ____¢
☐ Show to whom, date, and address of delivery .. ____¢
2. ☐ RESTRICTED DELIVERY ..... ____¢
(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL $____

3. ARTICLE ADDRESSED TO:
Mr. Bowser W. Jones
106 Pecan Dr.
Princess Anne MD. 21855

4. TYPE OF SERVICE:
☒ REGISTERED ☐ INSURED
☐ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER
R 078 954 203

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐ Addressee ☐ Authorized agent

5. DATE OF DELIVERY
11-15

POSTMARK (may be on reverse side)
1080

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

★ GPO: 1982-379-693

LAW OFFICES
LONG, LAWS, HUGHES & BAHEN
124 EAST MAIN STREET
P. O. BOX 259
SALISBURY, MARYLAND 21801-0259

R 078 954 202

REGISTERED MAIL

RETURN RECEIPT REQUESTED

RETURNED TO SENDER

REASON CHECKED
Unclaimed
Refused
Moved
No such street
No such number
No such office
Insufficient address
Do not deliver this address

CLAIM CHECK
60 [illegible]

DATE
11-15
1ST NOTICE

2ND NOTICE

RETURN

Detached on PS Form 3849 Oct 1980

NOV 11 83
1271250

Mrs. Ethel M. Jones
1545 North Garnet Street
Philadelphia, PA 19121

RETURN [illegible]

BOOK 049 PAGE 142

PS Form 3811, July 1982

● SENDER: Complete Items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
- [x] Show to whom and date delivered ..... ___ $
- [ ] Show to whom, date, and address of delivery ..... ___ $

2. [ ] RESTRICTED DELIVERY ..... ___ $
(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL $ ___

3. ARTICLE ADDRESSED TO:
Mrs. Ethel M. Jones
1545 N. Garnet St
Phila. PA 19121

4. TYPE OF SERVICE:
- [x] REGISTERED
- [ ] INSURED
- [ ] CERTIFIED
- [ ] COD
- [ ] EXPRESS MAIL

ARTICLE NUMBER
R 078
954 202

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE [ ] Addressee [ ] Authorized agent

5. DATE OF DELIVERY

POSTMARK (may be on reverse side)

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

RETURN RECEIPT

● GPO: 1982-379-593

MD MAIL STREET STA. USPO AUG 1983

BOOK 049 PAGE 146

Hobart B. Hughes and John B. Long, II, Substituted Trustees named in Removal of Trustees and Appointment of Substitute Trustees, for the purpose of foreclosure and collection of a Deed of Trust from Bowser W. Jones and Ethel M. Jones, his wife to First Virginia Mortgage Company	*	NO. 11,648 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * * * *

CERTIFICATE OF SERVICE

This is to certify that the undersigned mailed a copy of the "Petition for Writ of Possession" and a copy of the "Show Cause Order" previously filed herein, via firstclass mail, postage prepaid, to the persons whose names and addresses are set forth below on the 20 day of January, 1984:

Bowser W. Jones
106 Pecan Drive
Princess Anne, Maryland 21853

Ethel M. Jones
1545 North Garnet Street
Philadelphia, Pa. 19121

Hobart B. Hughes,
Solicitor for Petitioner

LAW OFFICES
LONG, LAWS,
HUGHES & BAHEN, P.A.
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0259

ORDER NISI - Bowsor/Ethel Jones

Hobart B. Hughes and John B. Long, II, Substituted Trustees named in Removal of Trustees and Appointment of Substitute Trustees, for the purpose of foreclosure and collection of a Deed of Trust from Bowser W. Jones and Ethel M. Jones, his wife to First Virginia Mortgage Company.

NO. 11,648 CHANCERY
IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
STATE OF MARYLAND

ORDER NISI

ORDERED, by the Circuit Court for Somerset County, State of Maryland, this 23rd day of November, 1983, that the sale of the property mentioned in these proceedings and made reported by Hobart B. Hughes and John B. Long, II, Substitute Trustees, be ratified and confirmed unless cause to the contrary be shown on or before the 23rd day of December, 1983, provided a copy of this Order be inserted in some newspaper published in this County, once in each of three (3) successive weeks before the 20th day of December, 1983.

The Report of Sale states the amount of the sale to be Twenty Four Thousand Dollars, ($24,000).

I. Theodore Phoebus
True Copy, Test:
I. Theodore Phoebus
Clerk

11/30, 12/7, 14

CERTIFICATE OF PUBLICATION

Salisbury, Md. . . . . December 19, 1983

We hereby certify that the annexed. . . . . .

. . Order. Nisi - Bowser W. Jones . . . . . .

THE DAILY TIMES on . . . . . Nov. 30, Dec. 7, 14, 1983 . . . . . was published in . . . . . .

. . . . . .

Thomson Newspapers, Inc.
Publishers of The Daily Times

BOOK 049 PAGE 148

Hobart B. Hughes and John B. Long, II, Substituted Trustees named in Removal of Trustees and Appointment of Substitute Trustees, for the purpose of foreclosure and collection of a Deed of Trust from Bowser W. Jones and Ethel M. Jones, his wife to First Virginia Mortgage Company	*	NO. 11,648 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * * * *

PETITION FOR WRIT OF POSSESSION

TO the Honorable, the Judges of said Court:

The Petition of First Virginia Bank (hereinafter referred to as "Purchaser") by Long, Laws, Hughes, & Bahen, its Solicitor proceeding herein under the provisions of Rule 637 of the Maryland Rules of Procedure, respectfully shows:

1. That, as heretofore reported, First Virginia Bank purchased the property foreclosed herein, known as premises 106 Pecan Drive, Princess Anne, Maryland at the auction sale held November 18, 1983.

2. That said sale was finally ratified and confirmed by Order entered herein on December 23, 1983.

3. That the former owner, Bowser W. Jones and Ethel M. Jones or other persons holding under them by title subsequent to the deed of trust foreclosed herein, has continued in possession of said premises subsequent to November 18, 1983 although said attorneys and agents have demanded that they vacate and surrender possession.

4. That, as the present owner of the foreclosed property, First Virginia Bank is entitled to possession thereof.

5. That First Virginia Bank has not entered into any agreement with the said Bowser W. Jones and Ethel M. Jones, or any other person, for the lease, occupancy or use of said premises subsequent to November 18, 1983.

LAW OFFICES
LONG, LAWS,
HUGHES & BAHEN, P.A.
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0259

WHEREFORE, your petitioner prays:

1. That an Order be entered requiring the said Mr. and Mrs. Jones or any person holding under them by title subsequent to the deed of trust foreclosed herein, to show cause why the foreclosed property should not be vacated forthwith and the possession thereof surrendered to First Virginia Bank.

2. That, unless good cause to the contrary be shown by the party in actual possession, or other persons concerned, an Order be entered herein commanding the Sheriff to deliver possession of the foreclosed property forthwith to your petitioner.

3. That it have such other and further relief as the case may require.

Hobart B. Hughes
Long, Laws, Hughes & Bahen
124 East Main Street
Salisbury, Maryland 21801

Telephone: 749-2356

STATE OF MARYLAND, COUNTY OF WICOMICO:

I HEREBY CERTIFY that on this 20 day of January, 1984, before me, a Notary Public in and for the State and County aforesaid personally appeared Hobart B. Hughes, Solicitor for First Virginia Bank and made oath in due form of law that the matters and facts set forth in the foregoing "Petition for Writ of Possession" are true to the best of his knowledge, information and belief.

ANDREA L. BOUNDS NOTARY PUBLIC WICOMICO COUNTY, MD.

Andrea L. Bounds
Notary Public

LAW OFFICES
LONG, LAWS,
HUGHES & BAHEN, P.A.
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0259

Hobart B. Hughes and John B. Long, II, Substituted Trustees named in Removal of Trustees and Appointment of Substitute Trustees, for the purpose of foreclosure and collection of a Deed of Trust from Bowser W. Jones and Ethel M. Jones, his wife to First Virginia Mortgage Company	*	NO. 11,648 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * * * *

ORDER FOR DELIVERY OF POSSESSION

It appearing to the Court that, by Order entered herein on the ____ day of _____, 1984, Bowser W. Jones and Ethel M. Jones or other persons concerned, were ordered to show cause why the relief prayed in the "Petition for Writ of Possession" filed herein by First Virginia Bank should not be granted; it further appearing that copies of said Petition and said Order were duly served on Bowser W. Jones and Ethel M. Jones, as required by the provisions of Rule 306; and it further appearing that no good cause has been shown why the relief prayed for in said Petition should not be granted, although the time allowed therefor has elapsed, it is by the Court _____ day of _____, 1984.

ORDERED, that the Sheriff be, and he hereby is commanded to deliver possession of premises known as 106 Pecan Drive, Princess Anne, Maryland forthwith to First Virginia Bank.

_____
Judge

LAW OFFICES
LONG, LAWS,
HUGHES & BAHEN, P.A.
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0259

Hobart B. Hughes and John B. Long, II, Substituted Trustees named in Removal of Trustees and Appointment of Substitute Trustees, for the purpose of foreclosure and collection of a Deed of Trust from Bowser W. Jones and Ethel M. Jones, his wife to First Virginia Mortgage Company	*	NO. 11,648 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * * * *

SHOW CAUSE ORDER

ORDERED, by the Court, this 26 day of JAN., 1984, that Bowser W. Jones and Ethel M. Jones or other persons concerned, show cause ~~on or before the ____ day of~~ within sixty days from the date of the completion of service ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~, ~~1984,~~ why the relief prayed in the "Petition for Writ of Possession" filed herein by First Virginia Bank should not be granted, provided a copy of said Petition and of this Order be served, pursuant to Rule 306, on the said ~~Bowser W. Jones and~~ Ethel M. Jones, or other persons holding under them by title subsequent to the deed of trust foreclosed herein, on or before the 13th day of February, 1984.

Lloyd L. Simpkins
Judge

LAW OFFICES
LONG, LAWS,
HUGHES & BAHEN, P.A.
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0259

106 Pecan

BOOK 049 PAGE 152

Hobart B. Hughes and John B. Long, II, Substituted Trustees named in Removal of Trustees and Appointment of Substitute Trustees, for the purpose of foreclosure and collection of a Deed of Trust from Bowser W. Jones and Ethel M. Jones, his wife to First Virginia Mortgage Company	*	NO. 11,648 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * * * *

SHOW CAUSE ORDER

ORDERED, by the Court, this 24 day of Jan., 1984, that Bowser W. Jones and Ethel M. Jones or other persons concerned, show cause on or before the 21st day of February, 1984, why the relief prayed in the "Petition for Writ of Possession" filed herein by First Virginia Bank should not be granted, provided a copy of said Petition and of this Order be served, pursuant to Rule 306, on the said Bowser W. Jones and/~~XXXXXXXXXXXXXXXXXXXX~~, or other persons holding under them by title subsequent to the deed of trust foreclosed herein, on or before the 3RD day of February, 1984.

Lloyd L. Griffin
Judge

Summoned and copy left
with Bowser Jones 1/29/84
Daryl L. Jones Deputy

TRUE COPY, TEST: Theodore Phoebus Clerk.

LAW OFFICES
LONG, LAWS,
HUGHES & BAHEN, P.A.
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0259

Hobart B. Hughes and John B. Long, II, Substituted Trustees named in Removal of Trustees and Appointment of Substitute Trustees, for the purpose of foreclosure and collection of a Deed of Trust from Bowser W. Jones and Ethel M. Jones, his wife to First Virginia Mortgage Company	*	NO. 11,648 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * * * *

FINAL ORDER OF RATIFICATION

ORDERED by the Circuit Court for Somerset County, State of Maryland, in Equity, this 21st day of Feb., 1984, that the sale made and reported by the Substitute Trustees aforesaid, be and the same is hereby finally ratified and confirmed, no cause to the contrary having been shown although due notice appears to have been given as required by the Order of Nisi passed in said cause and the said Trustees are allowed the usual commission or fees and such proper expenses as they shall produce vouchers therefor.

Lloyd L. Simpkins
Judge

LAW OFFICES
LONG, LAWS,
HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0759

HOBART B. HUGHES AND JOHN B. LONG, II, SUBSTITUTED TRUSTEES NAMED IN REMOVAL OF TRUSTEES AND APPOINTMENT OF SUBSTITUTE TRUSTEES, FOR THE PURPOSE OF FORECLOSURE AND COLLECTION OF A DEED OF TRUST FROM BOWSER W. JONES AND ETHEL M. JONES, HIS WIFE TO FIRST VIRGINIA MORTGAGE COMPANY	* * * * * *	NO. 11,648 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

FIRST AND FINAL AUDITOR'S REPORT

Logan C. Widdowson, Auditor, duly appointed by this Court, reports that he made an examination of the proceedings in the above entitled cause and from them and the list of expenses furnished him therein, states the following Account:

Amount of Sale		$24,000.00
Fees, Costs, Expenses, Etc.:		
Clerk of Circuit Court, Costs	$ 176.00	
Harris J. Riggin, Bond Premium	100.00	
George W. Oakley, Auctioneer	50.00	
Daily Times, Advertising	193.50	
Daily Times, Order Nisi	70.95	
Auditor's Fee	65.00	
Notary Fees	4.50	
Postage	23.35	
Attorney's Fee in Lieu of Commission	650.00	
Total Fees, Costs, Expenses, Etc.	$1,333.30	
Balance to be Distributed		$22,666.70
Mortgage Debt		
Principal Balance	$21,645.74	
Interest to 9/15/83	1,183.50	
Interest from 9/15/83 to 4/3/84 at $5.26 per diem	1,057.26	
Total Mortgage Debt	$23,886.50	
Deficit		$1,219.80

ALL EXCEPTIONS to said report must be filed within fifteen days of the date of filing; if no exceptions are filed, the account may be ratified.

YOUR AUDITOR hereby certifies that the Maryland Rules of Procedure have been complied with by mailing on the date of the filing of the Audit notice of this report to the following parties by regular U.S. Mail:

Bowser W. Jones 106 Pecan Drive Princess Anne, MD	Ethel M. Jones 106 Pecan Drive Princess Anne, MD	Hobart B. Hughes, Esq. 124 E. Main Street Salisbury, Maryland 21801

Date of Filing: March 19, 1984

Logan C. Widdowson, Auditor

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

LCW/jd
3/19/84
84-151

No. 11,648 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 19th day of March, 19 84 that the within Report of the Auditor be Ratified and Confirmed, unless cause to the contrary be shown by exceptions filed, on or before the 3rd day of April, 19 84.

I. Theodore Phoebus
CLERK

No exceptions having been filed, and no cause to the contrary having been shown, IT IS ORDERED by the Circuit Court for Somerset County, in Equity, this 4th day of April, 19 84 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

I. Theodore Phoebus
CLERK

APR 19 1984
Exd.

BOOK 049 PAGE 156

OCT 26-83 B 326730D*****10.00
OCT 26-83 B 326729D*****60.00

VAUGHN E. RICHARDSON, ASSIGNEE FOR THE PURPOSE OF FORECLOSURE AND COLLECTION OF A MORTGAGE FROM DONALD H. SMITH TO ARNOLD H. MANER and BARBARA J. MANER, HIS WIFE	*	NO. 11,649 CHANCERY CASE
	*	IN THE CIRCUIT COURT FOR
	*	SOMERSET COUNTY
	*	STATE OF MARYLAND
EX PARTE		

* * * * * * * * * * * *

MR. CLERK:

Please docket the case as above, file for foreclosure a Mortgage from Donald H. Smith to Arnold H. Maner and Barbara J. Maner, His Wife, dated January 7, 1983, and recorded among the Land Records of Somerset County, State of Maryland, in Liber I.T.P., No. 335, Folio 734, said mortgage assigned to Vaughn E. Richardson for the purpose of foreclosure and collection.

Vaughn E. Richardson

Vaughn E. Richardson, Assignee
130 E. Main Street
Salisbury, Maryland 21801
Telephone: (301) 742 - 8744

FOR MORTGAGE SEE LIBER ITP NO. 335 FOLIO 734.

FOR ASSIGNMENT SEE LIBER ITP NO. 340 FOLIO 465.

RICHARDSON, ANDERSON & HELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P O BOX 258
SALISBURY, MARYLAND 21801

(301) 742-8744

VAUGHN E. RICHARDSON, ASSIGNEE FOR THE PURPOSE OF FORECLOSURE AND COLLECTION OF A MORTGAGE FROM DONALD H. SMITH TO ARNOLD H. MANER and BARBARA J. MANER, HIS WIFE	*	NO. 11,649 CHANCERY CASE
	*	IN THE CIRCUIT COURT FOR
	*	SOMERSET COUNTY
EX PARTE	*	STATE OF MARYLAND

* * * * * * * * * * * *

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY, That on this 18th day of October, 1983, before me, a Notary Public of the State and County aforesaid, personally appeared Arnold H. Maner and Barbara J. Maner, His Wife, Mortgagees, and made oath in due form of law that the amount owing on said Mortgage is FIFTEEN THOUSAND EIGHT HUNDRED FIFTY-FIVE and 70/100 DOLLARS ($15,855.70), together with interest at FOUR and 32/100 DOLLARS ($4.32) per diem from October 13, 1983.

AS WITNESS my hand and Notarial Seal.

Elva P. Crowley
NOTARY PUBLIC

My Commission Expires:
July 1, 1986

ELVA P. CROWLEY NOTARY PUBLIC WICOMICO CO.

RICHARDSON, ANDERSON & HELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P O BOX 258
SALISBURY, MARYLAND 21801
(301) 742-8744

BOOK 049 PAGE 158

VAUGHN E. RICHARDSON, ASSIGNEE FOR THE PURPOSE OF FORECLOSURE AND COLLECTION OF A MORTGAGE FROM DONALD H. SMITH TO ARNOLD H. MANER and BARBARA J. MANER, HIS WIFE	*	NO. 11,649 CHANCERY CASE
	*	IN THE CIRCUIT COURT FOR
	*	SOMERSET COUNTY
EX PARTE	*	STATE OF MARYLAND

* * * * * * * * * * * *

NOTARIZATION AS TO MILITARY SERVICE

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY, That on this 18th day of October, 1983, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Arnold H. Maner and Barbara J. Maner, His Wife, Mortgagees, and made oath in due form of law that they have knowledge that the Mortgagor named in the mortgage is not now in the military service as defined in the Soldier's and Salior's Civil Relief Act of 1940, with amendments, nor been in such service within thirty days hereof; that, in fact, the Mortgagor is permanently residing in Wicomico County, Maryland.

AS WITNESS my hand and Notarial Seal.

Elva L. Crowley
Notary Public

My Commission Expires:
July 1, 1986

ELVA L. CROWLEY NOTARY PUBLIC WICOMICO CO., MD.

RICHARDSON, ANDERSON & HELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P O BOX 258
SALISBURY, MARYLAND 21801
(301) 742-8744

Chancery 11,649

723072

POWER OF ATTORNEY

AETNA INSURANCE COMPANY
HARTFORD, CONNECTICUT

KNOW ALL MEN BY THESE PRESENTS: That AETNA INSURANCE COMPANY, a corporation created by and existing under the laws of the State of Connecticut, having its principal office in the City of Hartford, State of Connecticut, does hereby nominate, constitute and appoint

ALBERT F. LAWS of Salisbury, Maryland*

its true and lawful attorney(s) in fact, with full power and authority hereby conferred to execute, and to affix thereto the seal of the corporation, as Surety, as its act and deed, subject to the limitations and conditions hereinafter set forth, bonds and undertakings as follows

Any and all bonds and undertakings of suretyship provided the penal sum of no one bond shall in any event exceed TWO HUNDRED THOUSAND ($200,000) DOLLARS*

and to bind AETNA INSURANCE COMPANY thereby as fully and to the same extent as if such bond were signed by the duly authorized officers of AETNA INSURANCE COMPANY, and all the acts of said attorney(s), pursuant to the authority herein given, are hereby ratified and confirmed.

This power of attorney is granted under and by the authority of the following applicable paragraphs of ARTICLE 11 of the BYLAWS of the company:

The president or vice president may execute fidelity and surety bonds and other bonds, contracts of indemnity, recognizances, stipulations, undertakings, receipts, releases, deeds, releases of mortgages, contracts, agreements, policies, notices of appearance, waivers of citation and consents to modifications of contracts as may be required in the ordinary course of business or by vote of the directors, and such execution may be attested where necessary or desirable and the seal of the company where necessary or desirable may be affixed to the specific instrument by a secretary or an assistant secretary.

The president or a vice president may with the concurrence of a secretary or an assistant secretary appoint and authorize an attorney-in-fact or any other person to execute on behalf of the company any such instruments and undertakings and to affix the seal of the company thereto where necessary or desirable.

The attorneys-in-fact under the preceding paragraphs of this article are authorized and empowered to certify to a copy of any of the bylaws of the company or any resolutions adopted by the directors or to the financial statement of the condition of the company and to affix the seal of the company thereto where necessary or desirable.

This power of attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the AETNA INSURANCE COMPANY at a meeting duly called and held on the 11th day of February, 1966.

RESOLVED THAT, in the execution, attestation and sealing of any instrument or undertaking authorized by Article 11 of the Bylaws, the facsimile signatures of the officers and the facsimile seal of the Company affixed thereto shall be valid and binding upon the Company.

IN WITNESS WHEREOF, AETNA INSURANCE COMPANY has caused these presents to be signed by its Vice President and its Secretary, and its corporate seal to be hereunto affixed this 12th day of July, 19 83

Attest:

J. J. MURPHY Secretary

AETNA INSURANCE COMPANY

By: H. F. McCranie Jr.
Vice President H. F. McCRANIE, JR.

STATE OF PENNSYLVANIA
COUNTY OF DELAWARE ss.

On this 12th day of July 19 83 before me, JOAN LOUGHRAN, the undersigned officer, personally appeared H. F. McCRANIE, JR. and J. J. MURPHY who acknowledged themselves to be the Vice President and Secretary of AETNA INSURANCE COMPANY, a corporation, and that they, as such Vice President and Secretary being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as Vice President and Secretary, and that said Secretary affixed thereto the seal of the corporation and attested to the execution of the foregoing instrument.

In Witness Whereof I hereunto set my hand and seal.

JOAN LOUGHRAN Notary Public

JOAN LOUGHRAN - Notary Public
Upper Darby, Delaware County, Pa.
My Commission Expires Jan. 12, 1987

My commission expires

CERTIFICATE

I, the undersigned, Secretary of the AETNA INSURANCE COMPANY, a Connecticut corporation, DO HEREBY CERTIFY that the above and foregoing Power of Attorney remains in full force and has not been revoked; and, furthermore, that the paragraphs of ARTICLE 11 of the BYLAWS of the corporation, as set forth in the Power of Attorney, are now in force.

Signed and Sealed at , this 18th day of October 19 83

J. J. MURPHY Secretary

#4363

BS-22092 Pld. In U.S.A.

BOOK 049 PAGE 159

Bond Book 11 Page 283

THIS DOCUMENT PRINTED ON RED BACKGROUND

Bond Book 11 Page 284

BOOK 049 PAGE 160

MORTGAGEE OR ATTORNEYS' BOND

No. SY 191375

Know all Men by these Presents:

THAT WE Vaughn E. Richardson

of Box 258, 130 E. Main St. Salisbury, Maryland 21801

and the AETNA INSURANCE COMPANY, *a body corporate, duly authorized by its charter to become sole surety on bonds, are held and firmly bound unto the State of Maryland, in the full and just sum of* Sixteen Thousand Dollars and 00/100 ********** *Dollars, to be paid to the said State, or its certain attorney, to which payment, well and truly to be made, we bind ourselves and each of us, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, sealed with our seals and dated this* 18th *day of* October *in the year of our Lord nineteen hundred and* Eighty-Three

WHEREAS, the above bounden Vaughn E. Richardson *by virtue of a power contained in mortgage from* Arnold H. & Barbara J. Maner *to* Donald H. Smith *dated* January 7, 1983 *and recorded in Liber* I T P *No.* 335 *folio* 734 *etc., one of the Land Record Books of* Somerset County, Maryland *is authorized and empowered to sell the property described in said mortgage in case of default being made in any of the covenants contained therein, and whereas such default has occurred and the said* Vaughn E. Richardson *is about to execute the power vested in him in said mortgage;*

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That if the above bounden do and shall abide by and fulfill any order or decree which shall be passed by any Court of Equity in relation to the sale of said property or the proceeds thereof, then the above obligation to be void; otherwise to be and remain in full force and virtue in law.

Signed, sealed and delivered in the presence of }

[SEAL]

[SEAL]

AETNA INSURANCE COMPANY

By Albert F. Laws *Attorney-in-Fact.*

THE WITHIN APPROVED

PER: Theodore Phillips CLERK

ATTEST: Suzanne W. Jawes

FILED

OCT 23 11 35 AM '83

Form 1-630-1593

VAUGHN E. RICHARDSON, ASSIGNEE FOR THE PURPOSE OF FORECLOSURE AND COLLECTION OF A MORTGAGE FROM DONALD H. SMITH TO ARNOLD H. MANER and BARBARA J. MANER, HIS WIFE

EX PARTE

* NO. 11,649 CHANCERY CASE

* IN THE CIRCUIT COURT FOR

* SOMERSET COUNTY

* STATE OF MARYLAND

* * * * * * * * * * * * *

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY, That on this 28th day of October, 1983, before me, the Subscriber, a Notary Public of the State and County aforesaid, personally appeared Vaughn E. Richardson, Assignee, who made oath in due form of law that he mailed unto Donald H. Smith, a letter notifying them of the date and time of the sale of their property in which a mortgage to said property is held by Arnold H. Maner and Barbara J. Maner, His Wife, by "Registered Mail, return receipt requested, deliver to addressee only"; and that same was received by them, as is evidenced by the signature on the original receipt which is attached hereto.

AS WITNESS my hand and Notarial Seal.

Elva P. Crowley

NOTARY PUBLIC

My Commission Expires: July 1, 1986

ELVA P. CROWLEY NOTARY PUBLIC WICOMICO CO.

RICHARDSON, ANDERSON & HELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P O BOX 258
SALISBURY, MARYLAND 21801
(301) 742-8744

BOOK 049 PAGE 161

PS Form 3811, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER: Complete items 1, 2, 3, and 4. Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
   - ☐ Show to whom and date delivered ..... —¢
   - ☐ Show to whom, date, and address of delivery .. —¢
2. ☒ RESTRICTED DELIVERY —¢
   (*The restricted delivery fee is charged in addition to the return receipt fee.*)

Restricted Delivery TOTAL $ ___

3. ARTICLE ADDRESSED TO:
   Donald H. Smith
   Rt. 1, Box 158 A
   Pittsville, MD 21850

4. TYPE OF SERVICE: ☒ REGISTERED ☐ INSURED ☐ CERTIFIED ☐ COD ☐ EXPRESS MAIL

ARTICLE NUMBER R105111961

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

Donald H. Smith

Restricted Delivery

DATE OF DELIVERY 10/27/83

5. ADDRESSEE'S ADDRESS (*Only if requested*)

PITTSVILLE, MD OCT 27 1983

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

BOOK 049 PAGE 162

VAUGHN E. RICHARDSON, ASSIGNEE FOR THE PURPOSE OF FORECLOSURE AND COLLECTION OF A MORTGAGE FROM DONALD H. SMITH TO ARNOLD H. MANER and BARBARA J. MANER, HIS WIFE	*	NO. 11,649 CHANCERY CASE
	*	IN THE CIRCUIT COURT FOR
	*	SOMERSET COUNTY
EX PARTE	*	STATE OF MARYLAND

* * * * * * * * * * * *

REPORT OF SALE

The report of Vaughn E. Richardson, Assignee for the purpose of the foreclosure and collection of a mortgage from Donald H. Smith to Arnold H. Maner and Barbara J. Maner, His Wife, said mortgage being recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P., No. 335, Folio 734, dated January 7, 1983, filed in the Court for the purpose of foreclosure and collection, respectfully says:

After having complied with all pre-requisites in this proceeding, he did attend at the front door of the Courthouse, Somerset County, Maryland, on the 15thday of November, 1983, at or about Two O'Clock (2:00p.m.), and sold the property heretofore described in these proceedings to Patrick R. Conroy and Carol G. Conroy, their heirs and assigns, at and for the sum of EIGHTEEN THOUSAND DOLLARS ($18,000.00), it being the highest bid therefore, and the said purchaser has complied with the terms of sale.

Vaughn E. Richardson,
Assignee
for the purpose of the
foreclosure and collection
of a mortgage from
Donald H. Smith
to Arnold H. Maner and
Barbara J. Maner, His Wife

RICHARDSON, ANDERSON
& HELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P O BOX 258
SALISBURY, MARYLAND 21801
(301) 742-8744

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY, That on this 15th day of November, 1983, before me, a Notary Public of the State and County aforesaid, personally appeared Vaughn E. Richardson, Assignee for

the purpose of foreclosure and collection, and made oath in due form of law that the matters and facts stated in the aforegoing Report of Sale are true and correct, and that the sale therein reported was fairly made.

AS WITNESS my hand and Notarial Seal.

Elva P. Crowley
NOTARY PUBLIC

ELVA P. CROWLEY NOTARY PUBLIC WICOMICO CO. MD.

My Commission Expires:
July 1, 1986

RICHARDSON, ANDERSON
& RELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P O BOX 258
SALISBURY, MARYLAND 21801

(301) 742-8744

BOOK 049 PAGE 164

VAUGHN E. RICHARDSON, ASSIGNEE FOR THE PURPOSE OF FORECLOSURE AND COLLECTION OF A MORTGAGE FROM DONALD H. SMITH TO ARNOLD H. MANER and BARBARA J. MANER, HIS WIFE

EX PARTE

* NO. 11,.649 CHANCERY CASE
* IN THE CIRCUIT COURT FOR
* SOMERSET COUNTY
* STATE OF MARYLAND

* * * * * * * * * * * *

CERTIFICATE OF PUBLICATION

Salisbury, Md. November 15, 1983

We hereby certify that the annexed Assignee Sale - ARnold H. Maner was published in THE DAILY TIMES on Oct. 31, Nov. 7, 14, 1983

Thomson Newspapers, Inc.
Publishers of The Daily Times

RICHARDSON, ANDERSON, HELAND
Richardson Building
130 East Main Street

ASSIGNEE'S SALE
OF VALUABLE REAL ESTATE
IN EAST PRINCESS ANNE
ELECTION DISTRICT IN
SOMERSET COUNTY
STATE OF MARYLAND

Under and by virtue of the power of sale contained in a mortgage from Donald H. Smith dated January 7, 1983, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 335, Folio 734, to Arnold H. Maner and Barbara J. Maner, His Wife, duly assigned to Vaughn E. Richardson, after default having occurred in the covenants contained in the said mortgage, the undersigned will offer for sale on November 15, 1983 in Somerset County, Maryland, at the Courthouse, Princess Anne, Maryland, at Two O' Clock (2:00) PM the following piece or parcel of land:

ALL That piece or parcel of land situate, lying and being in the East Princess Anne Election District, Somerset County, State of Maryland, located on the Easterly side of but not binding upon Backbone County Road, being shown and designated as Parcel No. 1, as shown on a plat of "PINE ACRES SUBDIVISION SECTION TWO", prepared by Frank G. Lynch, Jr. and Associates, Surveyor, dated June 1, 1981, and recorded among the Land Records of Somerset County, Maryland, in Plat Book No. 13, Folio 47, consisting of 9.75 acres of land, more or less, and being in all respects the same land that was conveyed unto Donald H. Smith from Arnold H. Maner and Barbara J. Maner, his wife, by Deed dated January 7, 1983, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 335, Folio 732.

SUBJECT NEVERTHELESS to the right of ingress and egress over a strip of land fifty (50) feet in width as shown on the aforesaid plat.

TERMS OF SALE: Ten per cent (10%) cash on the date of sale, and the balance upon ratification. Credit portion to bear interest at TEN PER CENT (10%) and to be secured to the satisfaction of the undersigned Assignee, or, in cash at the date of sale at the option of the purchaser. Possession of the premises will be announced at the date of sale.

TITLE PAPERS and REVENUE STAMPS at the expense of the purchaser. Taxes will be adjusted as of the date of sale.

VAUGHN E. RICHARDSON
Assignee

10/31, 11/7, 11/14

RICHARDSON, ANDERSON & HELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P O BOX 258
SALISBURY, MARYLAND 21801
(301) 742-6744

VAUGHN E. RICHARDSON, ASSIGNEE FOR THE PURPOSE OF FORECLOSURE AND COLLECTION OF A MORTGAGE FROM DONALD H. SMITH TO ARNOLD H. MANER and BARBARA J. MANER, HIS WIFE	*	NO. 11,649 CHANCERY CASE
	*	IN THE CIRCUIT COURT FOR
	*	SOMERSET COUNTY
EX PARTE	*	STATE OF MARYLAND

* * * * * * * * * * * *

PURCHASER(S)' AFFIDAVIT

I HEREBY CERTIFY, That on this 15th day of November, 1983, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Patrick R. Conroy and Carol G. Conroy, His Wife , the purchaser(s) named in this report of sale and made oath in due form of law as follows:

1. That they attended the sale of the property described in the aforegoing proceedings held in Princess Anne, Maryland, on November 15, 1983, and purchased the same for EIGHTEEN THOUSAND DOLLARS ($18,000.00)----------.

2. That no other person, form or corporation is financially interested or involved as principal or otherwise.

3. That they neither directly or indirectly discouraged anyone from bidding on said property.

Patrick R. Conroy (SEAL)
Patrick R. Conroy

Carol G. Conroy (SEAL)
Carol G. Conroy

AS WITNESS my hand and Notarial Seal the day and year first above written.

Elva P. Crowley
NOTARY PUBLIC

My Commission Expires:
July 1, 1986

RICHARDSON ANDERSON & HELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P. O. BOX 258
SALISBURY, MARYLAND 21801
301 742 8166

VAUGHN E. RICHARDSON, ASSIGNEE FOR THE PURPOSE OF FORECLOSURE AND COLLECTION OF A MORTGAGE FROM DONALD H. SMITH TO ARNOLD H. MANER and BARBARA J. MANER, HIS WIFE	*	NO. 11,649 CHANCERY CASE
	*	IN THE CIRCUIT COURT FOR
	*	SOMERSET COUNTY
EX PARTE	*	STATE OF MARYLAND

* * * * * * * * * BOOK 049 PAGE 166

ORDER NISI

ORDERED, by this Circuit Court for Somerset County, State of Maryland, IN EQUITY, this 23rd day of November, 1983, that the sale of the property mentioned in these proceedings made and reported by Vaughn E. Richardson, Assignee, appointed by a Decree of this Court to make said sale, be finally ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of December, 1983, provided a copy of this Order be inserted in some newspaper printed and published in Wicomico County, State of Maryland, once in each three (3) consecutive weeks before the expiration of one (1) month from the date first above mentioned.

The Report states the amount of the sale to be EIGHTEEN THOUSAND DOLLARS ($18,000.00).

Theodore P. Jaehns
CLERK

RICHARDSON, ANDERSON
& HELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P O BOX 268
SALISBURY, MARYLAND 21801

(301) 742-8744

VAUGHN E. RICHARDSON, ASSIGNEE FOR THE PURPOSE OF FORECLOSURE AND COLLECTION OF A MORTGAGE FROM DONALD H. SMITH TO ARNOLD H. MANER and BARBARA J. MANER, HIS WIFE	*	NO. 11,649 CHANCERY CASE
	*	IN THE CIRCUIT COURT FOR
	*	SOMERSET COUNTY
	*	STATE OF MARYLAND
EX PARTE		

* * * * * * * * * * *

CERTIFICATE OF PUBLICATION

December 19, 1983
Salisbury, Md. . . . . .

We hereby certify that the annexed. . . . . .
Order Nisi - Arnold H. Maner
. . . . . .was published in
Nov. 30, Dec. 7, 14, 1983
THE DAILY TIMES on . . . . . .
. . . . . .

Thomson Newspapers, Inc.
Publishers of The Daily Times

VAUGHN E. RICHARDSON, ASSIGNEE FOR THE PURPOSE OF FORECLOSURE AND COLLECTION OF A MORTGAGE FROM DONALD H. SMITH TO ARNOLD H. MANER and BARBARA J. MANER, HIS WIFE
EX PARTE
No. 11,649 Chancery Case
In The Circuit Court
For Somerset County
State of Maryland

ORDER NISI

ORDERED, by this Circuit Court for Somerset County, State of Maryland, IN EQUITY, this 23rd day of November, 1983, that the sale of the property mentioned in these proceedings made and reported by Vaughn E. Richardson, Assignee, appointed by a Decree of this Court to make said sale, be finally ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of December, 1983, provided a copy of this Order be inserted in some newspaper printed and published in Wicomico County, State of Maryland, once in each three (3) consecutive weeks before the expiration of one (1) month from the date first above mentioned.

The Report states the amount of the sale to be EIGHTEEN THOUSAND DOLLARS ($18,000.00).

I. Theodore Phoebus
Clerk

True copy. Test:
I. Theodore Phoebus
Clerk
11/30.12/7.14

RICHARDSON, ANDERSON & HELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P O BOX 258
SALISBURY, MARYLAND 21801
(301) 742-8744

BOOK 049 PAGE 168

VAUGHN E. RICHARDSON, ASSIGNEE FOR THE PURPOSE OF FORECLOSURE AND COLLECTION OF A MORTGAGE FROM DONALD H. SMITH TO ARNOLD H. MANER and BARBARA J. MANER, HIS WIFE	*	NO. 11,649 CHANCERY CASE
	*	IN THE CIRCUIT COURT FOR
	*	SOMERSET COUNTY
	*	STATE OF MARYLAND
EX PARTE		

* * * * * * * * * * *

AUCTIONEER'S REPORT OF SALE

PROPERTY:	West Side of Riverton Road, #460 North of Mardela
SOLD TO:	Patrick R. Conroy and Carol G. Conroy
ADDRESS:	4058 St. Augustine Lane Dundalk, Maryland 21222
AMOUNT OF SALE:	EIGHTEEN THOUSAND DOLLARS ($18,000.00)
DEPOSIT:	EIGHTEEN HUNDRED DOLLARS ($1,800.00)
ADVERTISING:	Daily & Sunday Times
AUCTIONEER'S FEE:	$250.00
NAME OF AUCTIONEER:	Peter E. Richardson Pete Richardson Auction Sales, Inc. Willards, Maryland 21874

Peter E. Richardson

Peter E. Richardson

RICHARDSON, ANDERSON
& RELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P O BOX 258
SALISBURY, MARYLAND 21801

(301) 742-8744

VAUGHN E. RICHARDSON, ASSIGNEE FOR THE PURPOSE OF FORECLOSURE AND COLLECTION OF A MORTGAGE FROM DONALD H. SMITH TO ARNOLD H. MANER and BARBARA J. MANER, HIS WIFE	*	NO. 11,649 CHANCERY CASE
	*	IN THE CIRCUIT COURT FOR
	*	SOMERSET COUNTY
	*	STATE OF MARYLAND
EX PARTE		

* * * * * * * * * * * *

FINAL ORDER OF RATIFICATION

ORDERED, by the Circuit Court for Somerset County, State of Maryland, IN EQUITY, This 29th day of Dec, 1983, that the sale, made and reported by Vaughn E. Richardson, Assignee under power contained in said mortgage, be and the same are hereby finally ratified and confirmed, no cause to the contrary having been shown, although due notice appears to have been given as required by the Order Nisi passed in said cause.

Lloyd L. Griffin

JUDGE

RICHARDSON, ANDERSON
& RELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P O BOX 258
SALISBURY, MARYLAND 21801
(301) 742-8744

BOOK 049 PAGE 170

VAUGHN E. RICHARDSON, ASSIGNEE FOR THE PURPOSE OF FORECLOSURE AND COLLECTION OF A MORTGAGE FROM DONALD H. SMITH TO ARNOLD H. MANER and BARBARA J. MANER, HIS WIFE	*	NO. 11,649 CHANCERY
	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
EX PARTE	*	STATE OF MARYLAND

FIRST AND FINAL AUDITOR'S REPORT

Logan C. Widdowson, Auditor, duly appointed by this Court, reports that he made an examination of the proceedings in the above entitled cause and from them and the list of expenses furnished him therein, states the following Account:

Amount of Sale		$18,000.00
Fees, Costs, Expenses, etc.:		
Clerk of Circuit Court, Costs	$ 134.00	
Albert F. Laws Agency, Bond Premium	64.00	
Pete Richardson, Auctioneer	250.00	
Daily Times, Advertising	206.40	
Daily Times, Order Nisi	74.18	
Auditor's Fee	65.00	
Attorney's Fee per Mortgage	100.00	
Trustee's Commission	750.00	
State and County Taxes	93.36	
Postage	5.05	
Total Fees, Costs, Expenses, Etc.	$1,741.99	
Balance to be Distributed		$16,258.01
Mortgage Debt		
Principal Balance	$15,855.70	
Interest from 10/13/83 to 4/2/84 at $4.32 per diem	743.04	
Total Mortgage Debt	$16,598.74	
Deficit		$340.73

ALL EXCEPTIONS to said report must be filed within fifteen days of the date of filing; if no exceptions are filed, the account may be ratified.

YOUR AUDITOR hereby certifies that the Maryland Rules of Procedure have been complied with by mailing on the date of the filing of the Audit notice of this report to the following parties by regular U.S. Mail:

Donald H. Smith
Rt. 1, Box 158A
Pittsville, MD 21850

Vaughn E. Richardson, Esq.
130 E. Main Street
Salisbury, Maryland 21801

Date of Filing: March 19, 1984

Logan C. Widdowson, Auditor

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3600

LCW/jd
3/19/84
84-148

No. 11,649 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 19th day of March, 19 84 that the within Report of the Auditor be Ratified and Confirmed, unless cause to the contrary be shown by exceptions filed, on or before the 3rd day of April, 19 84.

U. Theodore Phoebus
CLERK

No exceptions having been filed, and no cause to the contrary having been shown, IT IS ORDERED by the Circuit Court for Somerset County, in Equity, this 4th day of April, 19 84 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

U. Theodore Phoebus
CLERK

APR 19 1984

Exd.

NOV -7-83 B 327146D*****10.00
NOV -7-83 B 327145D*****60.00

BOOK 049 PAGE 172

Alexander G. Jones, Attorney, Ex Parte: under power contained in Mortgage from Marcus G. Good and Doris E. Good, his wife, and Frederick J. Miller and Betty Ann Miller, his wife, to Bank of Somerset (now Peninsula Bank), a body corporate	:	No. 11661 Chancery In the Circuit Court for Somerset County, Maryland

Mr. Clerk:

Please docket the above entitled suit and file the original mortgage among the papers therein together with the attached certified copy of the Consent Order entered by James F. Schneider, Bankruptcy Judge, on November 2, 1983 in Bankruptcy No. 81-2-1780, Adversary No. 83-0655B entitled "In re Fred J. Miller and Betty Ann Miller, Debtors - Peninsula Bank and First National Bank of North East, Plaintiffs, vs. Fred J. Miller and Betty Ann Miller" in the United States Bankruptcy Court for the District of Maryland.

Alexander G. Jones, Attorney
P.O. Box 186
Princess Anne, Maryland 21853
Telephone: 651-2747

FOR MORTGAGE SEE LIBER ITP FOLIO 272 PAGE 530.

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MARYLAND

In re	*	
FRED J. MILLER	*	
and	*	BANKRUPTCY NO.: 81-2-1780
BETTY ANN MILLER	*	
Debtors	*	
* * * * *	*	
PENINSULA BANK	*	
and	*	
FIRST NATIONAL BANK OF NORTH EAST	*	
	*	
Plaintiffs		
	*	
vs.		ADVERSARY NO.: 83-0655B
	*	
FRED J. MILLER		
	*	
and		
	*	
BETTY ANN MILLER		
* * * * * * * * * * *		

I hereby certify that the foregoing is a true copy of the original thereof now on file in this office.

Dated this 3rd day of November, 1983

M. Cox

Clerk, U.S. Bankruptcy Court for the District of Maryland

CONSENT ORDER

Upon consideration by this Court of Plaintiffs' Complaint to Vacate Automatic Stay Preventing Enforcement of Mortgage Foreclosure, and of Defendants' consent to the relief requested, it is, this 2nd day of Nov., 1983, by the United States Bankruptcy Court for the District of Maryland,

ORDERED, that the automatic stay be, and it hereby is, lifted to permit Plaintiffs, Peninsula Bank and First National Bank of North East, or either of them to proceed with a mortgage foreclosure sale of the property known as Rumbley Point Camp Site,

in which Debtors own an undivided 1/2 interest as tenants by the entireties, and it is further,

ORDERED, that said foreclosure proceedings shall be prosecuted in accordance with the laws of Maryland and the Maryland Rules of Procedure, and the proceeds of such sale shall be distributed in accordance with the auditor's report to be filed in said proceeding and approved by the Circuit Court for Somerset County, Maryland.

James F. Schneider
James F. Schneider
Bankruptcy Judge

The undersigned hereby consent to passage of the above Order.

Marc R. Kivitz
Marc R. Kivitz, Esquire
Suite 1702
201 North Charles Street
Baltimore, Maryland 21201
(301) 685-6925
Attorney for Debtors/Defendants

ALLEN, THIEBLOT & ALEXANDER

Robert D. Harwick
By: Robert D. Harwick, Jr.
4th Floor
The World Trade Center
Baltimore, Maryland 21202
(301) 837-1140
Attorney for First National Bank of North East

Alexander G. Jones
Alexander G. Jones, Esquire
P.O. Box 186
Princess Anne, Maryland 21853
(301) 651-2747
Attorney for Peninsula Bank

cc: Marc Kivitz, Esq.
Robert Harwick, Esq.
Alexander G. Jones, Esq.

Alexander G. Jones, Attorney, Ex Parte: under power contained in Mortgage from Marcus G. Good and Doris E. Good, his wife, and Frederick J. Miller and Betty Ann Miller, his wife, to Bank of Somerset (now Peninsula Bank), a body corporate

No. 11661 Chancery

In the Circuit Court for

Somerset County, Maryland

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 7th day of November, 1983, before me, the undersigned officer, personally appeared Morris A. Bozman, Vice President of Peninsula Bank, and made oath in due form of law as follows: The principal amount owing on the mortage is $47,103.99 plus interest through November 7, 1983 in the amount of $8,939.29 or a total of $56,043.28 with a per diem rate of $10.47 thereafter, and also made oath in due form of law that the defendants are not in the military service as hereinafter set forth and have not been in such military service referred to being as follows:

1. The military service of the United States of America or of the enlisted reserve corps thereof.

2. Ordered to report for induction under the Selective Training and Service Act of 1940 as amended.

3. The military service of any nation with which the United States of America may be allied in the prosecution of war.

As witness my hand and Notarial Seal the day and year above written.

NOTARY PUBLIC SOMERSET

Patsy E. Ake
Notary Public

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

BOOK 049 PAGE 175

Chancery 11,461

Bond Book 11 Page 308

BOOK 049 PAGE 176

KNOW ALL MEN BY THESE PRESENTS, that we, Alexander G Jones, of Somerset County and State of Maryland, and The Fidelity and Deposit Company of Maryland, a body corporate, are held and firmly bound unto the State of Maryland, in the full and just sum of sixty thousand dollars ($60,000.00) current money to be paid to the State of Maryland, or its certain attorney, to which payment well and truly to be made and done, we bind ourselves and each of us, our and each of our heirs, executors, administrators or assigns, jointly and severally firmly by these presents, sealed with our seals and dated this 5th day of December, in the year nineteen hundred and eighty-three.

Whereas, by mortgage dated March 23, 1973 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 272, folio 530, Marcus G. Good and Doris E. Good, his wife, and Frederick J. Miller and Betty Ann Miller, his wife, conveyed to Peninsula Bank certain real estate in Somerset County to secure the payment of the sum therein mentioned; and whereas, the said Alexander G. Jones, Attorney named in said mortgage for the purpose of foreclosure and collection of said mortgage, is authorized, upon default, to sell the property conveyed by said mortgage; and whereas, default has occurred in the terms and conditions of said mortgage and the said Alexander G. Jones is about to exercise the power of sale in said mortgage contained.

Now, therefore, the condition of the above obligation is such, that if the above bounden Alexander G. Jones, do and shall, well and faithfully perform the trust reposed in him by said mortgage and shall abide and fulfill any order or decree which shall be made by any Court of Equity in relation to the sale of the said property or the proceeds thereof, then the above obligation shall be void, otherwise to be and remain in full force and virtue in law.

Bond Approved as per: Theodore Phoebus, Clerk

(SEAL)
Alexander G. Jones

THE FIDELITY AND DEPOSIT COMPANY OF MARYLAND

Witness: Patsy E. Ake

By
Attorney in Fact

Alexander G. Jones, Attorney, Ex Parte: under power contained in Mortgage from Marcus G. Good and Doris E. Good, his wife, and Frederick J. Miller and Betty Ann Miller, his wife, to Bank of Somerset (now Peninsula Bank), a body corporate :	No. 11,661 Chancery In the Circuit Court for Somerset County, Maryland

To the Honorable, the Judge of said Court:

The report of sales of Alexander G. Jones, Attorney named in a mortgage made and executed by Marcus G. Good and Doris E. Good, his wife, and Frederick J. Miller and Betty Ann Miller, his wife, to Bank of Somerset dated March 23, 1973 and recorded among the Land Records of Somerset County in Liber I.T.P. No.272, folio 530, under and by virtue of a power of sale therein contained, default having been made in the payment of the money secured by said mortgage or in the payment of interest thereon or in some other covenant and condition in said mortgage, whereby the said debt has become due and demandable, respectfully represents to your Honor, that after giving bond with security approved by the Clerk of this Court, or by one of the Judges thereof, for the faithful performance of the trust so as reposed in him as Attorney named in said mortgage, and as required by law, and after giving more than twenty days notice of the time, place and manner and terms of sale by advertisement in The Crisfield Times, a newspaper published weekly in Somerset County, once a week for three successive weeks before the day of sale, he did pursuant to said notice attend in front of the Court House door in Princess Anne, Somerset County, Maryland, on the 6th day of December, 1983, at 2:00 P.M., then and there proceed to sell the property described in said mortgage, to wit:

All that tract or parcel of land situate, lying and being in Fairmount Election District, Somerset County, Maryland, being a part of a tract of land known or called "A Hill" or by whatever name or names the same may be known or called, bounded on the north by the Manokin River and bounded on the east and on the south in part by Teagues Creek and bounded on the south by the land of Martin L. Ford and Emma Ford (deed reference I.T.P. No. 239, folio 460 and I.T.P. No. 239, folio 462) known as Parcel No. 2) and bounded on the west by the land

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

owned by Marcus G. Good and Doris E. Good (deed reference I.T.P. No. 271, folio 402); the land herein described being more particularly described as follows: Beginning for the same at a point on the southeast side of an abandoned road in the marsh, which said point of beginning marks the termination of the third course of the entire tract of which the land herein described is a part and which said point of beginning is indicated by the letter "B" on the plat hereinafter referred to; thence by and with the 4th, 5th, 6th, 7th and part way with the 8th course of said entire tract the following five courses and distances: (1) North 19° 20' East 216.30 feet to a point, thence (2) North 46° 52' East 1031.25 feet, thence (3) North 30° 53' West 400.00 feet to intersect the Manokin River, thence (4) up, by and with the southeast side of said River, and binding thereon at mean high water, approximately 4750.0 feet to the west side of the mouth of Teague's Creek, (5) thence with the meanderings of the westerly side of Teague's Creek in a southerly direction and binding thereon at mean high water to intersect the westerly side of a large cove making in from Teague's Creek indicated by the letter "C" on the plat, thence through the marsh land with a divisional line reversed, said divisional line dividing Parcel No. 1 and Parcel No. 2 on said plat as follows: (6) South 59° 32' West 990 feet, thence (7) South 75° 50' West 1625 feet, thence (8) South 46° 52' West 1201.36 feet to the point of beginning indicated by the letter "B" on the plat; the land herein described being accurately laid down and described as Parcel No. 1 containing 80.11 acres on a certain plat by W. Ballard Miles dated June 8, 1967 and revised June 14, 1967 and recorded among the Land Records of Somerset County in Plat Book I.T.P. No. 7, folio 34, said land lying to the north of divisional line "B"-"C" on said plat, being the same and all the land which was conveyed unto Robert E. Dykes and Hazel G. Dykes by Martin L. Ford and Emma Ford by deed dated July 13, 1967 and recorded among the aforesaid Land Records in Liber I.T.P. No. 239, folio 462, an undivided one-half interest in said land having been conveyed by the said Robert E. Dykes and Hazel G. Dykes unto Henry M. Grandstaff and Mildred Louise Grandstaff by deed dated December 1, 1969 and recorded among the aforesaid Land Records in Liber I.T.P. No. 253, folio 708; and being the same and all the land which was conveyed unto the said Marcus G. Good and Doris E. Good, his wife, an undivided one-half interest, and Frederick

J. Miller and Betty Ann Miller, his wife, an undivided one-half interest, by Robert E. Dykes and Hazel G. Dykes, his wife, and Henry M. Grandstaff and Mildred Louise Grandstaff, his wife, by deed dated March 23, 1973 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 271, folio 633; together with all riparian rights incident to the ownership of the land herein described under the laws of the State of Maryland; and especially an easement for purposes of ingress and egress to the land herein described over a sixteen (16) foot right of way indicated on the aforesaid plat which said right of way leads in a westerly direction to the county road, said right of way having been created in a certain deed from Isaiah Tyler and wife to George W. Windsor dated April 11, 1906 and recorded among the aforesaid Land Records in Liber O.T.B. No. 43, folio 240; the legal status of said easement having been litigated and adjudicated in proceedings in No. 9042 Chancery in the Circuit Court for Somerset County, Maryland (see Memorandum of Court filed in said proceeding on May 26, 1972 and Decree of Court filed June 6, 1972); subject to any restrictions placed upon the use of said property by any duly constituted governmental agency. Note: A personal reservation of hunting rights set forth in said deed was subsequently terminated. Said land was sold to Marcus G. Good and Doris E. Good, his wife, at and for the sum of sixty-five thousand dollars ($65,000.00), they being then and there the highest bidders therefor, and the purchasers have complied with the terms of sale to the satisfaction of your Trustee.

Respectfully submitted,

Alexander G. Jones, Attorney

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 6th day of December, 1983, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Alexander G. Jones, Attorney named in the aforegoing report of sale, and made oath in due form of law that the matters and things therein stated are true to the best of his knowledge and belief and that the sale therein reported was fairly made.

As witness my hand and Notarial Seal.

Patsy E. Ake
Notary Public

BOOK 049 PAGE 179

BOOK 049 PAGE 180

Alexander G. Jones, Attorney, Ex Parte: under power contained in Mortgage from Marcus G. Good and Doris E. Good, his wife, and Frederick J. Miller and Betty Ann Miller, his wife, to Bank of Somerset (now Peninsula Bank), a body corporate :	No. 11,661 Chancery In the Circuit Court for Somerset County, Maryland

PURCHASERS' AFFIDAVIT

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 6th day of December, 1983, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Marcus G. Good and Doris E. Good, his wife, the purchasers of the real estate in the above entitled proceeding and made oath in due form of law:

1. That in making said purchase they were not acting as agent for anyone.
2. That others interested in said purchase, as principals, are none.
3. That they did not directly or indirectly discourage anyone from bidding for said property.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Aker
Notary Public

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

11661

Area Code 302/674-6750

ATTORNEY'S SALE - GOOD/MILLER

INDEPENDENT NEWSPAPERS INCORPORATED • P.O. BOX 7001, DOVER, DEL. 19901

County of Kent :
: s.s.
State of Delaware:

Before me, a Notary Public for the County and State aforesaid, personally appeared JENNILEE GRANDFIELD of Independent Newspapers, Inc., who deposes and swears that the notice, a copy of which is hereto attached, was published in THE CRISFIELD TIMES, CRISFIELD, MARYLAND, in its issue of NOVEMBER 16,23,30, 1983.

Jennilee Grandfield
Independent Newspapers, Inc.

Sworn to and subscribed before me this sixth day of December, A.D. 1983.

Wendolyn A. Roberts
Notary Public

BOOK 049 PAGE 181

[illegible]
[illegible]
Princess Anne, Md. 21853

Attorney's Sale
Of Valuable Property

FRONTING ON MANOKIN RIVER AND [illegible] CREEK, [illegible]

APPROXIMATELY [illegible] ACRES WITH POSSIBILITIES FOR RECREATIONAL AND [illegible] DEVELOPMENT

Under and by virtue of the power of sale contained in a mortgage from Marcus G. Good and Doris E. Good, his wife, and Frederick J. Miller and Betty Ann Miller, his wife, dated March 23, 1973 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 272, folio 530; default having occurred in said mortgage, the undersigned as attorney for the purpose of foreclosure of said mortgage, will offer at public sale on the Court House steps in Princess Anne, Maryland, on

TUESDAY, [illegible] 6, 1983

at or about the hour of 2:00 P.M., all that tract or parcel of land in Fairmount Election District, Somerset County, Maryland, being a part of a tract of land known or called "A Hill" or by whatever name or names the same may be known or called, bounded on the north by the Manokin River and bounded on the east and on the south in part by Teagues Creek and bounded on the south by the land of Martin L. Ford and Emma Ford (deed reference I.T.P. No. 239, folio 400 and I.T.P. No. 239., folio 462, known as Parcel No. 2) and bounded on the west by the land owned by Marcus G. Good and Doris E. Good (deed reference I.T.P. No. 271, folio 402); the land herein described being more particularly described as follows: Beginning for the same at a point on the southeast side of an abandoned road in the marsh, which said point of beginning marks the termination of the third course of the entire tract of which the land herein described is a part and which said point of beginning is indicated by the letter "B" on the plat hereinafter referred to, thence by and with the 4th, 5th, 6th, and 7th and part way with the 8th course of said entire tract the following five courses and distances: (1) North 19° 20' East 216.30 feet to a point, thence (2) North 46° 52' East 1031.25 feet, thence (3) North 39° 58' West 400.00 feet to intersect the Manokin River, thence (4.) up, by and with the southeast side of said River, and binding thereon at mean high water, approximately 4750.0 feet to the west side of the mouth of Teague's Creek, (5) thence with the meandering of the westerly side of Teague's Creek in a southerly direction and binding thereon at mean high water to intersect the westerly side of a large cove making in from Teague's Creek indicated by the letter "C" on the plat, thence through the marsh land with a divisional line reversed, said divisional line dividing Parcel No. 1 and Parcel No. 2 on said plat as follows: (6) South 59° 32' West 930 feet, thence (7) South 75° 50' West 1625 feet, thence (8) South 46° 52' West 1201.36 feet to the point of beginning indicated by the letter "B" on the plat; the land herein described being accurately laid down and described as Parcel No. 1 containing 60.11 acres on a certain plat by W. Ballard Miles dated June 8, 1967 and revised June 14, 1967 and recorded among the Land Records of Somerset County in Plat Book I.T.P. No. 7, folio 34, said land lying to the north of divisional line "B" "C" on said plat, and being the same and all the land was conveyed unto Marcus G. Good and Doris E. Good, his wife, an undivided one-half interest, and Frederick J. Miller and Betty Ann Miller, his wife, an undivided one-half interest, by Robert E. Dykes and Hazel G. Dykes, his wife, and Henry M. Grandstaff and Mildred Louise Grandstaff, his wife, by deed dated March 23, 1973 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 271, folio 633; together with all riparian rights incident to the ownership of the land herein described under the laws of the State of Maryland; and especially an easement for purposes of ingress and egress to the land herein described over a sixteen (16) foot right of way indicated on the aforesaid plat which said right of way leads in a westerly direction to the county road, said right of way having been created in a certain deed from Isaiah Tyler and wife to George W. Windsor dated April 11, 1906 and recorded among the aforesaid Land Records in Liber O.T.B. No. 43, folio 240; the legal status of said easement having been litigated and adjudicated in proceedings in No. 9042 Chancery in the Circuit Court for Somerset County, Maryland (see Memorandum of Court filed in said proceeding on May 26, 1972 and Decree of Court filed June 6, 1972); subject to any restrictions placed upon the use of said property by any duly constituted governmental agency. Note: A personal reservation of hunting rights set forth in said mortgage was subsequently terminated.

This property is improved by an office building and shower room with four showers and bathroom facilities, thirty-five camper hook-ups with water and electricity and a 1150 ft. well, to be sold "As Is."

TERMS OF SALE: A. deposit of $25,000 shall be paid in cash, certified or cashier's check, payable to Alexander G. Jones, Attorney, on the date of sale and the balance shall be paid upon ratification of the sale, any deferred payment to bear interest from date of sale at the rate of eight per cent per ammum and to be secured to the satisfaction of said Attorney. Title papers, documentary stamps, transfer tax, recording costs, etc. at expense of purchaser. Taxes will be probated and adjusted as of date of ratification of sale.

ALEXANDER G. JONES, ATTORNEY
Princess Anne, Maryland 21853
Telephone: CH-2747
PETE RICHARDSON, AUCTIONEER
546-2425

11-16

Alexander G. Jones, Attorney, Ex Parte: under power contained in Mortgage from Marcus G. Good and Doris E. Good, his wife, and Frederick J. Miller and Betty Ann Miller, his wife, to Bank of Somerset (Now Peninsula Bank), a body corporate :	No. 11,661 Chancery In the Circuit Court for Somerset County, Maryland

AFFIDAVIT AS TO NOTICE OF DELIVERY

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 9th day of December, 1983, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Alexander G. Jones, pursuant to the provisions of Rule W-74 a 2 (c) and made oath in due form of law that he was and is the attorney named in said mortgage for the purpose of foreclosure and collection, that on November 16, 1983, pursuant to the said rule he mailed a notice of the pending foreclosure proceeding to Marcus G. Good, 9th & Broad Streets, Crisfield, Maryland 21817 (Post Office Receipt No. P261533059) by certified mail which was received by Doris E. Good, authorized agent, on November 17, 1983 as evidenced by the post office receipt; and to Doris E. Good, 9th & Broad Streets, Crisfield, Maryland 21817 (Post Office Receipt No. P261533060) by certified mail which was received by DorisE. Good on November 17, 1983 as evidenced by the post office receipt; and to Frederick J. Miller, Bradshaw Road, Kingsville, Maryland 21087 (Post Office Receipt No. P261533061) which was returned by the Post Office marked "Unclaimed"; and to Betty Ann Miller, Bradshaw Road, Kingsville, Maryland 21087 (Post Office Receipt No. P261533062) by certified mail which was returned by the Post Office marked "Unclaimed".

The aforesaid post office receipts, and a copy of the original notice are attached hereto to be filed in this proceeding.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Akers
Notary Public

Alexander G. Jones

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

BOOK 049 PAGE 183

EDGAR A. JONES (1892-1972)
ALEXANDER G. JONES
CHARLES A. BRUCE, JR.

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 186
PRINCESS ANNE, MD. 21853-0186

AREA CODE 301
TELEPHONE 651-2747

BOOK 049 PAGE 184

November 16, 1983

Mr. Marcus G. Good
Mrs. Doris E. Good
9th & Broad Streets
Crisfield, Maryland 21817

Mr. Frederick J. Miller
Mrs. Betty Ann Miller
Bradshaw Road
Kingsville, Maryland 21087

Dear Mr. and Mrs. Good and Mr. and Mrs. Miller:

Pursuant to Rule W-74 a 2 (c), this is to inform you that proceedings have been filed in No. 11,661 Chancery in the Circuit Court for Somerset County, Maryland, for the foreclosure of a certain mortgage from Marcus G. Good, Doris E. Good, Frederick J. Miller and Betty Ann Miller to Bank of Somerset dated March 23, 1973 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 272, folio 530. The foreclosure sale is currently being advertised in The Crisfield Times, a newspaper published weekly in Somerset County, Maryland. The property described in the mortgage will be offered for sale at 2:00 P.M. on Tuesday, December 6, 1983 on the Court House steps in Princess Anne, Maryland. Terms of Sale: A deposit of $25,000.00 shall be paid in cash, certified or cashier's check, payable to Alexander G. Jones, Attorney, on the date of sale and the balance shall be paid upon ratification of the sale, any deferred payment to bear interest from date of sale at the rate of eight per cent per annum and to be secured to the satisfaction of said Attorney. Title papers, documentary stamps, transfer tax, recording costs, etc. at expense of purchaser. Taxes will be prorated and adjusted as of date of ratification of sale. A copy of the advertisement is attached to this letter for your convenience.

Very truly yours,

Alexander G. Jones
Attorney

AGJ:pea

Enclosure

Certified Mail-Return Receipt Requested

PS Form 3811, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
- ☐ Show to whom and date delivered ..... ¢
- ☐ Show to whom, date, and address of delivery.. ¢
- 2. ☐ RESTRICTED DELIVERY ¢
  (*The restricted delivery fee is charged in addition to the return receipt fee.*)

TOTAL $

3. ARTICLE ADDRESSED TO:
Mrs. Doris E. Good
9th & Broad Streets
Crisfield, Md. 21817

4. TYPE OF SERVICE:
☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER
P261 533 060

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐ Addressee ☐ Authorized agent
Doris E. Good

5. DATE OF DELIVERY
11-17-83

6. ADDRESSEE'S ADDRESS (*Only if requested*)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

CRISFIELD, MD REGISTERED POSTMARK NOV 17 1983 USPO

P 261 533 059

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
Mr. Marcus G. Good

STREET AND NO.
9th & Broad Streets

P.O., STATE AND ZIP CODE
Crisfield, Md. 21817

POSTAGE		$
CONSULT POSTMASTER FOR FEES — CERTIFIED FEE		¢
OPTIONAL SERVICES — SPECIAL DELIVERY		¢
OPTIONAL SERVICES — RESTRICTED DELIVERY		¢
RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED	¢
RETURN RECEIPT SERVICE	SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
RETURN RECEIPT SERVICE	SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
TOTAL POSTAGE AND FEES		$ 1-55

POSTMARK OR DATE
NOV 17 1983

PS Form 3800, Apr. 1976

P 261 533 060

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
Mrs. Doris E. Good

STREET AND NO.
9th & Broad Streets

P.O., STATE AND ZIP CODE
Crisfield, Md. 21817

POSTAGE		$
CONSULT POSTMASTER FOR FEES — CERTIFIED FEE		¢
OPTIONAL SERVICES — SPECIAL DELIVERY		¢
OPTIONAL SERVICES — RESTRICTED DELIVERY		¢
RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED	¢
RETURN RECEIPT SERVICE	SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
RETURN RECEIPT SERVICE	SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
TOTAL POSTAGE AND FEES		$ 1-55

POSTMARK OR DATE
NOV 17 1983

PS Form 3800, Apr. 1976

PS Form 3811, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
- ☐ Show to whom and date delivered ..... ¢
- ☐ Show to whom, date, and address of delivery.. ¢
- 2. ☐ RESTRICTED DELIVERY ¢
  (*The restricted delivery fee is charged in addition to the return receipt fee.*)

TOTAL $

3. ARTICLE ADDRESSED TO:
Mr. Marcus G. Good
9th & Broad Streets
Crisfield, Md. 21817

4. TYPE OF SERVICE:
☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER
P 261 533 059

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐ Addressee ☒ Authorized agent
Doris E. Good

5. DATE OF DELIVERY
11-17-83

6. ADDRESSEE'S ADDRESS (*Only if requested*)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

CRISFIELD, MD REGISTERED POSTMARK NOV 17 1983 USPO

BOOK 049 PAGE 185

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 186
PRINCESS ANNE, MD. 21853-0186

BOOK 049 PAGE 186

CERTIFIED
P 261 533 062
MAIL

CLAIM CHECK NO.
662438

☐ HOLD

DATE 11/17

1ST NOTICE
11/22

2ND NOTICE

RETURN
12/7

Detached from PS Form 3849—A Oct. 1980

RETURNED TO SENDER

SALISBURY MD 21801 PM 16 NOV 1983

WASHINGTON

Mrs. Betty Ann Miller
Bradshaw Road
Kingsville, Maryland 21087

P 261 533 061
RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO Mr. Frederick J. Miller
STREET AND NO. Bradshaw Road
P.O., STATE AND ZIP CODE Kingsville, Md. 21087

POSTAGE	$
CERTIFIED FEE	¢
SPECIAL DELIVERY	¢
RESTRICTED DELIVERY	¢
RETURN RECEIPT SERVICE: SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
OPTIONAL SERVICES: SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
CONSULT POSTMASTER FOR FEES	
TOTAL POSTAGE AND FEES	$ 1.55
POSTMARK OR DATE	PRINCESS ANNE, MD. NOV 17 1983

PS Form 3800, Apr. 1976

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 186
PRINCESS ANNE, MD. 21853-0186

CLAIM CHECK NO.
429476

DATE 11/17

1ST NOTICE
11/22

2ND NOTICE

RETURN
12/7

Detached from PS Form 3849—A Oct. 1980

RETURNED TO SENDER
REFUSED
UNCLAIMED
UNKNOWN
ADDRESSEE UNKNOWN
NO SUCH STREET
NO SUCH NUMBER
INSUFFICIENT ADDRESS

SALISBURY MD 21801 PM 16 NOV 1983

WASHINGTON

Mr. Frederick J. Miller
Bradshaw Road
Kingsville, Maryland 21087

P 261 533 062
RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO Mrs. Betty Ann Miller
STREET AND NO. Bradshaw Road
P.O., STATE AND ZIP CODE Kingsville, Md. 21087

POSTAGE	$
CERTIFIED FEE	¢
SPECIAL DELIVERY	¢
RESTRICTED DELIVERY	¢
RETURN RECEIPT SERVICE: SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
OPTIONAL SERVICES: SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢
CONSULT POSTMASTER FOR FEES	
TOTAL POSTAGE AND FEES	$ 1.55
POSTMARK OR DATE	PRINCESS ANNE, MD. NOV 17 1983 USPO

PS Form 3800, Apr. 1976

Certified
261 533 061

Alexander G. Jones, Attorney, Ex Parte under power contained in Mortgage from Marcus G. Good and Doris E. Good, his wife, and Frederick J. Miller and Betty Ann Miller, his wife, to Bank of Somerset (now Peninsula Bank), a body corporate	:	IN THE CIRCUIT COURT FOR SOMERSET COUNTY
	:	EQUITY CASE NO. 11,661

::::::::::::

AUCTIONEER'S AFFIDAVIT

I, the undersigned, do hereby certify that the annexed bill or statement of the fees and sums due me, set forth in detail, are all and singular of the fees and sums due me, and that I have not paid or will not pay, directly or indirectly, any sum or consideration to anyone for employing me or aiding me to be employed to make the sale for which the annexed bill or statement was rendered.

Peter E. Richardson, Auctioneer
Peter E. Richardson, Auctioneer

Subscribed and sworn to before me this 6th day of December, 1983.

Emory H. Adkins
Emory H. Adkins
Notary Public
Wicomico County, Md.
My Commission Expires 7/1/86

EMORY H. ADKINS NOTARY PUBLIC WICOMICO CO., MD.

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BOOK 049 PAGE 188

PETE RICHARDSON AUCTION SALES

PETE RICHARDSON, *Auctioneer*

OFFICE (301) 546-2425
HOME (301) 742-6220
MOBILE (301) 742-0110
EXT. 0813

P. O. BOX 51
WILLARDS, MARYLAND 21874

December 6, 1983

Alexander G. Jones, Esquire
Attorney at law
P. O. Box 186
Princess Anne, Md. 21853

To

Peter E. Richardson
P. O. Box 51
Willards, Md. 21874

Re: Sale of Mark Good property

Auctioneer-s fee	$200.00
Salisbury Times	243.54
Total due	$443.54

Please receipt & return

Payment Received
12/9/83
Peter E. Richardson
PETE RICHARDSON AUCTION SALES

"WE DO THEM ALL, LARGE OR SMALL, AND THE PRICE IS RIGHT"

Jones & Jones
Attorneys at Law
Princess Anne, Md. 21853

ORDER NISI

Alexander G. Jones, Attorney, Ex Parte: under power contained in Mortgage from Marcus G. Good and Doris E. Good, his wife, and Frederick J. Miller and Betty Ann Miller, his wife, to Bank of Somerset (now Peninsula Bank), a body corporate :	No. 11,661 Chancery In the Circuit Court for Somerset County, Maryland

ORDERED by the Circuit Court for Somerset County, this 6th day of December, in the year nineteen hundred and eighty-three, that the sale of the property mentioned in these proceedings made and reported by Alexander G. Jones, Attorney named in the above mortgage, be ratified and confirmed unless cause to the contrary thereto be shown on or before the 6th day of January, 1984, provided a copy of this order be inserted in some newspaper published in Somerset County once in each of three successive weeks before the 5th day of January, 1984.

The report states the amount of sale to be $65,000.00.

Clerk of the Circuit Court
for Somerset County, Maryland

Alexander G. Jones, Attorney, Ex Parte: under power contained in Mortgage from Marcus G. Good and Doris E. Good, his wife, and Frederick J. Miller and Betty Ann Miller, his wife, to Bank of Somerset (now Peninsula Bank), a body corporate :	No. 11,661 Chancery In the Circuit Court for Somerset County, Maryland

ORDERED by the Circuit Court for Somerset County, in Equity, this 23rd day of January, in the year nineteen hundred and eighty-four, that the sale of the real estate mentioned in these proceedings made and reported by Alexander G. Jones, Attorney named in said mortgage, be and the same is hereby finally ratified and confirmed, no cause to the contrary having been shown although due notice appears to have been given as required by the Order Nisi passed in said cause.

Judge

Jones and Jones
Attorneys at Law
Princess Anne, Md. 21853

Order Nisi

Alexander G. Jones, Attorney, Ex Parte under power contained in Mortgage from Donald G. Good and wife, Donald G. Good, his wife, and Frederick J. Miller and wife, Mary Ann Miller, his wife, (now Peninsula Bank), a body corporate

No. 11,661 Chancery
In the Circuit Court
For Somerset County
Maryland

ORDERED by the Circuit Court for Somerset County, this 6th day of December, in the year nineteen hundred and eighty-three, that the sale of the property mentioned in these proceedings made and reported by Alexander G. Jones, Attorney named in the above mortgage, be ratified and confirmed unless cause to the contrary Athereto be shown on or before the 5th day of January, 1984, provided a copy of this order be inserted in some newspaper published in Somerset County once in each of three successive weeks before the 5th day of January, 1984.

The report states the amount of sale to be $65,000.00.

I. Theodore Phoebus
Clerk Of The
Circuit Court
For Somerset County
Maryland
True Copy, Test
I. Theodore Phoebus
Clerk

12-14-St

BOOK 049 PAGE 190

CRISFIELD, MD. Jan. 10, 1984

THIS is to certify that the annexed Order Nisi has been published in the CRISFIELD TIMES, a weekly newspaper published in Somerset County, Maryland, according to the terms and requirements contained in said Order Nisi for 3 weeks beginning with the issue of December 14, 1983 and ending December 28, 1983.

William A. Martin Jr.
Publisher, THE CRISFIELD TIMES

Alexander G. Jones, Attorney, Ex Parte under power contained in Mortgage from Marcus G. Good and Doris E. Good, his wife, and Frederick J. Miller and Betty Ann Miller, his wife, to Bank of Somerset (Now Peninsula Bank), a body corporate	*	NO. 11,661 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY, MARYLAND

FIRST AND FINAL AUDITOR'S REPORT

Logan C. Widdowson, Auditor, duly appointed by this Court, reports that he made an examination of the proceedings in the above entitled cause and from them and the list of expenses furnished him therein, states the following Account:

Amount of Sale		$ 65,000.00
Interest on balance of purchase price from date of sale		438.50
		$ 65,438.50
Fees, Costs, Expenses, etc.:		
Clerk of Circuit Court, costs	137.00	
Fidelity & Deposit Company, bond premium	240.00	
Pete Richardson, Auctioneer	200.00	
Crisfield Times, advertising	190.40	
Crisfield Times, order nisi	44.80	
Daily Times, advertising	243.54	
Robert J. Wilson, appraisal fee	100.00	
Attorney's fee per mortgage	75.00	
Auditor's fee	65.00	
State and County Taxes, 1979 thru 1983	3,648.43	
Trustee's Commission	3,400.00	
Certified Mail	6.20	
Notary Fees	6.00	
Total Fees, Costs, Expenses, etc.	8,356.37	
Balance to be Distributed		$ 57,082.13
Mortgage Debt		
Principal Balance	47,103.99	
Interest to 12/6/83	9,242.92	
Interest from 12/6/83 to April 3, 1984 (119 days @ $10.47 per diem)	1,245.93	
Total Mortgage Debt	$ 57,592.84	
Deficit		$ 510.71

ALL EXCEPTIONS to said report must be filed within fifteen days of the date of filing, if no exceptions are filed, the account may be ratified.

YOUR AUDITOR hereby certifies that the Maryland Rules of Procedure have been complied with by mailing on the date of the filing of the Audit notice of this report to the following parties by regular U.S. mail:

Marcus G. Good
Doris E. Good
9th & Broad Streets
Crisfield, MD 21817

Frederick J. Miller
Betty Ann Miller
Bradshaw Road
Kingsville, MD 21087

Robert D. Harwick, Jr., Esq.
4th Floor, The World Trade Ctr.
Baltimore, MD 21202

Alexander G. Jones
South Somerset Avenue
Princess Anne, MD 21853

Logan C. Widdowson, Auditor

Filing Date: March 19, 1984

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

LCW/gjb
3/19/84
84 # 152

BOOK 049 PAGE 192

No: 11,661 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 19th day of March, 19 84 that the within Report of the Auditor be Ratified and Confirmed, unless cause to the contrary be shown by exceptions filed, on or before the 3RD day of April, 19 84.

J. Theodore Phoebus
CLERK

No exceptions having been filed, and no cause to the contrary having been shown, IT IS ORDERED by the Circuit Court for Somerset County, in Equity, this 4th day of april, 19 84 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

J. Theodore Phoebus
CLERK

APR 19 1984
Exd.

DEC -5-83 R 027830 ****10.00
DEC -5-83 R 027832 ****60.00

John H. Murray	:	No. 11677 Chancery
vs	:	In the Circuit Court for
Leonard Bunce Sarah Bunce	:	Somerset County, Maryland

Mr. Clerk:

Please file the within bill of complaint, affidavit, certificate of sale and issue subpoenas for all party defendants named in said bill who are residents of this state and issue an order of publication as prescribed by Sections 106 and 107 of Article 81 of the Annotated Code of Maryland.

JONES & JONES

By

Attorneys for Complainant
P.O. Box 186
Princess Anne, Maryland 21853
Telephone: 651-2747

BOOK 049 PAGE 193

John H.Murray Rt. 1, Princess Anne, Maryland 21853	:	No. 11677 Chancery In the Circuit Court for
vs	:	Somerset County, Maryland

Leonard Bunce and Sarah Bunce and all persons having, or claiming to have, any interest in certain property in Mt. Vernon Election District described as follows: "all that lot 50 x 160, Pine Beach Road, Mt. Vernon, bearing County Tax Map #7-10-72, located in Mt. Vernon Election District, and assessed to Sarah Bunce" and whose last known address is 1235 N. 22nd Street, Camden, New Jersey 08105, the address of Leonard Bunce is unknown.

* *

BILL OF COMPLAINT

To the Honorable, the Judge of said Court:

Your complainant, John H. Murray, by Jones & Jones, his attorneys, files this Bill of Complaint to Foreclose Certain Rights of Redemption as provided by Article 81, Section 97 et seq. of the Annotated Code of Maryland, and in support thereof, says:

1. That on the 16th day of November, 1982, there was issued to John H. Murray, the complainant, herein, whose address appears above, by Carlos Bozman, Collector of Taxes of the State of Maryland and Treasurer of Somerset County and Collector of State and County taxes therein the following certificate of sale, to wit:

(a) A certificate showing payment by the said John H. Murray unto the said Treasurer and Collector the sum of $153.86 for which he had issued a certificate of tax sale showing sale to the said John H. Murray on said 16th day of November, 1982 of the following real estate, namely: "All that lot 50 x 160, Pine Beach Road, Mt. Vernon, bearing County Tax Map #7-10-72, located in Mt. Vernon Election District and assessed to Sarah Bunce."

2. That said certificate of sale is attached to this Bill of Complaint as a part hereof.

3. That said property has not been redeemed by any parties in interest, although more than one year from the date of said sale has expired.

4. That the complainant has caused the Land and Testamentary Records of Somerset County, Maryland, to be examined by Alexander G. Jones, a member of the Bar of Maryland, whose affidavit is attached hereto, and inreliance upon it your complainant alleges and avers as follows:

(a) That as to the property assessed to Sarah Bunce said records indicate the property is a part only of a larger tract of land described as being located on the south side of the Wicomico River in Mt. Vernon Election District conveyed by Annie Tarleton, et al, unto John K. Mason and Irma V. Mason by deed dated August 22, 1932, recorded February 20, 1933 in Liber J.M.T. No. 104, folio 368; the subject property was thereafter conveyed by John K. Mason and Irma V. Mason unto George B. Waller and Margaret Waller by deed dated November 20, 1947, recorded November 25, 1947 in Liber B.L.B. No. 141, folio 540 described as a lot 50 feet by 160 feet and incorrectly described in said deed as being located on the east side of Pine Beach Road (said property is actually located on the west side of Pine Beach Road). Said lot was subsequently conveyed by George B. Waller and Margaret Waller by deed dated May 4, 1950, recorded May 5, 1950 in Liber B.L.B. No. 149, folio 388 unto Leonard Bunce and was again erroneously described as lying on the east side of Pine Beach Road. The records reveal no liens or encumbrances against said property; there is no record of the probate of a will of Leonard Bunce and no record of any administration on his estate in the Orphans Court for Somerset County nor is there any record among the Land Records of Somerset County of any conveyance of said land unto Sarah Bunce to whom the property was assessed for the years 1977, 1978, 1979, 1980 and 1981; that said records show no off conveyance of record by Sarah Bunce or Leonard Bunce and no administration on the estate of Leonard Bunce or Sarah Bunce and further that the amount necessary for the redemption of said property is $163.09 including costs of sale, taxes and interest through November 1983 in addition to those costs and disbursements provided for in Article 81, Section 111 of the aforesaid code.

5. That in reliance upon the aforesaid affidavit your complainant alleges and avers that there has been no off conveyances of record against the real estate standing in the names of the aforesaid Leonard Bunce or Sarah Bunce or heirs of them and further that there is no record of any administration in said Somerset County on the estates of either Leonard Bunce and Sarah Bunce. It is not known whether the said parties are living or dead of if dead, what heirs-at-law they left surviving them who might be entitled to the real estate of which they were seized as aforesaid, wherefore your

complainant has joined in these proceedings all persons having or claiming to have any interest in any of said property.

WHEREFORE, the complainant prays your Honor:

(a) That summons may be issued for the said named defendants.

(b) That your Honor may grant unto your complainant the order of publication directed to said named defendants, if living and absent from the jurisdiction, and all persons having or claiming to have any interest in the aforesaid property.

(c) That this Honorable Court may pass a final decree as provided in Article 81, Secion 112 foreclosing all rights of redemption of the defendants and of any of them in and to any and all of the real estate of which they are assessed.

(d) And further direct the Collector of Taxes for the State of Maryland and for Somerset County to execute a deed to the complainant as provided in Section 115 of Article 81.

(e) That your complainant may have such other and further relief as his case may require.

And as in duty bound, etc.

John H. Murray (SEAL)
John H. Murray, Complainant

JONES & JONES

By
Attorneys for Complainant

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 2nd day of December, in the year nineteen hundred and eighty-three, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared John H. Murray and made oath in due form of law that the matters and facts set forth and contained in the aforegoing bill of complaint are true as therein stated, to the best of his knowledge, information and belief, and signed same in my presence.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Ake
Notary Public

500-6/65

CERTIFICATE OF SALE

I, Carlos Bozman, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on November 16, 1982 I sold to John H. Murray at public auction for the sum of $ 840.00 , of which $ 153.86 has been paid, the property in Somerset County, described as follows:

All that lot 50 x 160, Pine Beach Road, Mt. Vernon, bearing County Tax Map #7-10-72, located in Mt. Vernon Election District

and assessed to Sarah Bunce
The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price, together with interest thereon at the rate of 6% per annum from the date of payment to the date of redemption, together with all other amounts specified by Chapter 761 of the Acts of 1943, and acts amendatory thereof. The balance due on account of the purchase price and all taxes, together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After Nov. 17, 1983 a proceeding can be brought to foreclose all rights of redemption in the property. This certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

Witness my hand and seal, this 16th day of November, 1982

Carlos Bozman, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on November 16, 1982 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Carlos Bozman, and he acknowledged the foregoing certificate of sale to be his act and deed, and I witnessed the execution of the same.

Witness my hand and Notarial Seal.

Gertrude H. Bozman
Notary Public

AFFIDAVIT

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 2nd day of December, in the year nineteen hundred and eighty-three, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Alexander G. Jones, and being duly sworn, did depose and say that he is a member of the Bar of the State of Maryland and has been practicing his profession therein in said Somerset County for over twenty years and that he made an examination of the public records of Somerset County, Maryland, to ascertain whether there have been any conveyances by or liens against the owner of the property described in the bill of complaint filed in this proceeding with respect to the property described in said bill of complaint; that said examination reveals the following:

(a) The property described in the bill of complaint is a part only of a larger tract of land described as being located on the south side of the Wicomico River in Mt. Vernon Election District conveyed by Annie Tarleton, et al, unto John K. Mason and Irma V. Mason by deed dated August 22, 1932, recorded February 20, 1933 in Liber J.M.T. No. 104, folio 368; the subject property was thereafter conveyed by John K. Mason and Irma V. Mason unto George B. Waller and Margaret Waller by deed dated November 20, 1947, recorded November 25, 1947 in Liber B.L.B. No. 141, folio 540 described as a lot 50 feet by 160 feet and incorrectly described in said deed as being located on the east side of Pine Beach Road (said property is actually located on the west side of Pine Beach Road). Said lot was subsequently conveyed by George B. Waller and Margaret Waller by deed dated May 4, 1950, recorded May 5, 1950 in Liber B.L.B. No. 149, folio 388 unto Leonard Bunce and was again erroneously described as lying on the east side of Pine Beach Road. The records reveal no liens or encumbrances against said property; there is no record of the probate of a will of Leonard Bunce and no record of any administration on his estate in the Orphans Court for Somerset County nor is there any record among the Land Records of Somerset County of any conveyance of said land unto Sarah Bunce to whom the property was assessed for the years 1977, 1978, 1979, 1980, and 1981.

The said Alexander G. Jones did further depose and say that there have been no off conveyances of record against the real estate standing in the name of Leonard Bunce or Sarah Bunce and further that there is no record of any administration on the estate of either Leonard Bunce or Sarah Bunce in Somerset County. It is not known whether the said parties are living or dead or if dead, what heirs-at-law they left surviving them who might be entitled to the real estate.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Ake
Notary Public

DIRECTED TO:
ALEXANDER G. JONES, ESQUIRE
JONES & JONES, P.O. BOX 186
PRINCESS ANNE, MARYLAND 21853

(Md. Rule 107 - Service of process outside the State)

No. 11,677 Chancery Case

STATE OF MARYLAND, Somerset County, To-Wit:

THE STATE OF MARYLAND to Sarah Bunce
1235 N. 22nd Street
Camden, New Jersey 08105

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of January next and ending sixty days from the date of the completion of service if made in the limits of the United States and ninety days if beyond cause your answer or other defense to be filed to the complaint of John H. Murray
Rt. 1
Princess Anne, Maryland 21853

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt, Chief Judge of the First Judicial Circuit of Maryland.

Issued the 5th day of December, 19 83

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within sixty days from the date of the completion of service if made in the limits of the United States and ninety days if beyond. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

Name Alexander G. Jones
Address Jones & Jones, P.O. Box 186
Princess Anne, Maryland 21853

U. Theodore Shockley
Clerk

John H. Murray	:	No. 11,677 Chancery
vs	:	In the Circuit Court for
Leonard Bunce Sarah Bunce	:	Somerset County, Maryland

AFFIDAVIT OF SERVICE

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 15th day of December, 1983, before me the subscriber, a Notary Public of the State and County aforesaid, personally appeared Alexander G. Jones, Attorney for Complainant, and made oath in due form of law that on December 6, 1983 a copy of the Bill of Complaint, Affidavit, Certificates of Sale, Order of Publication and summons were mailed to the Respondent, Sarah Bunce, 1235 N. 22nd Street, Camden, New Jersey 08105, by Certified Mail Restricted Delivery, Return Receipt Requested, as indicated by the postal service receipt attached hereto number P530 837 240, and that said documents were returned by the U.S. Post Office marked "Attempted Not Known".

The aforesaid post office receipt and original envelope are attached hereto to be filed in this proceeding.

Alexander G. Jones

Subscribed to and sworn before me this 15th day of December, 1983.

Patsy E. Oke

Notary Public

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

BOOK 049 PAGE 202

P 704 364 175

RECEIPT FOR CERTIFIED MAIL

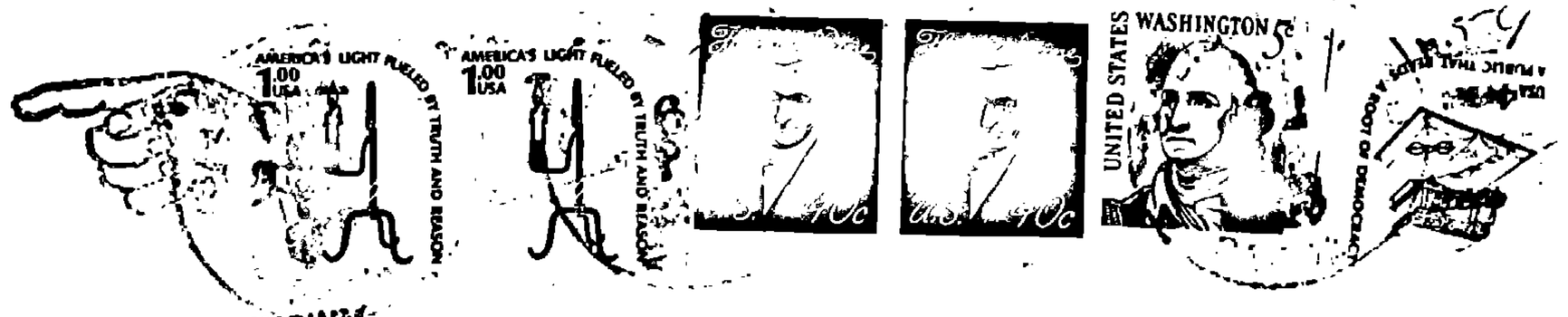
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	Sarah Bunce
Street and No.	1235 N. 22nd St.
P.O., State and ZIP Code	Camden N.J. 08105
Postage	$ .54
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	1.00
Return Receipt Showing to whom and Date Delivered	
Return receipt showing to whom, Date, and Address of Delivery	1.00
TOTAL Postage and Fees	$ 3.29
Postmark or Date	DEC 1983 MD.

PS Form 3800, Feb. 1982 * U.S.G.P.O. 1983-403-517

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 186
PRINCESS ANNE, MD. 21853-0186



ATTEMPTED . NOT KNOWN

RETURN RECEIPT REQUESTED

CERTIFIED
P 530 837 240
MAIL

Mrs. Sarah Bunce
1235 N. 22nd Street
Camden, New Jersey 08105

ONLY

Not Known

ATTEMPTED , NOT KNOWN

JONES & JONES
Attorneys at Law
Princess Anne, Md. 21853

John H. Murray : No. 11677 Chancery

vs : In the Circuit Court for

Somerset County, Maryland

Leonard Bunce and Sarah Bunce and all persons having, or claiming to have, any interest in certain property in Mt. Vernon Election District described as follows: "all that lot 50 x 160, Pine Beach Road, Mt. Vernon, bearing County Tax Map #7-10-72, located in Mt. Vernon Election District, and assessed to Sarah Bunce" and whose last known address is 1235 N. 22nd Street, Camden, New Jersey 08105, the address of Leonard Bunce is unknown.

* *

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Somerset County, Maryland, sold by Carlos Bozman, Collector of Taxes for Somerset County and the State of Maryland, to the complaint in this proceeding: "All that lot 50 x 160, Pine Beach Road, Mt. Vernon, bearing County Tax Map #7-10-72, located in Mt. Vernon Election District and assessed to Sarah Bunce."

The bill states, among other things, that the amounts necessary for redemption have not been paid although more than a year and a day from the date of said sale, being November 16, 1982, has expired; it is thereupon this 5th day of Dec., 1983, by the Circuit Court for Somerset County, Maryland, ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in said Somerset County, once a week for three successive weeks before the 5th day of January, 1984, warning all persons interested in said property to be and appear in this Court by the 6th day of February, 1984, and redeem the property and answer the bill, or thereafter a final decree will be rendered foreclosing all rights of redemption in said property and vesting in the complainant a title free and clear of all encumbrances.

Lloyd R. Snyder
Judge

BOOK 049 PAGE 203

CERTIFICATE OF PUBLICATION

BOOK 049 PAGE 204

Marylander & Herald
P. O. Box 328
Princess Anne, Maryland 21853

Princess Anne, Maryland On this 29 dec., 19 83

This is to certify that the attached was published in the Marylander and Herald, a newspaper published in Somerset County, Maryland, once a week for 3 consecutive weeks beginning on the 15 day of Dec., 19 83.

Elizabeth Bolden
(signature)
Marylander and Herald

JONES & JONES
[illegible]
P[illegible], [illegible] 21853

John H. Murray
vs
[illegible] and Sarah Bunce and all [illegible], or claiming to have, any [illegible] in Mt. Vernon [illegible] as follows: "all [illegible] Road, Mt. Vernon, [illegible] No. 7-10-72, [illegible] Election District, and [illegible]" and whose last known address is [illegible] N. 22nd Street, Camden, New Jersey [illegible], the address of [illegible] unknown.

No. [illegible] Chancery
In the Circuit Court for
Somerset County, Maryland

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the [illegible] property in Somerset County, [illegible] Collector [illegible] County and the State of [illegible] the complaint in this [illegible]: "All [illegible] Lot [illegible], Pine Beach [illegible] County Tax Map No. 7-[illegible] Mt. Vernon Election District [illegible]."

[illegible], among other things, that the amounts necessary for redemption have not been paid although more than a year and a day [illegible] the date of said sale, being [illegible] 13, 1982, has expired; it is [illegible] this 5th day of Dec., 1983, by the [illegible] Somerset County, Maryland, [illegible] that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in [illegible] County, once a week for three successive weeks before the 5th day of January, [illegible] that all persons interested [illegible] appear in this Court by the [illegible] day of [illegible], 1984, and redeem [illegible] the bill, or thereafter [illegible] be rendered foreclosing all rights of redemption in said property and vesting in the complainant a title free and clear of all encumbrances.

Lloyd L. Simpkins
Judge
True Copy, Test:
I. Theodore Phoelms, Clerk
MH80-12/15/3tc

John H. Murray	:	No. 11,677 Chancery
vs	:	In the Circuit Court for
Leonard Bunce and Sarah Bunce	:	Somerset County, Maryland

PETITION FOR DECREE PRO CONFESSO AND FOR
LEAVE TO TAKE TESTIMONY AND ORDER OF COURT THEREON

To the Honorable, the Judge of said Court:

The petition of John H. Murray, Complainant in the above entitled action, by Jones & Jones, his attorneys, respectfully shows:

1. That as appears from the proceedings herein, all defendants subject to process have been duly subpoenaed and an order of publication has been duly published against all other persons having or claiming to have any interest in the real estate subject of this proceeding and the time in which the answer of any person having interest in the properties mentioned and decribed in these proceedings, and the redemption thereof from the tax sale herein mentioned, has expired, and no appearance has been entered for such persons or any answer filed by, or on behalf of any person.

2. That your petitioner desires to take testimony to support certain of the allegations in his bill of complaint which may not be taken as a matter of course by this Honorable Court.

WHEREFORE, petitioner prays:

a. That the said bill of complaint may be taken against all defendants named in this proceeding and all persons having or claiming to have, any interest in and to the said properties mentioned and described in these proceedings; and

b. That your petitioner may be granted leave to take testimony before one of the Standing Examiners of this Court to substantiate the allegations of his bill of complaint.

And as in duty bound, etc.

JONES & JONES

By _____
Attorneys for Petitioner

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

ORDER OF COURT

The aforegoing petition having been read and considered, it is thereupon this 9th day of Feb., 1984, by the Circuit Court for Somerset County, Maryland, sitting in Equity, ORDERED that the bill of complaint in this cause be and the same is hereby taken pro confesso against the named defendants and all other possible defendants, being all persons having or claiming to have any interest in and to the certain real estate mentioned and described in these proceedings, or in the right to redemption thereof, and the plaintiff be, and he is hereby granted leave to take testimony before one of the Standing Examiners of this Court, to substantiate the allegations of his said Bill of Complaint.

Lloyd L. Simpkins
Judge

John H. Murray	:	No. 11,677 Chancery Case
vs.	:	In the Circuit Court for
Leonard Bunce and Sarah Bunce	:	Somerset County
	:	State of Maryland
	:	DATE: February 9, 1984
	:	
	:	
	:	

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Leonard Bunce

1235 N. 22nd Street

Camden, New Jersey 08105

In accordance with Maryland Rules of Procedure, you are notified that a ~~judgment~~/decree pro confesso/ ~~default~~ was entered against you in the above entitled case on February 9, 1984.

If you wish to take exception to this ~~Judgment~~/Decree/~~by default~~, you have thirty days from the date of the ~~Judgment~~/Decree within which to do so.

I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

BOOK 049 PAGE 208

John H. Murray	:	No. 11,677 Chancery Case
vs.	:	In the Circuit Court for
Leonard Bunce and Sarah Bunce	:	Somerset County
	:	State of Maryland
	:	DATE: February 9, 1984
	:	
	:	
	:	

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Sarah Bunce
1235 N. 22nd Street
Camden, New Jersey 08105

In accordance with Maryland Rules of Procedure, you are notified that a ~~judgment by default judgment~~/decree pro confesso/ ~~summary decree~~ was entered against you in the above entitled case on February 9, 1984.

If you wish to take exception to this ~~Judgment~~/Decree/~~by default~~, you have thirty days from the date of the ~~Judgment~~/Decree within which to do so.

I. Theodore Phoebus
I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

CERTIFICATE OF PUBLICATION

Marylander & Herald
P. O. Box 328
Princess Anne, Maryland 21853

Princess Anne, Maryland Feb 14, 19 84

This is to certify that the attached was published in the Marylander and Herald, a newspaper published in Somerset County, Maryland, once a week for 3 consecutive weeks beginning on the 15 day of Dec, 19 83.

Elizabeth Bolden
(signature)
Marylander and Herald

JONES & JONES
Attorneys at Law
Princess Anne, Md. 21853

John H. Murray
vs.
Leonard Bunce and Sarah Bunce and all persons having, or claiming to have, any interest in certain property in Mt. Vernon Election District described as follows: "all that lot 50 x 160, Pine Beach Road, Mt. Vernon, bearing County Tax Map No. 7-10-72, located in Mt. Vernon Election District, and assessed to Sarah Bunce" and whose last known address is 1235 N. 22nd Street, Camden, New Jersey 08105, the address of Leonard Bunce is unknown.

No. 11677 Chancery
In the Circuit Court for
Somerset County, Maryland

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Somerset County, Maryland, sold by Carlos Bozman, Collector of Taxes for Somerset County and the State of Maryland, to the complaint in this proceeding: "All that lot 50 x 160, Pine Beach Road, Mt. Vernon, bearing County Tax Map No. 7-10-72, located in Mt. Vernon Election District and assessed to Sarah Bunce."

The bill states, among other things, that the amounts necessary for redemption have not been paid although more than a year and a day from the date of said sale, being November 16, 1982, has expired; it is thereupon this 5th day of Dec., 1983, by the Circuit Court for Somerset County, Maryland, ORDERED That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in said Somerset County, once a week for three successive weeks before the 5th day of January, 1984, warning all persons interested in said property to be and appear in this Court by the 6th day of February, 1984, and redeem the property and answer the bill, or thereafter a final decree will be rendered foreclosing all rights of redemption in said property and vesting in the complainant a title free and clear of all encumbrances.

Lloyd L. Simpkins
Judge
True Copy, Test:
I. Theodore Phoelms, Clerk
MH80-12/15/3tc

BOOK 049 PAGE 209

John H. Murray	:	No. 11,677 Chancery
vs	:	In the Circuit Court for
Leonard Bunce and Sarah Bunce	:	Somerset County, Maryland

TESTIMONY

In this cause, testimony having to be taken to support the allegations of the bill, I, Logan C. Widdowson, of Princess Anne, Maryland, Standing Examiner of the Circuit Court for Somerset County, Maryland, in Equity, duly appointed, sworn, etc. do hereby certify, that on this day of February, 1984, in Somerset County aforesaid, I did take the following testimony, to wit:

EXAMINATION OF PHILIP R. MAHAN, ESQ.:

Philip R. Mahan, a witness of lawful age produced on behalf of the Complainant, being duly sworn, deposes and says:

Q. Please state your name, residence and occupation.

A. I am Philip R. Mahan, I reside in Somerset County, Maryland, and I am the duly elected and qualified Treasurer of Somerset County, and as such collect the State and County taxes for said Somerset County.

Q. Mr. Mahan, I hand you a document previously filed in this proceeding and ask if you can identify it.

A. Yes. This document is a certificate of sale issued by Carlos Bozman, the former Collector of Taxes for Somerset County and State of Maryland, to John H. Murray as the purchaser at a certain tax sale held by Mr. Bozman in his official capacity on November 16, 1982.

Q. Will you please identify the certificate more specifically?

A. Yes. I am testifying in reference to a certificate of sale dated November 16, 1982 signed by Carlos Bozman, as Collector of Taxes, and notarized by Gertrude H. Bozman, Notary Public on November 16, 1982. The certificate relates to the property assessed to Sarah Bunce referred to in the bill of complaint in paragraph 1.(a) and in paragraph 4.(a). The certificate cites a sale to Mr. Murray on November 16, 1982 in the sum of $840.00 of which $153.86 was paid on the date of sale.

Q. Prior to the offering of this property for sale at public auction for delinquent taxes, did you or your deputies receive due notice of assessment of these property and tax bills for it for the years for which it was sold, and did you or your deputies comply with all the prerequisites of law pertaining to said tax sale?

A. Yes. The property was so assessed and I did receive such bills and my deputies and I complied with all the prerequisites of law in advertising and holding the tax sale.

Q. With reference to the property which you have set forth in your testimony, have you received any notice of redemption of this property, or any notice of intent to redeem this property, or any offers for payment on account of such redemption from any person or persons?

A. An offer of redemption was made by Thomas Riggin and was declined because he had no legal interest in the property.

Q. Since the date of the tax sale and the filing of the bill of complaint, has the purchaser, Mr. John H. Murray, made any further payments to you in your official capacity.

A. Yes. I wish to file as an exhibit a statement issued by my office showing that Mr. Murray paid a total of $686.14 representing the total balance due on the bid or purchase price for this property. This figure represents the total difference between the amount bid and the amount paid on November 16, 1982.

Q. Does Mr. Murray owe anything further to your office on account of this property?

A. No. As to this property Mr. Murray has paid all charges made by my office and in addition has paid all taxes and interest thereon levided against this property through June 30, 1984.

Q. Do you in your official capacity know of any reason why the sale of this property to Mr. Murray should not be ratified by this Court or do you have any objection to such ratification?

A. I know of no reason why the sale should not be ratified and I have no objection to its ratification.

Q. COURT QUESTION.

A. Nothing further.

Philip R. Mahan

Philip R. Mahan

EXAMINATION OF ALEXANDER G. JONES, ESQ.:

Alexander G. Jones, a witness produced on behalf of the Complainant, being duly sworn, deposes and says:

Q. Please state your name, residence and occupation.

A. I am Alexander G. Jones and I reside at Princess Anne, Maryland. I am an Attorney at Law with an office for the practice of my profession in Princess Anne, Somerset County, Maryland.

Q. Will you please state your connection with this proceeding?

A. I was retained by the complainant, John H. Murray, the purchaser of a certain property at tax sale held by the County Treasurer on November 16, 1982. I was requested by Mr. Murray to make an examination of the public records of Somerset County pertaining to the ownership of the property mentioned in the bill of complaint in paragraph 1.(a) and in paragraph 4.(a) and to take such steps as are required by law to give notice of this proceeding to the attention of the former owners of record and to any otherpersons who might be interested in said property or the redemption of it.

Q. What legal actions did you take?

A. I personally examined the appropriate Somerset County records and prepared and filed the bill of complaint in this proceeding together with an affidavit dated December 2, 1983 referring to my title examination. I now reaffirm the contents of that affidavit as a part of my testimony in this proceeding. I also caused to be published the order of publication herein as more fully appears by the printer's certificate heretofore filed in this proceeding and caused subpoenas to be issued and served upon those property owners subject to process.

Q. Since the filing of the suit, the issuance of subpoena and the publication of the order of publication have there been any changes in the status of the property mentioned in the bill of complaint?

A. I can confirm the testimony of Mr. Philip Mahan, County Treasurer, filed in this proceeding. There has been no change in the property described in paragraph 1.(a) and in paragraph 4.(a) of the bill of complaint. As Mr. Mahan stated all costs, taxes and interest levied by his office against the property has been paid in full by Mr. Murray.

Q. Has any offer been made to you to redeem the property described in the bill of complaint?

A. No person has made any offer to me to redeem the property to which you refer nor has anyone disclosed to me any intention to redeem it.

Q. Do you know of any reason why the sale of the property should not be ratified by this Court.

A. No.

Q. COURT QUESTION

A. Nothing further.

Alexander G. Jones

There being no further witnesses to be examined and at the suggestion of the Attorney for the Complainant, the papers are herewith returned by the Court, and I further certify this annexed bill of costs is correct and paid by the Complainant. This examination was conducted in compliance with the Maryland Rules of Procedure. In the judgment of the examiner, no further examination or cross-examination was proper or necessary for a full presentation of the true facts in the case. There were no irregularities or unusual circumstances in the taking of the testimony or in the conduct of the proceedings.

Bill of Costs

Examiner	$25.00

Witness my hand and seal.

Logan G. Widdowson
Standing Examiner

John H. Murray	:	No. 11,677 Chancery
vs	:	In the Circuit Court for
Leonard Bunce and Sarah Bunce	:	Somerset County, Maryland

DECREE

The above entitled proceeding having been presented to this Court, and it appearing that all defendants named therein have been duly notified thereof by service of process or by publication as appropriate, and all pleadings, exhibits, affidavits, testimony and other matters having been duly read and considered by this Court, it is hereby

DECREED, this 12th day of March, 1984, by the Circuit Court for Somerset County, Maryland, in Equity, that as to the property hereinafter named and decribed in this decree there is hereby vested in the complainant, John H. Murray, an absolute and indefeasible title in fee simple in said property, free and clear of all alienations and descents of saidproperty occurring prior to the time and date of this decree and free and clear of any encumbrances thereon, except taxes accruing subsequent to the date of sale of said properties (if any of said taxes remain outstanding, due and unpaid), and except easements to which said property is subject and of which the complainant had actual or constructive knowledge at the time of said sale, and it is further

DECREED, that Philip R. Mahan, Treasurer of Somerset County and Collector of State and County taxes for Somerset County, shall execute a deed to John H. Murray conveying the hereinafter described property upon payment to said Collector of the balance of the purchase price due on account of the purchase price of the property, together with all taxes and interest and penalties thereon accruing subsequent to the date of sale (if any of said purchase price, taxes, interest and penalties remain outstanding, due and unpaid); the said deed to be prepared by the complainant's attorney, and all expenses incident to the preparation and execution of said deed shall be paid by the said John H. Murray, and it is further

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

DECREED, that the Clerk of the Circuit Court for Somerset County shall issue a certified copy of this decree to the aforesaid Philip R. Mahan, Treasurer and Collector of Taxes, who shall not be obligated to execute the deed hereinbefore provided for until such certified copy of said decree is served upon him and it is further

DECREED, that the complainant, John H. Murray, shall forwith, and before delivery of said certified copy of this decree to said Collector by said Clerk, shall pay all Court costs accrued to date in this proceeding and it is further

DECREED, that the property subject of this decree is identified and described as follows: All that lot 50 x 160, Pine Beach Road, Mt. Vernon, bearing County Tax Map #7-10-72, located in Mt. Vernon Election District, and assessed to Sarah Bunce.

Lloyd L. Simpkins
Judge

APR 19 1984
Exd.

DEC 15-83 B 328146D******5.00
DEC 15-83 B 328143D******5.00

DEC 15-83 B 328142D*****40.00
DEC 15-83 B 328141D*****60.00

Jackson Lee Cook	:	No. 11,684
vs	:	In the Circuit Court for
Eugene Cox, et al	:	Somerset County, Maryland

Mr. Clerk:

Please file the within bill of complaint, affidavit, certificates of sale and issue subpoenas for all party defendants named in said bill who are residents of this state and issue an order of publication as prescribed by Sections 106 and 107 of Article 81 of the Annotated Code of Maryland.

JONES & JONES

By _____

Attorneys for Complainant
P. O. Box 186
Princess Anne, Maryland 21853
Telephone: 651-2747

BOOK 049 PAGE 215

Jackson Lee Cook
Upper Fairmount, Maryland 21867

vs

Eugene Cox and Louise W. Cox and all persons having, or claiming to have, any interest in certain property in West Princess Anne Election District described as follows: "All that lot of land 210 feet by 210 feet on Polks Road, New Road, northwest of Princess Anne, bearing County Tax Map #4-21-33, Liber 262, folio 248; located in West Princess Anne Election District and assessed to Eugene Cox and Louise W. Cox" and whose last known addresses are 1400 7th Street, West Palm Beach, Florida 33401

and

R. F. Johnson, also known as Robert Johnson, and all persons having, or claiming to have, any interest in certain property in Fairmount Election District described as follows: "All that one acre lot, off east side Upper Hill Road, Upper Hill, bearing County Tax Map #39-9-88, located in Fairmount Election District and assessed to R. F. Johnson" and whose last known address is Upper Fairmount, Maryland 21867.

and

Stephen Green and Bessie Green and all persons having, or claiming to have, any interest in certain property in Fairmount Election District described as follows: "All that 1.00 acre lot, Landonville Road, Lower Hill, bearing County Tax Map #38-18-54, Liber 135, folio 184, located in Fairmount Election District and assessed to Stephen Green and wife" and whose last known addresses are Fairmount, Maryland 21871.

and

William A. Ward and all persons having, or claiming to have, any interest in certain property in Asbury Election District described as follows: "All that 0.50 acre lot on the east side of William Maddox Road, bearing County Tax Map #72-23-606, located in Asbury Election District and assessed to William A. Ward" and whose last known address is c/o W. E. Ward, Crisfield, Maryland 21817.

and

Hewitt Ford, whose last known address is Fairmount, Maryland, and whose interest in this proceeding is hereinafter set forth.

and

William Thomas Mumford, whose last known address is Princess Anne, Maryland, and whose interest in this proceeding is hereinafter set forth.

and

Suburban Trust Co., whose last known address is 8252 Georgia Avenue, Silver Spring, Maryland 20910, and whose interest in this proceeding is hereinafter set forth.

and

Small Business Administration, whose last known address is 630 Oxford Building, 8600 Lasalle Road, Towson, Maryland 21204, and whose interest in this proceeding is hereinafter set forth.

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

No. 11,684 Chancery
In the Circuit Court for
Somerset County, Maryland

BILL OF COMPLAINT

To the Honorable, the Judge of said Court:

Your complainant, Jackson Lee Cook, by Jones & Jones, his attorneys, files this Bill of Complaint to Foreclose Certain Rights of Redemption as provided by Article 81, Section 97, et seq. of the Annotated Code of Maryland, and in support thereof, says:

1. That on the 16th day of November, 1982, there was issued to Jackson Lee Cook, the complainant herein, whose address appears above, by Carlos Bozman, Collector of Taxes of the State of Maryland and Treasurer of Somerset County and Collector of State and County taxes therein the following certificates of sale, to wit:

(a) A certificate showing payment by the said Jackson Lee Cook unto the said Treasurer and Collector the sum of $705.68 for which he had issued a certificate of tax sale showing sale to the said Jackson Lee Cook on said 16th day of November, 1982, of the following real estate, namely: "All that lot of land 210 feet by 210 feet on Polks Road, New Road, northwest of Princess Anne, bearing County Tax Map #4-21-33, Liber 262, folio 248; located in West Princess Anne Election District, and assessed to Eugene Cox and Louise W. Cox."

(b) A certificate showing payment by the said Jackson Lee Cook unto the said Treasurer and Collector the sum of $53.23 for which he had issued a certificate of tax sale showing sale to the said Jackson Lee Cook on said 16th day of November, 1982, of the following real estate, namely: "All that one acre lot, off east side Upper Hill Road, Upper Hill, bearing County Tax Map #39-9-88, located in Fairmount Election District and assessed to R. F. Johnson."

(c) A certificate showing payment by the said Jackson Lee Cook unto the said Treasurer and Collector the sum of $45.13 for which he had issued a certificate of tax sale showing sale to the said Jackson Lee Cook on said 16th day of November, 1982, of the following real estate, namely: "All that 1.00 acre lot, Landonville Road, Lower Hill, bearing County Tax Map #38-18-54, Liber 135, folio 184, located in Fairmount Election District and assessed to Stephen Green and wife."

(d) A certificate showing payment by the said Jackson Lee Cook unto the said Treasurer and Collector the sum of $64.28 for which he had issued a certificate of sale showing sale to the said Jackson Lee Cook on said 16th day of November, 1982, of the following real estate, namely: "All that 0.50 acre lot on the east side of William Maddox Road, bearing County Tax map #72-23-606, located in Asbury Election District and assessed to William A. Ward."

2. That said certificates of sale are attached to this Bill of Complaint as a part hereof.

3. That none of the above properties have been redeemed by any parties in interest, although more than one year from the date of said sale has expired.

4. That the complainant has caused the Land and Testamentary Records of Somerset County, Maryland, to be examined by Tony Bruce, a member of the Bar of Maryland, whose affidavit is attached hereto and, in reliance upon it your complainant alleges and avers as follows:

(a) That as to the property assessed to Eugene Cox and Louise W. Cox said records indicate that said property was originally conveyed to Alex Wright and Caroline Wright by James King and wife by deed dated June 10, 1920 and recorded among the Land Records of Somerset County in Liber W.J S. No. 80, folio 513; that said land was subsequently conveyed by the said Caroline Wright and Cinderalla King and husband by deed dated April 1, 1937 and recorded among the aforesaid Land Records in J.M.T. No. 113, folio 16 unto Marie Holmes reciting therein that the said Alex Wright was deceased without reciting the relationship of the said Cinderalla King and husband and described said property as containing 3/4 of an acre; said land was subsequently conveyed to Edward D. Brown and Beulah Brown by Jesse Wright, Ancillary Administrator c.t.a. of the Estate of Marie Holmes who died September 12, 1959, by deed dated February 16, 1962 and recorded among the aforesaid Land Records in Liber G.J.B. No. 207, folio 576; the estate of Marie Holmes having been administered in the Orphans Court for Somerset County as Estate No. 766; said land was subsequently conveyed unto Eugene Cox and Louise W. Cox by Beulah Brown Jackson, widow of Edward D. Brown who had since remarried, by deed dated August 19, 1971 and recorded among the

aforesaid LandRecords in Liber I.T.P. No. 262, folio 248 in which said deed the land was described as containing one acre at New Road and Polks Road; said records show a conveyance by Eugene Cox and Louise W. Cox of a right of way to Choptank Electric Cooperative, Inc. dated August 12, 1974 and recorded among the aforesaid Land Records in Liber I.T.P. No. 283, folio 255; and further that the amount necessary for redemption of said property is $751.54 including costs of sale, taxes and interest through December 1983 in addition to those costs and disbursements provided for in Article 81, Section 111 of the aforesaid Code.

(b) That as to the property assessed to R. F. Johnson said records indicate that said property was originally conveyed to Robert Johnson by William N. Bowser and wife by deed dated July 15, 1898 and recorded among the aforesaid Land Records in Liber O.T.B. No. 23, folio 569 described therein by courses and distances as containing one acre; that said land was subsequently conveyed unto Joseph Muir by Robert Johnson and Mary Johnson, his wife, by deed dated August 1, 1904 and recorded among the aforesaid Land Records in Liber S.F.D. No. 39, folio 222; that said land was subsequently conveyed unto Robert Johnson by Joseph Muir and wife by deed dated February 23, 1906 and recorded among the aforesaid Land Records in Liber O.T.B. No. 43, folio 41; that said records show no off conveyance of said land by Robert Johnson and no administration on the estate of Robert Johnson nor any will of record in Somerset County and further that the amount necessary for the redemption of said property is $56.68 including costs of sale, taxes and interest through December 1983 in addition to those costs and disbursements provided for in Article 81, Section 111 of the aforesaid Code.

(c) That as to the property assessed to Stephen Green and wife said records indicate that said property was originally conveyed unto the County Commissioners of Somerset County By Carlos Bozman, Treasurer and Collector of Taxes for Somerset County by deed dated February 8, 1943 and recorded among the aforesaid Land Records in Liber B.L.B. No. 124, folio 49 and therein described as consisting of one acre, said deed and conveyance being pursuant to the report and ratification on February 3, 1943 of the tax sale for taxes

for the year 1939 et seq., said Chancery proceeding being recorded in Liber No. 32, folio 553 among the Land Records of Somerset County; that said land was subsequently conveyed by Item Second of a deed dated December 13, 1944 and recorded among the aforesaid Land Records in Liber B.L.B. No. 128, folio 327 by the County Commissioners of Somerset County unto Irma W. Ford therein described as containing 1/8 of an acre and being the property formerly of William M. Ford; that said land was subsequently conveyed by the said Irma W. Ford unto Stephen Green and Bessie Green by deed dated January 2, 1946 and recorded among the aforesaid Land Records in Liber B.L.B. No. 135, folio 184 said property being described therein as containing 1 acre; the said Stephen Green and Bessie Green executed a mortgage to Hewitt Ford (husband of Irma W. Ford) dated December 21, 1945 and recorded among the aforesaid Land Records in Liber B.L.B. No. 133, folio 327 for the sum of $150.00 with interest at an unspecified rate payable one year from the date thereof, said mortgage has not been released of record. The said Stephen Green and Bessie Green subsequently executed another mortgage dated July 5, 1949 and recorded in Liber B.L.B. No. 147, folio 388 unto William Thomas Mumford in the amount of $625.00 with interest, said mortgage being unreleased on the records. The property herein described was the subject of a subsequent tax sale in No. 7025 Chancery but said sale remained unratified. Said records show no off conveyance of said land by Stephen Green and Bessie Green and no administration on the estate of Stephen Green or Bessie Green nor any will of record in Somerset County and further that the amount necessary for the redemption of said property is $48.06 including costs of sale, taxes and interest through December 1983 in addition to those costs and disbursements provided for in Article 81, Section 111 of the aforesaid Code.

(d) That as to the property assessed to William A. Ward said records indicate that said property was originally conveyed unto William A. Ward by Alexander Ward and wife and Mary J. Sterling by deed dated July 27, 1923 and recorded among the aforesaid Land Records in Liber W.J.S. No. 92, folio 562; that said records show no off conveyance of said property, said land is partially

described on a plat recorded in Plat Book No. 12, folio 1 and shows thereon a right of way to said lot, said right of way being known as William Maddox Road. An examination of the lien and judgment records indicates that a judgment rendered in the U.S. District Court of Maryland in favor of the United States of America, acting through the Small Business Administration was recorded in Civil Docket No. 4589 (Civil Account T76-1597), said judgment being in the amount of $5323.61 plus costs as of March 11, 1977 against William Arthur Ward and Barbara Jean Ward. Your orator has been unable to determine if the said William Arthur Ward is the William A. Ward who is grantee in the aforesaid deed. On May 23, 1974 judgment was entered in the District Court of Somerset County in Civil Case 128 in the amount of $587.67 plus interest, fees and costs in favor of Suburban Trust Company against William A. Ward and Barbara J. Ward. Your orator has been unable to determine if the defendant, William A. Ward, is the William A. Ward, grantee under said deed. The testamentary records of Somerset County indicate no administration on the estate of William A. Ward nor any will of record in Somerset County and further that the amount necessary for the redemption of said property is $68.45 including costs of sale, taxes and interest through December 1983 in addition to those costs and disbursements provided for in Article 81, Section 111 of the aforesaid code.

5. That in reliance upon the aforesaid affidavit your complainant alleges and avers that there have been no other off conveyances of record against the real estate standing in the names of the aforesaid property owners orheirs of them and further that there is no record of any administration in said Somerset County on the estates of any of the said parties. It is not known whether the said parties are living or dead or if dead, what heirs-at-law they left surviving them who might be entitled to the real estate of which they were seized as aforesaid, wherefore your complainant has joined in these proceedings all persons having or claiming to have any interest in any of said properties.

WHEREFORE, the complainant prays your Honors:

(a) That summons may be issued for the said named defendants.

(b) That your Honors may grant unto your complainant the order of publication directed to said named defendants, if living and absent from the jurisdiction, and all persons having or claiming to have any interest in the aforesaid properties.

(c) That this Honorable Court may pass a final decree as provided in Article 81, Section 112 foreclosing all rights of redemption of the defendants and of any of them in and to any and all of the real estate ofwhich they are assessed.

(d) And further direct the Collector of Taxes for the State of Maryland and for Somerset County to execute a deed to the complainant as provided in Section 115 of Article 81.

(e) That your complainant may have such other and further relief as his case may require.

And as in duty bound, etc.

Jackson Lee Cook (SEAL)
Jackson Lee Cook, Complainant

JONES & JONES

By Tony Bruce
Attorneys for Complainant
Princess Anne, Maryland
Telephone: 651-2747

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 15thday of December, in the year nineteen hundred and eighty-three, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Jackson Lee Cook and made oath in due form of law that the matters and facts set forth and contained in the aforegoing bill of complaint are true as therein stated, to the best of his knowledge, information and belief, and signed same in my presence.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Ake
Notary Public

500-6/65

CERTIFICATE OF SALE

I, Carlos Bozman, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on November 16, 1982 I sold to Jackson Lee Cook at public auction for the sum of $ 860.00 , of which $ 705.68 has been paid, the property in Somerset County, described as follows:

All that lot of land 210 feet by 210 feet on Polks Road, New Road, northwest of Princess Anne, bearing County Tax Map #4-21-33, Liber 262, folio 248; located in West Princess Anne Election District

and assessed to Eugene Cox and Louise W. Cox

The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price, together with interest thereon at the rate of 6% per annum from the date of payment to the date of redemption, together with all other amounts specified by Chapter 761 of the Acts of 1943, and acts amendatory thereof. The balance due on account of the purchase price and all taxes, together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After Nov. 17, 1983 a proceeding can be brought to foreclose all rights of redemption in the property. This certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

Witness my hand and seal, this 16th day of November, 1982

Carlos Bozman, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on November 16, 1982 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Carlos Bozman, and he acknowledged the foregoing certificate of sale to be his act and deed, and I witnessed the execution of the same.

Witness my hand and Notarial Seal.

Gertrude T. Bozman
Notary Public

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500-6/85

BOOK 049 PAGE 124

CERTIFICATE OF SALE

I, Carlos Bozman, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on November 16, 1982 I sold to Jackson Lee Cook at public auction for the sum of $ 55.00 , of which $ 53.23 has been paid, the property in Somerset County, described as follows:

All that one acre lot, off east side Upper Hill Road, Upper Hill, bearing County Tax Map #39-9-88, located in Fairmount Election District

and assessed to R. F. Johnson
The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price, together with interest thereon at the rate of 6% per annum from the date of payment to the date of redemption, together with all other amounts specified by Chapter 761 of the Acts of 1943, and acts amendatory thereof. The balance due on account of the purchase price and all taxes, together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After Nov. 17, 1983 a proceeding can be brought to foreclose all rights of redemption in the property. This certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

Witness my hand and seal, this 16th day of November, 1982

Carlos Bozman
Carlos Bozman, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on November 16, 1982 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Carlos Bozman, and he acknowledged the foregoing certificate of sale to be his act and deed, and I witnessed the execution of the same.

Witness my hand and Notarial Seal.

Gertrude H Bozman
Notary Public

500-6/65

CERTIFICATE OF SALE

I, Carlos Bozman, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on November 16, 1982 I sold to Jackson Lee Cook at public auction for the sum of $ 45.13 , of which $ 45.13 has been paid, the property in Somerset County, described as follows:

All that 1.00 acre lot, Landonville Road, Lower Hill, bearing County Tax Map #38-18-54, Liber 135, folio 184, located in Fairmount Election District

and assessed to Stephen Green and wife
The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price, together with interest thereon at the rate of 6% per annum from the date of payment to the date of redemption, together with all other amounts specified by Chapter 761 of the Acts of 1943, and acts amendatory thereof. The balance due on account of the purchase price and all taxes, together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After Nov. 17, 1983 a proceeding can be brought to foreclose all rights of redemption in the property. This certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

Witness my hand and seal, this 16th day of November, 1982

Carlos Bozman
Carlos Bozman, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on November 16, 1982 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Carlos Bozman, and he acknowledged the foregoing certificate of sale to be his act and deed, and I witnessed the execution of the same.

Witness my hand and Notarial Seal.

Gertrude H. Bozman
Notary Public

BOOK 049 PAGE 125

500-6/65

BOOK 049 PAGE 126

CERTIFICATE OF SALE

I, Carlos Bozman, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on November 16, 1982 I sold to Jackson Lee Cook at public auction for the sum of $ 64.28 , of which $ 64.28 has been paid, the property in Somerset County, described as follows:

All that 0.50 acre lot on the east side of William Maddox Road, bearing County Tax Map #72-23-606, located in Asbury Election District

and assessed to William A. Ward
The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price, together with interest thereon at the rate of 6% per annum from the date of payment to the date of redemption, together with all other amounts specified by Chapter 761 of the Acts of 1943, and acts amendatory thereof. The balance due on account of the purchase price and all taxes, together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After Nov. 17, 1983 a proceeding can be brought to foreclose all rights of redemption in the property. This certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

Witness my hand and seal, this 16th day of November, 1982

Carlos Bozman, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on November 16, 1982 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Carlos Bozman, and he acknowledged the foregoing certificate of sale to be his act and deed, and I witnessed the execution of the same.

Witness my hand and Notarial Seal.

Gertrude A. Bozman
Notary Public

AFFIDAVIT

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 15th day of December, in the year nineteen hundred and eighty-three, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Tony Bruce, and being duly sworn, did depose and say that he is a member of the Bar of the State of Maryland and has been practicing his profession therein in said Somerset County for almost ten years and that he made an examination of the public records of Somerset County, Maryland, to ascertain whether there have been any conveyances by or liens against the owners of the property described in the bill of complaint filed in this proceeding with respect to the properties described in said bill of complaint; that said examination reveals the following:

(a) That as to the property assessed to Eugene Cox and Louise W. Cox said records indicate that said property was originally conveyed to Alex Wright and Caroline Wright by James King and wife by deed dated June 10, 1920 and recorded among the Land Records of Somerset County in Liber W.J.S. No. 80, folio 513; that said land was subsequently conveyed by the said Caroline Wright and Cinderella King and husband by deed dated April 1, 1937 and recorded among the aforesaid Land Records in Liber J.M.T. No. 113, folio 16 unto Marie Holmes reciting therein that the said Alex Wright was deceased without reciting the relationship of the said Cinderella King and husband and described said property as containing 3/4 of an acre; said land was subsequently conveyed to Edward D. Brown and Beulah Brown by Jesse Wright, Ancillary Administrator c.t.a. of the Estate of Marie Holmes who died September 12, 1959 by deed dated February 16, 1962 and recorded among the aforesaid Land Records in Liber G.J.B. No. 207, folio 576; the estate of Marie Holmes having been administered in the Orphans Court for Somerset County as Estate No. 766; said land was subsequently conveyed unto Eugene Cox and Louise W. Cox by Beulah Brown Jackson, widow of Edward D. Brown who had since remarried, by deed dated August 19, 1971 and recorded among the aforesaid Land Records in Liber I.T.P. No. 262, folio 248 in which said deed the land was described as containing one acre at New Road and Polks Road; said records show a conveyance by Eugene Cox and Louise W. Cox of a right of way to Choptank

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PRINCESS ANNE, MD. 21853

Electric Cooperative, Inc. dated August 12, 1974 and recorded among the aforesaid Land Records in Liber I.T.P. No. 283, folio 255.

(b) That as to the property assessed to R. F. Johnson said records indicate that said property was originally conveyed to Robert Johnson by William N. Bowser and wife by deed dated July 15, 1898 and recorded among the aforesaid Land Records in Liber O.T.B. No. 23, folio 569 described therein by courses and distances as containing one acre; the said land was subsequently conveyed unto Joseph Muir by Robert Johnson and Mary Johnson, his wife, by deed dated August 1, 1904 and recorded among the aforesaid Land Records in Liber S.F.D. No. 39, folio 222; that said land was subsequently conveyed unto Robert Johnson by Joseph Muir and wife by deed dated February 23, 1906 and recorded among the aforesaid Land Records in Liber O.T.B. No. 43, folio 41; that said records show no off conveyance of said land by Robert Johnson and no administration on the estate of Robert Johnson nor any will of record in Somerset County.

(C) That as to the property assessed to Stephen Green and wife said records indicate that said property was originally conveyed unto the County Commissioners of Somerset County by Carlos Bozman, Treasurer and Collector of Taxes for Somerset County by deed dated February 8, 1943 and recorded among the aforesaid Land Records in Liber B.L.B. No. 124, folio 49 and therein described as consisting of one acre, said deed and conveyance being pursuant to the report and ratification on February 3, 1943 of the tax sale for taxes for the year 1939 et seq., said Chancery proceeding being recorded in Liber No. 32, folio 553 among the Land Records of Somerset County; that said land was subsequently conveyed by Item Second of a deed dated December 13, 1944 and recorded among the aforesaid Land Records in Liber B.L.B. No. 128, folio 327 by the County Commissioners of Somerset County unto Irma W. Ford therein described as containing 1/8 acre and being the property formerly of William M. Ford; that said land was subsequently conveyed by the said Irma W. Ford unto Stephen Green and Bessie Green by deed dated January 2, 1946 and recorded among the aforesaid Land Recordsin Liber B.L.B. No. 135, folio 184 said property

being described therein as containing 1 acre; the said Stephen Green and Bessie Green executed a mortgage to Hewitt Ford (husband of Irma W. Ford) dated December 21, 1945 and recorded among the aforesaid Land Records in Liber B.L.B. No. 133, folio 327 for the sum of $150.00 with interest at an unspecified rate payable one year from the date thereof, said mortgage has not been released of record. The said Stephen Green and Bessie Green subsequently executed another mortgag dated July 5, 1949 and recorded in Liber B.L.B. No. 147, folio 388 unto William Thomas Mumford in the amount of $625.00 with interest, said mortgage being unreleased on the records. The property herein described was the subject of a prior tax sale in No. 7025 Chancery but said sale remained unratified. Said records show no off conveyance of said land by Stephen Green and Bessie Green and no administration on the estate of Stephen Green or Bessie Green nor any will of record in Somerset County.

(d) That as to the property assessed to William A. Ward said records indicate that said property was originally conveyed unto William A. Ward by Alexander Ward and wife and Mary J. Sterling by deed dated July 27, 1923 and recorded among the aforesaid Land Records in Liber W.J.S. No. 92, folio 562; that said records show no off conveyance of said property, said land is partially described on a plat recorded in Plat Book No. 12, folio 1 and shows thereon a right of way to said lot, said right of way being known as William Maddox Road. An examination of the lien and judgment records indicates that a judgment rendered in the U.S. District Court of Maryland in favor of the United States of America, acting through the Small Business Administration was recorded in Civil Docket No. 4589 (Civil Account T76-1597), said judgment being in the amount of $5323.61 plus costs as ofMarch 11, 1977 against William Arthur Ward and Barbara Jean Ward. Your orator has been unable to determine if the said William Arthur Ward is the William A. Ward who is grantee in the aforesaid deed. On May 23, 1974 judgment was entered in the District Court of Somerset County in Civil Case 128 in the amount of $587.67 plus interest, fees and costs in favor of Suburban Trust Company against William A. Ward and Barbara J. Ward. Your orator has been unable to determine if the defendant, William A. Ward, is the William A. Ward,

grantee under said deed. The testamentary recordsof Somerset County indicate no administration on the estate of William A. Ward nor any will of record in Somerset County.

The said Tony Bruce did further depose and say that there have been no other off conveyances of record against the real estate standing in names of the said property owners or heirs of them and further that there is no record of any administration in said Somerset County on the estates of any of the said parties. It is not known whether the said parties are living or dead or if dead, what heirs-at-law they left surviving them who might be entitled to the real estate of which they were seized as aforesaid.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Ake
Notary Public

DIRECTED TO:
TONY BRUCE, ESQUIRE
JONES & JONES, P.O. BOX 186
PRINCESS ANNE, MARYLAND 21853

(Md. Rule 107 - Service of process outside the State)

No. 11,684 Chancery Case

STATE OF MARYLAND, Somerset County, To-Wit:

THE STATE OF MARYLAND to Eugene Cox
1400 7th Street
West Palm Beach, Florida 33401

Louise W. Cox
1400 7th Street
West Palm Beach, Florida

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of January next and ending sixty days from the date of the completion of service if made in the limits of the United States and ninety days if beyond cause your answer or other defense to be filed to the complaint of Jackson Lee Cook
Upper Fairmount, Maryland 21867

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable ~~E. McMaster Duer~~ Richard M. Pollitt, Chief Judge of the First Judicial Circuit of Maryland.

Issued the 15th day of December, 19 83

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within sixty days from the date of the completion of service if made in the limits of the United States and ninety days if beyond. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

Name Tony Bruce

Address Jones & Jones, P.O. Box 186
Princess Anne, Maryland 21853

U. Theodore Phoebus
Clerk

BOOK 049 PAGE 231

JONES & JONES
Attorneys at Law
Princess Anne, Md. 21853

BOOK 049 PAGE 232

Jackson Lee Cook
Upper Fairmount, Maryland 21867

vs

No. 11,684 Chancery
In the Circuit Court for
Somerset County, Maryland

Eugene Cox and Louise W. Cox and all persons having, or claiming to have, any interest in certain property in West Princess Anne Election District described as follows: "All that lot of land 210 feet by 210 feet on Polks Road, New Road, northwest of Princess Anne, bearing County Tax Map #4-21-33, Liber 262, folio 248; located in West Princess Anne Election District and assessed to Eugene Cox and Louise W. Cox" and whose last known addresses are 1400 7th Street, West Palm Beach, Florida 33401

and

R. F. Johnson, also known as Robert Johnson, and all persons having, or claiming to have, any interest in certain property in Fairmount Election District described as follows: "All that one acre lot, off east side Upper Hill Road, Upper Hill, bearing County Tax Map #39-9-88, located in Fairmount Election District and assessed to R. F. Johnson" and whose last known address is Upper Fairmount, Maryland 21867.

and

Stephen Green and Bessie Green and all persons having, ro claiming to have, any interest in certain property in Fairmount Election District described as follows: "All that 1.00 acre lot, Landonville Road, Lower Hill, bearing County Tax Map #38-18-54, Liber 135, folio 184, located in Fairmount Election District and assessed to Stephen Green and wife" and whose last known addresses are Fairmount, Maryland 21871.

and

William A. Ward and all persons having, or claiming to have, any interest in certain property in Asbury Election District described as follows: "All that 0.50 acre lot on the east side of William Maddox Road, bearing County Tax Map #72-23-606, located in Asbury Election District and assessed to William A. Ward" and whose last known address is c/o W. E. Ward, Crisfield, Maryland 21817.

and

Hewitt Ford, whose last known address is Fairmount, Maryland, and whose interest in this proceeding is hereinafter set forth.

and

William Thomas Mumford, whose last known address is Princess Anne, Maryland, and whose interest in this proceeding is hereinafter set forth.

and

Suburban Trust Co., whose last known address is 8252 Georgia Avenue, Silver Spring, Maryland 20910, and whose interest in this proceeding is hereinafter set forth.

and

Small Business Administration, whose last known address is 630 Oxford Building, 8600 Lasalle Road, Towson, Maryland 21204, and whose interest in this proceeding is hereinafter set forth.

* *

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Somerset County, Maryland, sold by Carlos Bozman, Collector of Taxes for Somerset County and State of Maryland, to the complainant in this proceeding:

(a) "All that lot of land 210 feet by 210 feet on Polks Road, New Road, northwest of Princess Anne, bearing County Tax Map #4-21-33, Liber 262, folio 248; located in West Princess Anne Election District and assessed to Eugene Cox and Louise W. Cox."

(b) "All that one acre lot, off east side of Upper Hill Road, Upper Hill, bearing County Tax Map #39-9-88, located in Fairmount Election District and assessed to R. F. Johnson."

(c) "All that 1.00 acre lot, Landonville Road, Lower Hill, bearing County Tax Map #38-18-54, Liber 135, folio 184, located in Fairmount Election District and assessed to Stephen Green and wife," said property is subject to a mortgage to Hewitt Ford dated December 21, 1945 and recorded among the Land Records of Somerset County in Liber B.L.B. No. 133, folio 327 and also subject to another mortgage to William Thomas Mumford dated July 5, 1949 and recorded among the aforesaid Land Records in Liber B.L.B. No. 147, folio 388.

(d) "All that 0.50 acre lot on the east side of William Maddox Road, bearing County Tax Map #72-23-606, located in Asbury Election District and assessed to William A. Ward", said property is believed to be subject to a judgment in favor of the United States of America, acting through the Small Business Administration recorded in No. 4589 Civil Docket and subject also to a judgment in favor of Suburban Trust Company dated May 23, 1974 in Civil Case No. 128 in the District Court of Maryland for Somerset County.

The bill states, among other things, that the amounts necessary for redemption have not been paid although more than a year and a day from the date of said sale, being November 16, 1982, has expired; it is thereupon this 16th day of December, 1983, by the Circuit Court for Somerset County, Maryland, ORDERED that notice be given by the insertion of a copy of this order in some newspaper having a general circulation in saidSomerset County, once a week for three successive weeks before the 13th day of January, 1984, warning all persons interested in said property to be and appear in this Court by the 13th day of February, 1984, and redeem the property and answer the bill, or thereafter a final decree will be rendered foreclosing all rights of redemption in said property and vesting in the complainant a title free and clear of all encumbrances.

BOOK 049 PAGE 233

Lloyd L. Simpkins
Judge

WRIT OF SUBPOENA: BOOK 049 PAGE 234 No. 11,684 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,

Somerset County, to wit:

TO: R. F. Johnson
aka Robert Johnson
Upper Fairmount, Maryland
Unable to locate
No one Knows him
12-28-83

Stephen Green
Fairmount, Maryland
Deceased
12-28-83

Bessie Green
Fairmount, Maryland
Deceased
12-28-83

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of January next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of: Jackson Lee Cook
Upper Fairmount, Maryland 21867

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt ~~Daniel T. Bowman~~ Chief Judge of the First Judicial Circuit of Maryland.

Issued the 15th day of December, 19 83

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 13th day of February, 19 84. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

Tony Bruce
Name

Jones and Jones
Princess Anne, Maryland
Address

W. Theodore Phoebus
Clerk

over

WRIT OF SUBPOENA:

No. 11,684 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,

Somerset County, to wit: Peggy Holland
2 doors down to right

TO: William A. Ward
c/o W. E. Ward
Crisfield, Maryland

Hewitt Ford
Fairmount, Maryland

William Thomas Mumford
Princess Anne, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of January next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of: Jackson Lee Cook
Upper Fairmount, Maryland 21867

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt ~~Daniel T. Patterson~~ Chief Judge of the First Judicial Circuit of Maryland.

Issued the 15th day of December, 19 83

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 13th day of February, 19 84. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

Tony Bruce
Name

Jones and Jones
Princess Anne, Maryland
Address

W. Theodore Phoebus
Clerk

BOOK 049 PAGE 235

12-22-83

BOOK 049 PAGE 136

Instructions, Bill of complaint,
Affidavit, Certificate of SOE + Subpoena

Hewitt Ford
December 1983
22

FILED Sarah Jones, Deputy

JAN 4 9 53 AM '84

RECORDED IN
LIBER ____ PAGE ____
CLERK, CIRCUIT
BY ____ DEPUTY

Jackson Lee Cook	:	No. 11,684 Chancery
vs	:	In the Circuit Court for
Eugene Cox and Louise W. Cox, et al	:	Somerset County, Maryland

AFFIDAVIT OF SERVICE

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 4th day of January, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Tony Bruce, Attorney for Complainant, and made oath in due form of law that on December 15, 1983 a copy of the Bill of Complaint, Affidavit, Certificates of Sale and summons were mailed to Eugene Cox, 1400 7th Street, West Palm Beach, Florida 33401, by certified mail, restricted delivery, return receipt requested (P261 533 063) and that said documents were returned by the U.S. Post Office marked "Moved, Left No Address" and to Louise W. Cox, 1400 7th Street, West Palm Beach, Florida 33401, by certified mail, restricted delivery, return receipt requested (P261 533 064) and that said documents were returned by the U.S. Post Office mared "Moved, Left No Address".

The aforesaid post office receipts and original envelopes are attached hereto to be filed in this proceeding.

Tony Bruce

Tony Bruce

Subscribed to and sworn before me this 4th day of January, 1984.

Patsy E. Ake

Notary Public

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

BOOK 049 PAGE 138

P 261 533 063

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
Mr. Eugene Cox

STREET AND NO.
1400 7th Street

P.O., STATE AND ZIP CODE
West Palm Beach, Fla. 33401

POSTAGE	$ 71
CERTIFIED FEE	75 ¢
SPECIAL DELIVERY	¢
RESTRICTED DELIVERY	100 ¢
SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	60 ¢
TOTAL POSTAGE AND FEES	$ 306
POSTMARK OR DATE	

CONSULT POSTMASTER FOR FEES
OPTIONAL SERVICES
RETURN RECEIPT SERVICE

PS Form 3800, Apr. 1976

ANNE, MD. JAN 15 1983

P 261 533 064

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
Mrs. Louise W. Cox

STREET AND NO.
1400 7th Street

P.O., STATE AND ZIP CODE
~~West Palm Beach, Fla 33401~~

POSTAGE	$ 71
CERTIFIED FEE	75 ¢
SPECIAL DELIVERY	¢
RESTRICTED DELIVERY	100 ¢
SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY	¢
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	60 ¢
TOTAL POSTAGE AND FEES	$ 306
POSTMARK OR DATE	

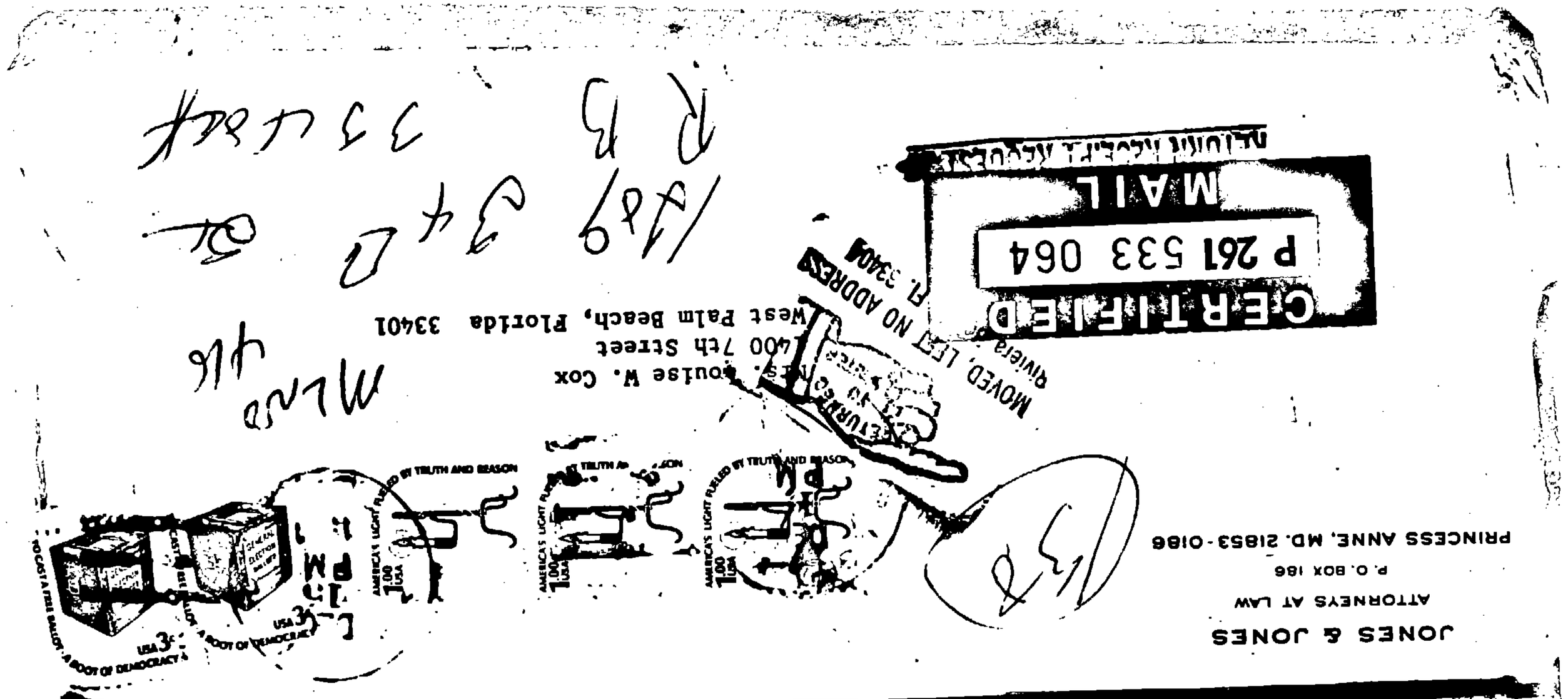
CONSULT POSTMASTER FOR FEES
OPTIONAL SERVICES
RETURN RECEIPT SERVICE

PS Form 3800, Apr. 1976

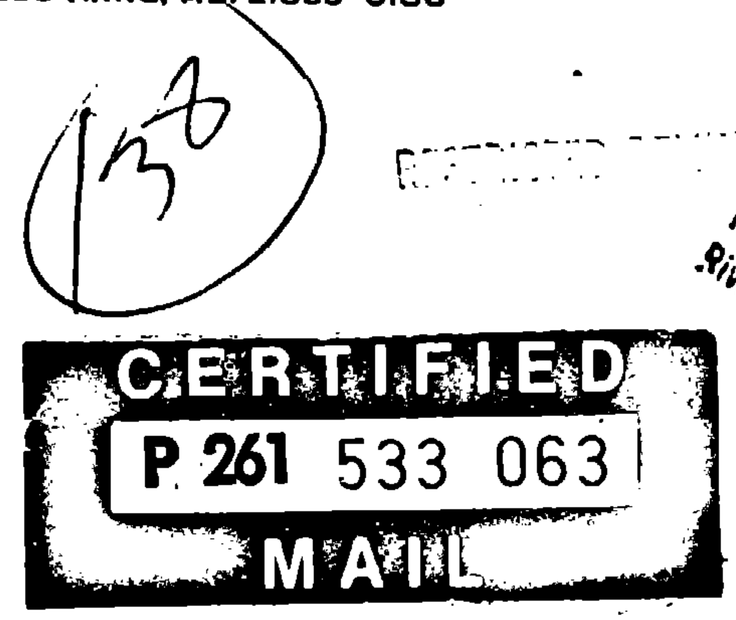
ANNE, MD. JAN 15 1983

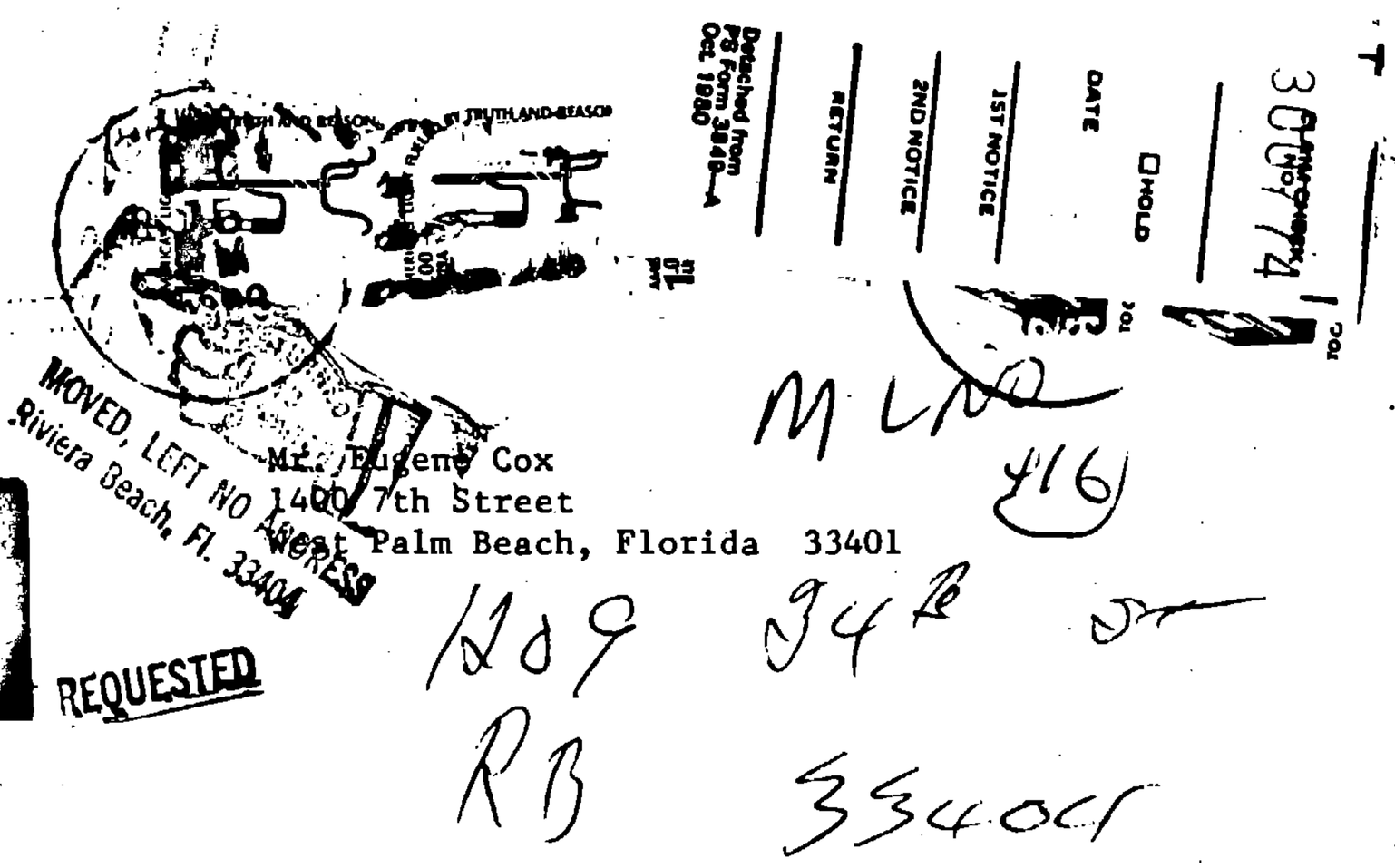
BOOK 049 PAGE 139

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 186
PRINCESS ANNE, MD. 21853-0186



JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 186
PRINCESS ANNE, MD. 21853-0186





WRIT OF SUBPOENA: BOOK 049 PAGE 140 No. 11,684 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO : William Thomas Mumford
Princess Anne, Maryland 21853

R. F. Johnson
aka Robert Johnson
UpperFairmount, Maryland 21867

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of February next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of : Jackson Lee Cook
Upper Fairmount, Maryland 21867

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 5 day of January, 19 84

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 13 day of February, 19 84 . Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

Tony Bruce
Name

Jones and Jones
Princess Anne, Maryland 21853
Address

I. Theodore Phoebus
Clerk

DIRRECTED TO:
Tony Bruce
Jones & Jones
Princess Anne, Maryland 21853

(Md. Rule 107 - Service of process outside the State)

No. 11,684 Chancery Case

STATE OF MARYLAND, Somerset County, To-Wit:

THE STATE OF MARYLAND to : William A. Ward
307 Dual Highway
Laurel Del. 19956

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of February next and ending sixty days from the date of the completion of service if made in the limits of the United States and ninety days if beyond cause your answer or other defense to be filed to the complaint of: Jackson Lee Cook
Upper Fairmount, Maryland 21867

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable ~~[illegible]~~ Richard M. Pollitt, Chief Judge of the First Judicial Circuit of Maryland.

Issued the 5 day of January, 1984

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within sixty days from the date of the completion of service if made in the limits of the United States and ninety days if beyond. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

BOOK 049 PAGE 241

Name Tony Bruce
Address Jones & Jones
Princess Anne, Maryland 21853

I. Theodore Phoebus
Clerk

Jackson Lee Cook	:	No. 11,684 Chancery
vs	:	In the Circuit Court for
Eugene Cox and Louise W. Cox, et al	:	Somerset County, Maryland

Mr. Clerk:

Please reissue summons for William A. Ward at 307 North Dual Highway, Laurel, Delaware 19956.

JONES & JONES

By Tony Bruce

Tony Bruce

WRIT OF SUBPOENA: No. 11,684 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

SHERIFF'S DEPARTMENT
MONTGOMERY COUNTY
1983 DEC 20 AM 10 58

TO: Suburban Trust Co.
8252 Georgia Avenue
13 Silver Spring, Maryland 20910

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of January next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of: Jackson Lee Cook
Upper Fairmount, Maryland 21867

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt ~~Daniel T. Bowman~~ Chief Judge of the First Judicial Circuit of Maryland.

Issued the 15th day of December, 19 83

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 13th day of February, 19 84. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

Tony Bruce
Name

Jones and Jones
Princess Anne, Maryland
Address

BOOK 049 PAGE 143

S. Theodore Phoebus
Clerk

Co Suburban Trust

BOOK 049 PAGE 244

Subpoena, Bill of Complaint,
Certificate of Sale, Affidavit.

30 Dec 83

JAN 5 10 22 AM '84

FILED

Jackson Lee Cook	:	No. 11,684 Chancery
vs	:	In the Circuit Court for
Eugene Cox and Louise W. Cox, et al	:	Somerset County, Maryland

AFFIDAVIT OF SERVICE

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 12th day of January, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Tony Bruce, Attorney for Complainant, and made oath in due form of law that on January 5, 1984 a copy of the Bill of Complaint, Affidavit, Certificates of Sale and summons were mailed to the Respondent, William A. Ward, 307 Dual Highway, Laurel, Delaware 19956, by Certified Mail Restricted Delivery, Return Receipt Requested, as indicated by the postal service receipt attached hereto number P704 364 176, and that said documents were received by William A. Ward on January 6, 1984 as evidenced by the post office receipt.

The aforesaid post office receipts are attached hereto to be filed in this proceeding.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Pike
Notary Public

Tony Bruce
Tony Bruce, Attorney for Complainant

BOOK 049 PG 245

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

BOOK 049 PAGE 246

PS Form 3811, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
- ☐ Show to whom and date delivered ..... ___¢
- ☐ Show to whom, date, and address of delivery .. ___¢
- 2. ☒ RESTRICTED DELIVERY ___¢
  (*The restricted delivery fee is charged in addition to the return receipt fee.*)

TOTAL $ ___

3. ARTICLE ADDRESSED TO:
Mr. William A. Ward
307 Dual Highway
Laurel, Delaware 19956

4. TYPE OF SERVICE:
☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER
P704 364 176

(ALWAYS OBTAIN signature of addressee or agent)

I have received the article described above.
SIGNATURE ☒ Addressee ☐ Authorized agent
William Ward

5. DATE OF DELIVERY
1-6-84

POSTMARK
LAUREL JAN 1984 DEL

6. ADDRESSEE'S ADDRESS (*Only if requested*)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

P 704 364 176

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

★ U.S.G.P.O. 1983-403-517

PS Form 3800, Feb. 1982

Sent to Mr. William A. Ward	
Street and No. 307 Dual Highway	
P.O., State and ZIP Code Laurel, Delaware 19956	
Postage	$ .71
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	1.00
Return Receipt Showing to whom and Date Delivered	.60
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$3.06
Postmark or Date	ANNE, MD JAN 5 1984

CERTIFICATE OF PUBLICATION

Marylander & Herald
P. O. Box 328
Princess Anne, Maryland 21853

Princess Anne, Maryland On this 5 Jan, 19 84

This is to certify that the attached was published in the Marylander and Herald, a newspaper published in Somerset County, Maryland, once a week for 3 consecutive weeks beginning on the 22 day of Dec., 19 83.

Acct. J021 :6

Elizabeth Bolden
(signature)
Marylander and Herald

BOOK 049 PAGE 147

JONES & JONES
Attorneys at Law
Princess Anne, Md. 21853
No. 11,034 Chancery
In the Circuit Court for
Somerset County, Maryland
Jackson Lee Cook
Upper Fairmount, Maryland 21867
vs

Eugene Cox and Louise W. Cox and all persons having, or claiming to have, any interest in certain property in West Princess Anne Election District described as follows: "All that lot of land 210 feet by 210 feet on Polks Road, New Road, northwest of Princess Anne, bearing County Tax Map No. 4-21-33, Liber 262, folio 248; located in West Princess Anne Election District and assessed to Eugene Cox and Louise W. Cox" and whose last known addresses are 1400 7th Street, West Palm Beach, Florida 33401

and

R.F. Johnson, also known as Robert Johnson, and all persons having, or claiming to have, any interest in certain property in Fairmount Election District described as follows: "All that one acre lot, off east side Upper Hill Road, Upper Hill, bearing County Tax Map No. 39-9-88, located in Fairmount Election District and assessed to R. F. Johnson" and whose last known address is Upper Fairmount, Maryland 21867.

and

Stephen Green and Bessie Green and all persons having, or claiming to have, any interest in certain property in Fairmount Election District described as follows: "All that 1.00 acre lot, Landonville Road, Lower Hill, bearing County Tax Map No.38-18-54, Liber 135, folio 104, located in Fairmount Election District and assessed to Stephen Green and wife" and whose last known addresses are Fairmount, Maryland 21871.

and

William A. Ward and all persons having, or claiming to have, any interest in certain property in Asbury Election District described as follows: "All that 0.50 acre lot on the east side of William Maddox Road, bearing County Tax Map No. 72-23-606, located in Asbury Election District and assessed to William A. Ward" and whose last known address is c/o W. E. Ward, Crisfield, Maryland 21817.

and

Hewitt Ford, whose last known address if Fairmount, Maryland, and whose interest in thei proceeding is hereinafter set forth.

and

William Thomas Mumford, whose last known address is Princess Anne, Maryland, and whose interest in this proceeding is hereinafter set forth.

and

Suburban Trust Co., whose last known address is 8252 Georgia Avenue, Silver Spring, Maryland 20910, and whose interest in this proceeding is hereinafter set forth.

and

Small Business Administration, whose last known address is 600 Oxford Building, 8600 Lasalle Road, Townson, Maryland 21204, and whose interest in this proceeding is hereinafter set forth.

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Somerset County, Maryland, sold by Carlos Bozman, Collector of Taxes for Somerset County and State of Maryland, to the complainant in this proceeding:

(a) "All that lot of land 210 feet by 210 feet on Polks Road, New Road, northwest of Princess Anne, bearing County Tax Map No. 4-21-33, Liber 262, folio 248; located in West Princess Anne Election District and assessed to Eugene Cox and Louise W. Cox."

(b) "All that one acre lot, off east side of Upper Hill Road, Upper Hill, bearing County Tax Map No. 39-9-88, located in Fairmount Election District and assessed to R. F. Johnson."

(c) "All that 1.00 acre lot, Landonville Road, Lower Hill, bearing County Tax Map No. 38-18-54, Liber 135, folio 134, located in Fairmount Election District and assessed to Stephen Green and wife," said property is subject to a mortgage to Hewitt Ford dated December 21, 1945 and recorded among the Land Records of Somerset County in Liber B.L.B. No. 133, folio 327 and also subject to another mortgage to William Thomas Mumford dated July 5, 1949 and recorded among the aforesaid Land Records in Liber B.L.B. No. 147, folio 388.

(d) "All that 0.50 acre lot on the east side of William Maddox Road, bearing County Tax Map No. 72-23-606, located in Asbury Election District and assessed to William A. Ward," said property is believed to be subject to a judgment in favor of the United States of America, acting through the Small Business Administration recorded in No. 4569 Civil Docket and subject also to a judgment in favor of Suburban Trust Company dated May 23, 1974 in Civil Case No. 128 in the District Court of Maryland for Somerset County.

The bill states, among other things, that the amounts necessary for redemption have not been paid although more than a year and a day from the date of said sale, being November 16, 1982, has expired; it is thereupon this 16th day of December, 1983, by the Circuit Court for Somerset County, Maryland, ORDERED That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in said Somerset County, once a week for three successvie weeks before the 13th day of January, 1984, warning all persons interested in said property to be and appear in this Court by the 13th day of February, 1984, and redeem the property and answer the bill, or thereafter a final decree will be rendered foreclosing all rights of redemption in said property and vesting in the complainant a title free and clear of all encumbrances.

Lloyd L. Simpkins
Judge
True Copy, Test:
I Theodore Phoebus
Clerk
MH80-12/22/3tc

Jackson Lee Cook	:	No. 11,684 Chancery
vs	:	In the Circuit Court for
Eugene Cox and Louise W. Cox, et al	:	Somerset County, Maryland

PETITION FOR DECREE PRO CONFESSO AND FOR
LEAVE TO TAKE TESTIMONY AND ORDER OF COURT THEREON

To the Honorable, the Judge of said Court:

The petition of Jackson Lee Cook, Complainant in the above entitled action, by Jones & Jones, his attorneys, respectfully shows:

1. That as appears from the proceedings herein, all defendants subject to process have been duly subpoenaed and an order of publication has been duly published against all other persons having or claiming to have any interest in the real estate subject of this proceeding and the time in which the answer of any person having interest in the properties mentioned and described in these proceedings, and the redemption thereof from the tax sale herein mentioned, has expired, and no appearance has been entered for such persons or any answer filed by, or on behalf of any person.

2. That your petitioner desires to take testimony to support certain of the allegations in his bill of complaint which may not be taken as a matter of course by this Honorable Court.

WHEREFORE, petitioner prays:

a. That the said bill of complaint may be taken against all defendants named in this proceedings and all persons having or claiming to have, any interest in and to the said properties mentioned and described in these proceedings; and

b. That your petitioner may be granted leave to take testimony before one of the Standing Examiners of this Court to substantiate the allegations of his bill of complaint.

And as in duty bound, etc.

BOOK 049 PAGE 119

JONES & JONES

By Tom Bruce
Attorneys for Petitioner

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

ORDER OF COURT

The aforegoing petition having been read and considered, it is thereupon this 21st day of February, 1984, by the Circuit Court for Somerset County, Maryland, sitting in Equity, ORDERED that the bill of complaint in this cause be and the same is hereby taken pro confesso against the named defendants and all other possible defendants, being all persons having or claiming to have any interest in and to the certain real estate mentioned and described in these proceedings, or in the right to redemption thereof, and the plaintiff be, and he is hereby granted leave to take testimony before one of the Standing Examiners of this Court, to substantiate the allegations of his said Bill of Complaint.

Lloyd L. Simpson
Judge

Jackson Lee Cook	:	No. 11,684 Chancery Case
vs.	:	In the Circuit Court for
Eugene Cox and Louise W. Cox, et al	:	Somerset County
	:	State of Maryland
	:	DATE: February 21, 1984
	:	
	:	
	:	

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Small Business Administration

630 Oxford Building

8600 Lasalle Road

Towson, Maryland 21204

In accordance with Maryland Rules of Procedure, you are notified that a ~~judgment~~ decree pro confesso/ ~~Decree~~ was entered against you in the above entitled case on February 21, 1984.

If you wish to take exception to this ~~Judgment~~/Decree/~~Decree~~, you have thirty days from the date of the ~~Judgment~~/Decree within which to do so.

I. Theodore Phoebus

I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

BOOK 049 PAGE 251

Jackson Lee Cook	:	No. 11,684 Chancery Case
vs.	:	In the Circuit Court for
Eugene Cox and Louise W. Cox, et al	:	Somerset County
	:	State of Maryland
	:	DATE: February 21, 1984
	:	BOOK 049 PAGE 152
	:	
	:	

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Suburban Trust Co

8252 Georgia Avenue

Silver Spring, Maryland 20910

In accordance with Maryland Rules of Procedure, you are notified that a ~~judgment/order/decree~~ decree pro confesso/ ~~order~~ was entered against you in the above entitled case on February 21, 1984.

If you wish to take exception to this ~~judgment/Decree/order~~, you have thirty days from the date of the ~~judgment~~/Decree within which to do so.

I. Theodore Phoebus

I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

Jackson Lee Cook	:	No. 11,684 Chancery Case
vs.	:	In the Circuit Court for
Eugene Cox and Louise W. Cox, et al	:	Somerset County
	:	State of Maryland
	:	DATE: February 21, 1984
	:	
	:	
	:	

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: William A. Ward
c/o W. E. Ward
Crisfield, Maryland 21817

In accordance with Maryland Rules of Procedure, you are notified that a ~~judgment/Decree/by default~~ decree pro confesso/ ~~was entered~~ was entered against you in the above entitled case on February 21, 1984.

If you wish to take exception to this ~~Judgment~~/Decree/~~by default~~, you have thirty days from the date of the ~~Judgment~~/Decree within which to do so.

I. Theodore Phoebus
I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

I. THEODORE PHOEBUS
CLERK OF THE CIRCUIT COURT
FOR SOMERSET COUNTY
PRINCESS ANNE, MD. 21853

RETURNED TO SENDER
REASON CHECKED
Unclaimed ____ Refused ✓
Addressee unknown ✓
Insufficient Address ____
No such street ____ number ____
No such office in state ____
Do not remail in this envelope

PRINCESS ANNE MD. FEB 21 '84
U.S. POSTAGE .20
PB METER 983160

William A. Ward
c/o W. E. Ward
Crisfield, Maryland 21817

BOOK 049 PAGE 154

Jackson Lee Cook	:	No. 11,684 Chancery Case
vs.	:	In the Circuit Court for
Eugene Cox and Louise W. Cox, et al	:	Somerset County
	:	State of Maryland
	:	DATE: February 21, 1984
	:	
	:	
	:	

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Stephen Green

Fairmount, Maryland 21871

In accordance with Maryland Rules of Procedure, you are notified that a ~~judgment by default/~~decree pro confesso/ ~~order~~ was entered against you in the above entitled case on February 21, 1984.

If you wish to take exception to this ~~Judgment~~/Decree/~~Order~~, you have thirty days from the date of the ~~Judgment~~/Decree within which to do so.

I. Theodore Phoebus

I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

BOOK 049 PAGE 155

C

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Jackson Lee Cook	:	No. 11,684 Chancery Case
vs.	:	In the Circuit Court for
Eugene Cox and Louise W. Cox, et al	:	Somerset County
	:	State of Maryland
	:	DATE: February 21, 1984
	:	
	:	
	:	

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: William Thomas Mumford

Princess Anne, Maryland 21853

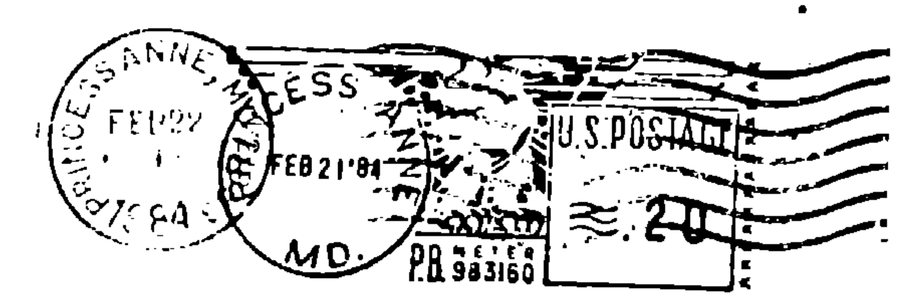
In accordance with Maryland Rules of Procedure, you are notified that a ~~judgment by default~~ decree pro confesso/ ~~order~~ was entered against you in the above entitled case on February 21, 1984.

If you wish to take exception to this ~~Judgment~~/Decree/~~Order~~, you have thirty days from the date of the ~~Judgment~~/Decree within which to do so.

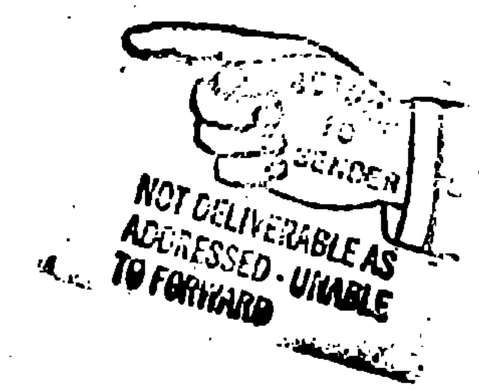
I. Theodore Phoebus

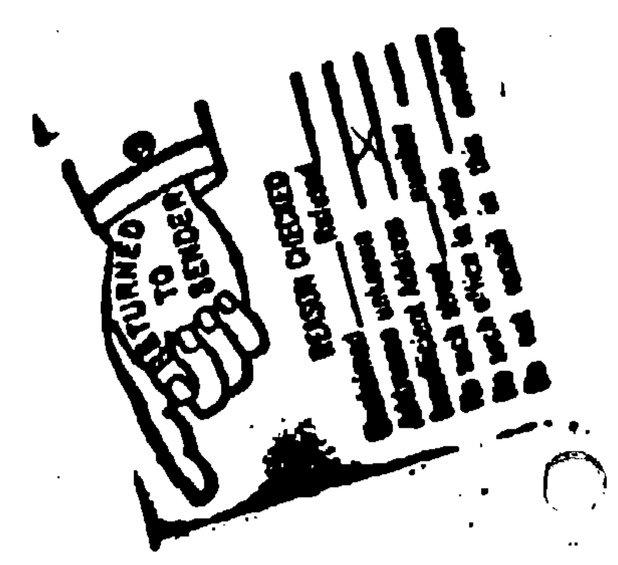
I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

I. THEODORE PHOEBUS
CLERK OF THE CIRCUIT COURT
FOR SOMERSET COUNTY
PRINCESS ANNE, MD. 21853



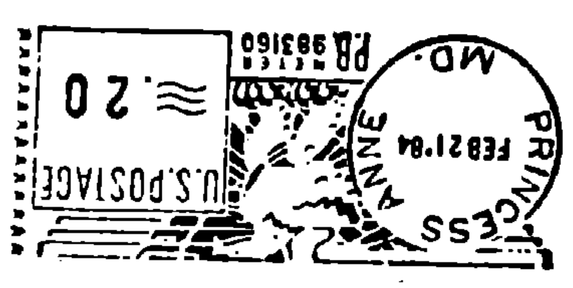
William Thomas Mumford
Princess Anne, Maryland 21853





I. THEODORE PHOEBUS
CLERK OF THE CIRCUIT COURT
FOR SOMERSET COUNTY
PRINCESS ANNE, MD. 21853

Stephen Green
Fairmount, Maryland 21867



BOOK 049 PAGE 457

Jackson Lee Cook

vs.

Eugene Cox and Louise W. Cox, et al

: No. 11,684 Chancery Case

: In the Circuit Court for

: Somerset County

: State of Maryland

: DATE: February 21, 1984

BOOK 049 PAGE 158

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: R. F. Johnson

a.k.a Robert Johnson

Upper Fairmount, Maryland 21867

In accordance with Maryland Rules of Procedure, you are notified that a ~~judgment by default/decree~~ decree pro confesso/ ~~was entered~~ was entered against you in the above entitled case on February 21, 1984.

If you wish to take exception to this ~~Judgment~~/Decree/~~by default~~, you have thirty days from the date of the ~~Judgment~~/Decree within which to do so.

I. Theodore Phoebus

I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

Jackson Lee Cook	:	No. 11,684 Chancery Case
vs.	:	In the Circuit Court for
Eugene Cox and Louise W. Cox, et al	:	Somerset County
	:	State of Maryland
	:	DATE: February 21, 1984
	:	
	:	
	:	

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Bessie Green

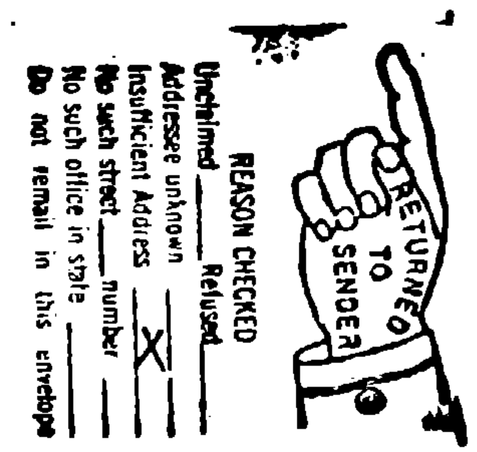
Fairmount, Maryland 21871

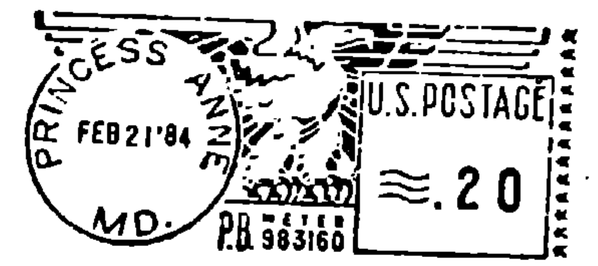
In accordance with Maryland Rules of Procedure, you are notified that a ~~judgment/decree/order~~ decree pro confesso/ ~~order~~ was entered against you in the above entitled case on February 21, 1984.

If you wish to take exception to this ~~Judgment~~/Decree/~~Order~~, you have thirty days from the date of the ~~Judgment~~/Decree within which to do so.

I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

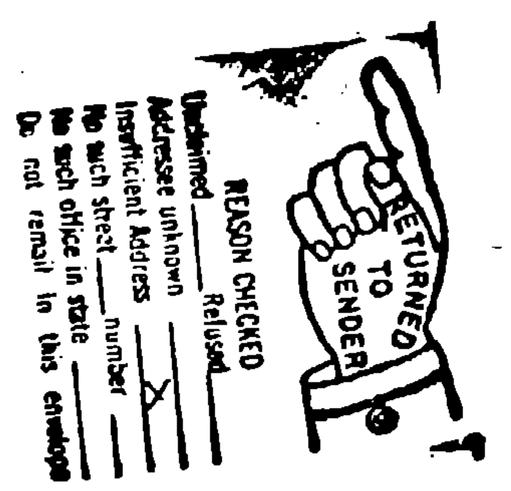
I. THEODORE PHOEBUS
CLERK OF THE CIRCUIT COURT
FOR SOMERSET COUNTY
PRINCESS ANNE, MD. 21853

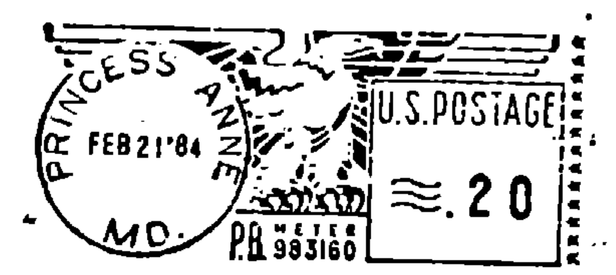




Bessie Green
Fairmount, Maryland 21867

I. THEODORE PHOEBUS
CLERK OF THE CIRCUIT COURT
FOR SOMERSET COUNTY
PRINCESS ANNE, MD. 21853





R. F. Johnson
a.k.a. Robert Johnson
Upper Fairmount, Maryland 21867

BOOK 049 PAGE 260

Jackson Lee Cook	:	No. 11,684 Chancery Case
vs.	:	In the Circuit Court for
Eugene Cox and Louise W. Cox, et al	:	Somerset County
	:	State of Maryland
	:	DATE: February 21, 1984
	:	
	:	
	:	

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Hewitt Ford

Fairmount, Maryland

In accordance with Maryland Rules of Procedure, you are notified that a ~~judgment/order/decree~~ decree pro confesso/ ~~order/decree~~ was entered against you in the above entitled case on February 21, 1984.

If you wish to take exception to this ~~judgment~~/Decree/~~order/decree~~, you have thirty days from the date of the ~~judgment~~/Decree within which to do so.

I. Theodore Phoebus

I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

BOOK 049 PAGE 262

I. THEODORE PHOEBUS
CLERK OF THE CIRCUIT COURT
FOR SOMERSET COUNTY
PRINCESS ANNE, MD. 21853

RETURNED TO SENDER
REASON CHECKED
Refused
Addressee unknown
Insufficient Address
No such street
No such office in state
No mail receiver

PRINCESS ANNE MD. FEB 21 '84
U.S. POSTAGE .20
PB 983160

Hewitt Ford
Fairmount, Maryland 21867

Jackson Lee Cook	:	No. 11,684 Chancery Case
vs.	:	In the Circuit Court for
Eugene Cox and Louise W. Cox, et al	:	Somerset County
	:	State of Maryland
	:	DATE: February 21, 1984
	:	
	:	
	:	

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Louise W. Cox

1400 7th Street

West Palm Beach, Florida 33401

In accordance with Maryland Rules of Procedure, you are notified that a ~~Judgment/Decree/Order~~ decree pro confesso/ ~~Judgment/Decree~~ was entered against you in the above entitled case on February 21, 1984.

If you wish to take exception to this ~~Judgment~~/Decree/~~Order~~, you have thirty days from the date of the ~~Judgment~~/Decree within which to do so.

I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

Jackson Lee Cook	:	No. 11,684 Chancery Case
vs.	:	In the Circuit Court for
Eugene Cox and Louise W. Cox, et al	:	Somerset County
	:	State of Maryland
	:	DATE: February 21, 1984
	:	
	:	

BOOK 049 PAGE 264

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Eugene Cox
1400 7th Street
West Palm Beach, Florida 33401

In accordance with Maryland Rules of Procedure, you are notified that a ~~judgment by default/summary judgment~~ decree pro confesso/ ~~xxxxxxxxxxxxx~~ was entered against you in the above entitled case on February 21, 1984.

If you wish to take exception to this ~~Judgment~~/Decree/~~xxxxxxxxx~~, you have thirty days from the date of the ~~Judgment~~/Decree within which to do so.

I. Theodore Phoebus
I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

I. THEODORE PHOEBUS
CLERK OF THE CIRCUIT COURT
FOR SOMERSET COUNTY
PRINCESS ANNE, MD. 21853

FWD
EXP
137

Eugene Cox
1400 7th Street
West Palm Beach, Florida 33401

PRINCESS ANNE MD. FEB 21 '84
U.S. POSTAGE .20
PB METER 983160

RETURNED TO SENDER
FORWARDING ORDER EXPIRED
Not at this address

I. THEODORE PHOEBUS
CLERK OF THE CIRCUIT COURT
FOR SOMERSET COUNTY
PRINCESS ANNE, MD. 21853

FWD
EXP
137

Louise M. Cox
1400 7th Street
West Palm Beach, Florida 33401

PRINCESS ANNE MD. FEB 21 '84
U.S. POSTAGE .20
PB METER 983160

RETURNED TO SENDER
FORWARDING ORDER EXPIRED
Not at this address

MADE 149 365

Jackson Lee Cook	:	No. 11,684 Chancery
vs	:	In the Circuit Court for
Eugene Cox and Louise W. Cox, et al	:	Somerset County, Maryland

TESTIMONY

In this cause, testimony having to be taken to support the allegations of the bill, I, Logan C. Widdowson, of Princess Anne, Maryland, Standing Examiner of the Circuit Court for Somerset County, Maryland, in Equity, duly appointed, sworn, etc. do hereby certify that on this 9th day of March, 1984, in Somerset County aforesaid, I did take the following testimony, to wit:

EXAMINATION OF PHILIP R. MAHAN, ESQ.:

Philip R. Mahan, a witness of lawful age produced on behalf of the Complainant, being duly sworn, deposes and says:

Q. Please state your name, residence and occupation.

A. I am Philip R. Mahan, I reside in Somerset County, Maryland, and I am the duly elected and qualified Treasurer of Somerset County, and as such collect the State and County taxes for said Somerset County.

Q. Mr. Mahan, I hand you certain documents previously filed in this proceeding and ask if you can identify them.

A. Yes. These documents are certificates of sale issued by Carlos Bozman, former County Treasurer, to Jackson Lee Cook as the purchaser at certain tax sales held by Mr. Bozman in his official capacity on November 16, 1982.

Q. Will you please identify the certificates more specifically?

A. Yes. I am now testifying in reference to four certificates of sale, all dated November 16, 1982, signed by Carlos Bozman, as Collector, and all notarized on November 16, 1982 by Gertrude H. Bozman, Notary Public. The first certificate relates to the property assessed to Eugene Cox and Louise W. Cox referred to in the bill of complaint in paragraph 1.(a) and in paragraph 4.(a). The certificate cites a sale to Mr. Cook on November 16, 1982 in the sum of $860.00 of which $705.68 was paid on the date of sale. The second certificate relates to the property assessed to R. F. Johnson, referred to in the bill of complaint in paragraph 1.(b) and in paragraph 4.(b). The certificate cites a sale to Mr. Cook on November 16, 1982 in the sum of $55.00 of which $53.23 was paid on the date of sale. The third certificate refers to the property assessed to Stephen Green and wife, referred to in the bill of complaint in paragraph 1.(c) and in paragraph 4.(c). The certificate cites a sale to Mr. Cook on November 16, 1982 in the sum of $45.13 of which $45.13 was paid on the date of sale. The fourth certificate relates to the property assessed to William A. Ward, referred to in the bill of complaint in paragraph 1.(d) and in paragraph 4.(d). The certificate cites a sale to Mr. Cook on November 16, 1982, in the sum of $64.28 of which $64.28 was paid on the date of sale.

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

Q. Prior to the offering of these properties for sale at public auction for delinquent taxes, did you or your deputies receive due notice of assessment of these properties and tax bills for them for the years for which they were sold, and did you or your deputies comply with all the prerequisites of law pertaining to said tax sales?

A. Yes. The properties were so assessed and such bills were received and my deputies and Mr. Bozman complied with all the prerequisites of law in advertising and holding the tax sales.

Q. With reference to the four properties which you have set forth in your testimony, have you received any notice of redemption of these properties, or any notice of intent to redeem these properties, or any offers for payment on account of such redemptions from any person or persons?

A. None whatsoever.

Q. Since the date of the tax sale and the filing of the bill of complaint, has the purchaser, Mr. Jackson Lee Cook, made any further payments to you in your official capacity?

A. Yes. I wish to file as an exhibit a statement issued by my office showing that Mr. Cook paid a total of $ 156.09 representing the total balance due on the bids or purchase price for these properties. This figure represents the total difference between the amount bid and the amount paid on November 16, 1982.

Q. Does Mr. Cook owe anything further to your office on account of these properties?

A. No. As to these four properties Mr. Cook has paid all charges made by my office and in addition has paid all taxes and interest thereon levied against these properties through June 30, 1984.

Q. Do you in your official capacity know of any reason why the sales of these four properties to Mr. Cook should not be ratified by this Court or do you have any objection to such ratification?

A. I know of no reason why the sales should not be ratified and I have no objection to their ratification.

Q. COURT'S QUESTION:

A. Nothing further.

Philip R. Mahan

Philip R. Mahan

EXAMINATION OF TONY BRUCE, ESQ.:

Tony Bruce, a witness produced on behalf of the Complainant, being duly sworn, deposes and says:

Q. Please state your name, residence and occupation.

A. I am Tony Bruce and I reside at Princess Anne, Maryland. I am an attorney at law with an office for the practice of my profession in Princess Anne, Somerset County, Maryland.

Q. Will you please state your connection with this proceeding?

A. I was retained by the Complainant, Jackson Lee Cook, the purchaser of certain properties at tax sales held by the County Treasurer on November 16, 1982. I was requested by Mr. Cook to make an examination of the public records of Somerset County pertaining to the ownership of the properties mentioned in the bill of complaint in paragraphs 1.(a) through 1.(d) and in paragraphs 4.(a) through 4.(d) inclusive and to take such steps as are required by law to give notice of this proceeding to the attention of the former owners of record and to any other persons who might be interested in said properties or the redemption of them.

Q. What legal actions did you take?

A. I personally examined the appropriate Somerset County records and prepated and filed the bill of complaint in this proceeding together with an affidavit dated December 15, 1983 referring to my title examinations. I now reaffirm the contents of that affidavit as a part of my testimony in this proceeding. I also caused to be published the order of publication herein as more fully appears by the printer's certificate heretofore filed in this proceeding and caused subpoenas to be issued and served upon those property owners subject to process.

Q. Since the filing of the suit, the issuance of subpoenas and the publication of the order of publication have there been any changes in the status of the several properties mentioned in the bill of complaint?

A. I can confirm the testimony of Mr. Philip R. Mahan, County Treasurer, filed in this proceeding. There have been no changes in those four properties described in paragraph 1.(a) through 1.(d) inclusive being the same described in paragraph 4.(a) through 4.(d) in the bill of complaint. As Mr. Mahan stated all costs, taxes and interest levied by his office against those properties have been paid in full by Mr. Cook.

Q. Has any offer been made to you to redeem the four properties described in paragraph 1.(a) through 1.(d) and paragraph 4.(a) through 4.(d) in the bill of complaint?

A. No person has made any offer to me to redeem the four properties to which you refer nor has anyone disclosed to me any intention to redeem them.

Q. Do you know of any reason why the sale of those four properties should not be ratified by this Court.

A. No.

Q. COURT'S QUESTION:

A. Nothing further.

Tony Bruce

Tony Bruce

There being no further witnesses to be examined and at the suggestion of the Attorney for the Complainant, the papers are herewith returned by the Court, and I further certify this annexed bill of costs is correct and paid

by the Complainant. This examination was conducted in compliance with the Maryland Rules of Procedure. In the judgment of the examiner, no further examination or cross-examination was proper or necessary for a full presentation of the true facts in the case. There were no irregularities or unusual circumstances in the taking of the testimony or in the conduct of the proceedings.

Bill of Costs

Examiner	$25.00

Witness my hand and seal.

Logan C. Widdowson
Standing Examiner

PHILIP MAHAN
TREASURER

TREASURER OF SOMERSET COUNTY
P. O. Box 309
Princess Anne, MD 21853

TELEPHONE
651-0440

BOOK 049 PAGE 170

March 6, 1984

Sandy Jones
Princess Anne, Md. 21853

Dear Mr. Jones:

The amount of the balance purchase price due on the properties purchased by Jackson Lee Cook in the Nov. 16, 1982 tax sale is as follows:

Eugene Cox (district 1)	-	$154.32
R. F. Johnson (district 6)	-	1.77
Stephen Green (district 6)	-	.00
William Ward (district 12)	-	.00
		$156.09

Sincerely,
Philip Mahan
Philip Mahan, Treasurer

PAID
MAR 9 1984
TREASURER

Jackson Lee Cook	:	No. 11,684 Chancery
vs	:	In the Circuit Court for
Eugene Cox and Louise W. Cox, et al	:	Somerset County, Maryland

DECREE

The above entitled proceeding having been presented to this Court, and it appearing that all defendants named therein have been duly notified thereof by service of process or by publication as appropriate, and all pleadings, exhibits, affidavits, testimony and other matters having been duly read and considered by this Court, it is hereby

DECREED, this 27th day of March, 1984, by the Circuit Court for Somerset County, Maryland, in Equity, that as to the properties hereinafter named and described in this decree there is hereby vested in the complainant, Jackson Lee Cook, an absolute and indefeasible title in fee simple in said properties, free and clear of all alienations and descents of said properties occurring prior to the time and date of this decree and free and clear of any encumbrances thereon, except taxes accruing subsequent to the date of sale of said properties (if any of said taxes remain outstanding, due and unpaid), and except easements to which said properties are subject and of which the complainant had acutal or constructive knowledge at the time of said sales, and it is further

DECREED, that Philip R. Mahan, Treasurer of Somerset County and Collector of State and County taxes for Somerset County, shall execute a deed to Jackson Lee Cook conveying the hereinafter described properties upon payment to said Collector of the balance of the purchase price due on account of the purchase price of the properties, together with all taxes and interest and penalties thereon accruing subsequent to the date of sale (if any of said purchase price, taxes, interest and penalties remain outstanding, due and unpaid); the said deed to be prepared by the complainant's attorney, and all expenses incident to the preparation and execution of said deed and shall be paid by the said Jackson Lee Cook, and it is further

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

DECREED, that the Clerk of the Circuit Court for Somerset County shall issue a certified copy of this decree to the aforesaid Philip R. Mahan, Treasurer and Collector of Taxes, who shall not be obligated to execute the deed hereinbefore provided for until such certified copy of said decree is served upon him and it is further

DECREED, thatthe Complainant, Jackson Lee Cook shall forthwith, and before delivery of said certified copy of this decree to said Collector by said Clerk, shall pay all Court costs accrued to date in this proceeding and it is further

DECREED, that the properties subject of this decree are identified and described as follows: All those tracts or parcels of land situate, lying and being in Somerset County, Maryland, and more particularly described as follows:

(a) All that lot of land 210 feet by 210 feet on Polks Road, New Road, northwest of Princess Anne, bearing County Tax Map #4-21-33, Liber 262, folio 248; located in West Princess Anne Election District and assessed to Eugene Cox and Louise W. Cox.

(b) All that one acre lot, off east side of Upper Hill Road, Upper Hill, bearing County Tax Map #39-9-88, located in Fairmount Election District and assessed to R. F. Johnson.

(c) All that 1.00 acre lot, Landonville Road, Lower Hill, bearing County Tax Map #38-18-54, Liber 135, folio 184, located in Fairmount Election District and assessed to Stephen Green and wife.

(d) All that 0.50 acre lot on the east side of William Maddox Road, bearing County Tax Map #72-23-606, located in Asbury Election District and assessed to William A. Ward.

Lloyd L. Simpkins
Judge

March 27, 1984
DATE

I hereby acknowledge Receipt of a Certified copy of Decree filed in the case of Jackson Lee Cook vs. Eugene Cox and Louise W. Cox, et al _____ being Chancery Case No. 11,684.

Philip R. Mahan
Philip R. Mahan, Treasurer

Robert L Lankford per SS
Robert L. Lankford, Assessor

APR 19 1984
Exd.

COUR 049 PAGE 274

Flora Laird Howe and Anna Laird Sheppe, Personal Representatives of the Estate of Viola M. Cullen, deceased, et al.	:	NO. 11,551 CHANCERY
	:	IN THE CIRCUIT COURT FOR
	:	SOMERSET COUNTY, MARYLAND
Complainants	:	
vs.	:	
Linda Daugherty Bryne, et al.	:	
Respondents	:	

: : : : : :

INFORMATION

JUN -6-83 B 922848D*****30
JUN -6-83 B 922847D*****60.00

COMPLAINANTS:
Flora Laird Howe and
Anna Laird Sheppe,
Personal Representatives
of the Estate of Viola M.
Cullen, deceased
P.O. Box 207
Princess Anne, Md. 21853

Martha Marshall Tull, Personal
Representative of the Estate of
Ethelyn Laird Marshall
Rt. 1, Box 194
Crisfield, Md. 21817

Thomas S. Simpkins, Attorney-in-Fact
P.O. Box 207
Princess Anne, Maryland 21853

COMPLAINANTS SOLICITOR:
Thomas S. Simpkins
51 N. Somerset Ave.
P.O. Box 207
Princess Anne, Md. 21853
301-651-1400

RESPONDENTS:
Linda Daugherty Bryne
602 Markham Rd.
Baltimore, Md. 21229

Joan Daugherty
27 Fusting Ave.
Catonsville, Md. 21228

Al Jackson Daugherty
8426 West Grove Rd.
Ellicott City, Md. 21043

Magdalene M. Daugherty
8426 W. Grove Rd
Ellicott City, Md. 21043

Florence Daugherty Horner
P.O. Box 4288
Lantana, Florida 33402

Sandra Lee Hofman
address unknown

Jerry Lee Joynes
address unknown

Heirs or devisees of
Bernice Daugherty Joynes

Heirs or devisees of
Olin Lee Daugherty, Jr.

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

Flora Laird Howe and Anna Laird Sheppe, Personal Representatives of the Estate of Viola M. Cullen, deceased	:	NO. 11,551 CHANCERY
and		
Martha Marshall Tull, Personal Representative of the Estate of Ethelyn Laird Marshall	:	IN THE CIRCUIT COURT FOR
and		
Thomas S. Simpkins, Attorney-in-Fact for	:	SOMERSET COUNTY
Anna Laird Sheppe		
Flora Laird Howe		
Sara M. Laird	:	STATE OF MARYLAND
Emily Laird Wheeler		
Thomas Louis Daugherty		
Margaret Daugherty Massey	:	
Joyce Daugherty Linthicum		
Wayne M. Daugherty		
Roger C. Daugherty		
Michael Daugherty	:	
John Leas Daugherty		
Richard A. Daugherty		
Mary Martin Daugherty		
Robert L. Daugherty, Jr.	:	
Ronald L. Daugherty		
Rhett Lee Daugherty		
Sidney Ann Daugherty		
Maurice Daugherty	:	
Serena Daugherty Price		
Eleanor Daugherty Walston		
Louis Earl Daugherty		
Gwendolyn Daugherty	:	
Billie Rae Reese		
Carol D. Torre		
Marguerite Charnick		
Norma Lou Birch and	:	
Sheila J. Daugherty Justis		
Complainants		
	:	
vs.		
Linda Daugherty Byrne		
Joan Daugherty	:	
Al Jackson Daugherty		
Magdalene Martin Daugherty		
Florence Daugherty Horner		
and The Unknown Heirs or	:	
devisees of Bernice Daugherty Joynes, deceased, and		
the unknown heirs or devisees		
of Olin Lee Daugherty, Jr.,	:	
deceased,		
Sandra Lee Hofman and		
Jerry Lee Joynes		
Respondents		

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

* * * * * * *

PETITION FOR SALE OF LAND

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Petition of the Complainants, by Thomas S. Simpkins, their solicitor, respectfully represents:

1. That on April 26, 1916, Sarah C. Daugherty conveyed 30 acres of land, more or less, situate in Lawsons Election District, Somerset County, Maryland, unto William T. Daugherty, by deed recorded among the Land Records of Somerset County, Maryland, in Liber 70, folio 452, et seq. [a copy of which attached as petitioners' Exhibit "A"].

2. That William T. Daugherty died in 1930, intestate, in Somerset County, Maryland, seized and possessed of said land.

3. That surviving the decedent were seven children and heirs, namely: Ethel Daugherty Laird, Thomas S. Daugherty, Olin L. Daugherty, Sr., George W. Daugherty, Clarence W. Daugherty, William Harry Daugherty and Viola Daugherty Cullen.

4. That each of the seven children and heirs are now deceased.

5. That the petitioners and the respondents are the heirs of the deceased seven children of William Thomas Daugherty.

6. That the respective interest of the heirs and parties to this cause are shown on the attached schedule entitled "Schedule of heirs and interest of heirs of William Thomas Daugherty, deceased." [Attached as petitioners EXHIBIT "B"]

7. That the heirs of Olin Lee Daugherty, Sr., deceased, and Bernice Daugherty Joynes, deceased, shown on the said schedule, are unknown although the complainant's solicitor has diligently made all reasonable efforts to locate the names and addresses of the unknown heirs, he has been unable to locate only the names of Sandra Lee Hofman, daughter of Olin Lee Daugherty, Jr., and Jerry Lee Joynes, son of Bernice Daugherty Joynes, and has not been able to locate their addresses.

8. That it is impossible to physically divide the said land among those rightfully entitled thereto.

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

9. That it is in the best interest of the parties and is necessary to have the said land sold and the proceeds thereof divided after payment of the costs attending sale as provided by law and rules of court.

WHEREFORE, petitioners pray this Honorable Court to pass a Decree:

(1) Ordering service of process by publication as to the unknown heirs and heirs whose location is unknown and service of process on the heirs out of the State of Maryland by substituted service as provided by Maryland Rules of Procedure.

(2) Appointing a Trustee to sell the said property.

(3) Authorizing and Empowering the Trustee to employ an appraiser to determine the value of said land.

(4) And for such other and further relief as shall be requisite.

Flora Laird Howe (SEAL)
Flora Laird Howe

Anna Laird Sheppe (SEAL)
Anna Laird Sheppe
Personal Representatives of the
Estate of Viola M. Cullen, deceased

Martha Marshall Tull (SEAL)
Martha Marshall Tull, Personal
Representative of the Estate of
Ethelyn Laird Marshall

(SEAL)
Thomas S. Simpkins, Attorney-in-Fact

Thomas S. Simpkins, Solicitor
for the complainants
P.O. Box 207
Princess Anne, Maryland 21853
301-651-1400

BOOK 049 PAGE 277

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

BOOK 049 PAGE 278

STATE OF MARYLAND, COUNTY OF Montgomery

I do hereby certify that on this 23rd day of May 1983, before me, the subscriber, a notary public in and for the state and county aforesaid, personally appeared Flora Laird Howe and Anna Laird Sheppe, Personal Representatives of the Estate of Viola M. Cullen, and they acknowledged the aforegoing Petition for Sale of Land to be their respective act and deed on behalf of the Estate of Viola M. Cullen, being so authorized to sign the same.

As Witness my hand and Notarial Seal.

Merlina Shorne
Notary Public
My Commission Expires July 1, 1986

STATE OF MARYLAND, COUNTY OF SOMERSET:

I do hereby certify that on this 25th day of May 1983, before me, the subscriber, a notary public in and for the state and county aforesaid, personally appeared Thomas S. Simpkins, Attorney-in-fact as aforesaid, and he acknowledged the aforegoing Petition for Sale of Land to be his act and deed on behalf of the named petitioners.

As Witness my hand and Notarial Seal.

Jean Taylor
Notary Public

JEAN TAYLOR NOTARY PUBLIC

STATE OF MARYLAND, COUNTY OF SOMERSET:

I do hereby certify that on this 2nd day of June 1983, before me, the subscriber, a notary public in and for the state and county aforesaid, personally appeared Martha Marshall Tull, Personal Representative of the Estate of Ethelyn Laird Marshall, and she acknowledged the aforegoing Petition for Sale of Land to be her act and deed on behalf of said Estate, being so authorized to sign the same.

As Witness my hand and Notarial Seal.

Joyce Ward
Notary Public

THOMAS S. SIMPKINS
ATTORNEY AT LAW
31 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

Deed)	THIS DEED, made this 26th day of April one thousand nine hundred
William T. Daugherty)	and sixteen by Sarah C. Daugherty of Somerset County in the
from)	State of Maryland:
Sarah C. Daugherty)	Witnesseth that in consideration of the love and affection which

70/452

the said Sarah C. Daugherty bears toward her husband, William T. Daugherty of said county and state and the assumption of the payment of the mortgage hereinafter mentioned, and the further sum of five dollars in hand paid, the said Sarah C. Daugherty does grant unto the said William T. Daugherty his heirs and assigns in fee simple all that farm, tract or parcel of land situate, lying and being in Lawson's District, Somerset County, and State of Maryland, adjoining the John P. Bradshaw land and the land of Edward H. Daugherty and others, containing thirty acres of land more or less, the same being the "Home Place" of Thomas S. Daugherty, late of Somerset County, deceased and which was devised by the said Thomas S. Daugherty in his last will and testament duly recorded among the Testamentary records of Somerset County, unto his sons, William T. Daugherty and George W. Daugherty, an undivided one-half interest in said real estate having been conveyed unto the said Sarah C. Daugherty by George S. McCready and wife and John B. Nelson and wife by deed bearing date the thirtieth day of April in the year nineteen hundred and four, and recorded among the land records of Somerset County in Liber O.T.B. No. 39 folio 47 and the other undivided one-half interest having been conveyed unto the said Sarah C. Daugherty by the said William T. Daugherty by deed bearing date the thirteenth day of November in the year eighteen hundred and ninety-five and recorded

BOOK 049 PAGE 279

EXHIBIT "A"

I. ETHEL D. LAIRD
deceased 1962

A. ETHELYN LAIRD MARSHALL
dec. 1972

1. Martha Marshall Tull
Rt. 1, Box 194
.7143% Crisfield, Md. 21817

2. Dolores Marshall Hinman
116 Francis Drive
.7143% Salisbury, Md. 21801

3. Eleanor Marshall Tawes
27 Asbury Ave.
.7143% Crisfield, Md. 21817

4. Nina K. Marshall Carwile
Hamilton AF Base
272 Las Lomas Drive
.7143% Novato, Calif. 94947

B. ANNA LAIRD SHEPPE
9603 Garwood Street
2.8571% Silver Spring, Md.20901

C. FLORA LAIRD HOWE
3301 Lesiureworld Blvd.
Apt. 3G
2.8571% Silver Spring,Md. 20906

D. SARA M. LAIRD
2610 Linda Street
2.8571% Sarasota, Florida 33581

E. EMILY LAIRD WHEELER
P.O. Box 1072
2.8571% Newport, R.I. 02840

II. THOMAS S. DAUGHERTY
deceased

14.2857%
A. THOMAS LEE DAUGHERTY
deceased 1969

[Mrs. Jim Horner
P.O. Box 4288
Lantana, Florida 3340

1. Thomas Louis Daugher
207 South East Str
Fayetteville, Arka
72701

SCHEDULE OF HEIRS AND INTERESTS OF HEIRS OF

WILLIAM THOMAS DAUGHERTY

deceased 1930

DAUGHERTY ased	III. OLIN L. DAUGHERTY, SR. deceased 1952	IV. GEORGE W. DAUGHERTY deceased	V.CLAR
AUGHERTY d 1969 rner 38 orida 33402] is Daugherty n East Street ille, Arkansas 72701	A. OLIN LEE DAUGHERTY, JR. deceased 1976 1. Sandra Lee Hofman address unknown 2.85714% B. MARGARET DAUGHERTY MASSEY 5 Potomac Street Crisfield, Md. 21817 2.85714% C. JOYCE DAUGHERTY LINTHICUM 14135 Blehenim Rd.,North Phoenix, Md. 21131 2.85714% D. WAYNE M. DAUGHERTY 410 Pinehurst Ave. Salisbury, Md. 21801 2.85714% E. ROGER C. DAUGHERTY 426 Cole Circle Salisbury, Md. 21801 2.85714%	A. WELLINGTON DAUGHERTY deceased no children B. ALONZO H. DAUGHERTY 3.57142% deceased 1974 widow: Magdalene M. Daugherty 8426 West Grove Rd. Ellicott City, Md. 21043 1. Al Jackson Daugherty 8426 West Grove Rd. Ellicott City, Md. 21043 2. Michael Daugherty 2522 Todd Ave. Concord, Calif. 94520 C. JOHN LEAS DAUGHERTY 1153 Skyview Drive Cape St. Claire Annapolis, Md. 21401 3.57142% D. RICHARD A. DAUGHERTY 1117 Gretchen Court Venice, Florida 33595 3.57142% E. ROBERT LEE DAUGHERTY, deceased (3.57142) widow: Mary Martin Daugherty 5 Carriage Road P.O. Box la Cumberland Center Maine 04021 1. ROBERT LEE DAUGHERTY, JR. same address 2. RONALD L. DAUGHERTY same address 3. RHETT LEE DAUGHERTY same address 4. SIDNEY ANN DAUGHERTY same address	A. MAU 10 Cr 3.571 B. SERE Rt We 3.57 C. ELEA 24 Cr 3.57 D. LOUI 40 Ed 3.5

EXHIBIT "B"

BOOK 049 PAGE 282

	V. CLARENCE W. DAUGHERTY dec. 1960	VI. WILLIAM HARRY DAUGHERTY dec. 1947	VII. VIOLA DAUGHERTY CULLEN dec. 1982
	A. MAURICE DAUGHERTY 105 W. Main St. Crisfield, Md. 21817 3.5714%	A. WILLIAM THOMAS DAUGHERTY, JR. deceased 1963 widow: Gwendolyn Daugherty 1.1905% Marion, Md. 21838 1. Billie Rae Reese Hall Highway Crisfield, Md. 21817 1.1905% 2. Carol D. Torre Rt. 1, Box 346 Marion, Md. 21838 1.1905%	no children 14.2857%
7147	B. SERENA DAUGHERTY PRICE Rt. 1, Box 166 Westover, Md. 21871 3.5714%	B. THELMA D. WHITTINGTON, dec. no children	
	C. ELEANOR DAUGHERTY WALSTON 24 Winfall Ave. Crisfield, Md. 21817 3.5714%	C. BERNICE DAUGHERTY JOYNES 3.5714% dec. 1. Jerry Lee Joynes address unknown	
43	D. LOUIS EARL DAUGHERTY 402 Fourth St. Eden, Md. 21822 3.5714%	D. REGINALD LEE DAUGHERTY deceased 1966 widow: Marguerite Charnick 1.1905% 80 Somers Cove Crisfield, Md. 1. Norma Lou Birch 1.1905% 718 Pine Knoll Drive Princess Anne, Md. 2. Sheila J. D. Justis Main St. 1.1905% Fruitland, Md. 21826	
043			
5714%) ceased nerty			
JR.		E. CLINTON R. DAUGHERTY deceased 1965 1. Joan Daugherty 27 Fusting Ave. 1.7857% Catonsville, Md. 21228 2. Linda D. Byrne 602 Markham Rd. 1.7857% Baltimore, Md. 21229	
		F. CALVIN DAUGHERTY, dec. no children	
		G. DONALD DAUGHERTY, dec. no children	

DIRECTED TO:
Thomas S. Simpkins, Esquire
51 N. Somerset Ave.
P.O. Box 207
Princess Anne, Md. 21853

(Md. Rule 107 - Service of process outside the State)

No. 11,551 Chancery Case

STATE OF MARYLAND, Somerset County, To-Wit:

THE STATE OF MARYLAND to Florence Daugherty Horner
P.O. Box 4288
Lantana, Florida 33402

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of July next and ending sixty days from the date of the completion of service if made in the limits of the United States and ninety days if beyond cause your answer or other defense to be filed to the complaint of Flora Laird Howe and
Anna Laird Sheppe, Personal Representatives
of the Estate of Viola M. Cullen, deceased
P.O. Box 207
Princess Anne, Md. 21853
Martha Marshall Tull, Personal Representative of the Estate of Ethelyn Laird Marshall,
Rt. 1, Box 194, Crisfield, Md. 21817

Thomas S. Simpkins, Attorney-in-Fact
P.O. Box 207, Princess Anne, Maryland 21853

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt, Chief Judge of the First Judicial Circuit of Maryland.

Issued the 6th day of June, 19 83.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within sixty days from the date of the completion of service if made in the limits of the United States and ninety days if beyond. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Name Thomas S. Simpkins

Address 51 N. Somerset Ave., P.O. Box 207
~~Princess Anne, Md. 21853~~

J. Theodore Phoebus
Clerk

BOOK 049 PAGE 283

Flora Laird Howe and Anna Laird Sheppe, Personal Representatives of the Estate of Viola D. Cullen, deceased, et al.	:	NO. 11551 CHANCERY
	:	IN THE CIRCUIT COURT FOR
Complainants	:	SOMERSET COUNTY, MARYLAND
vs.		
Sandra Lee Hofman, Jerry Lee Joynes, Heirs or devisees of Bernice Daugherty Joynes, Heirs or devisees of Olin Lee Daugherty, Jr.	:	
	:	
	:	

BOOK 049 PAGE 284

ORDER OF PUBLICATION

ORDERED by the Circuit Court for Somerset County, Maryland, the Respondents, Sandra Lee Hofman and Jerry Lee Joynes and the unknown heirs or devisees of Bernice Daugherty Joynes and Olin Lee Daugherty, Jr., are hereby notified that the petitioners have filed an action for the sale of the land of William T. Daugherty, deceased, located in Lawsons Election District, Somerset County, Maryland, consisting of 30 acres, more or less, acquired by Sarah C. Daugherty, by deed dated April 26th, 1916, and recorded among the Land Records of Somerset County, Maryland, in Liber 70, folio 452, naming the respondents as parties. The Respondents are hereby warned that failure to file an answer or other defense on or before the 9th day of August 1983, may result in the case proceeding against them by default.

I. Theodore Phoebus, Clerk

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

Flora Laird Howe and Anna Laird Sheppe, Personal Representatives of the Estate of Viola M. Cullen, deceased, et al.	:	NO. 11,551 CHANCERY
	:	IN THE CIRCUIT COURT FOR
	:	SOMERSET COUNTY, MARYLAND
Complainants	:	
vs.	:	
Linda Daugherty Bryne, et al.	:	
Respondents	:	
	:	

: : : : : : : :

DECREE

UPON the aforegoing Petition and Affidavits, IT IS, this 9th day of June 1983, by the Circuit Court for Somerset County, Maryland, In Equity, DECREED that:

Service of process against the unknown heirs and the heirs whose addresses are unknown shall be by Order of Publication.

JUDGE

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

C P23 14 C

WRIT OF SUBPOENA: No. 11,551 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland, BOOK 049 PAGE 286

Somerset County, to wit:

TO Magdalene M. Daugherty
8426 W. Grove Rd.
Ellicott City, Md. 21043

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of July next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Flora Laird Howe and Anna Laird Sheppe, Personal Representatives of the Estate of Viola M. Cullen, deceased
P.O. Box 207, Princess Anne, Md. 21853
Martha Marshall Tull, Personal Representative of the Estate of Ethelyn Laird Marshall,
Rt. 1, Box 194, Crisfield, Md. 21817
Thomas S. Simpkins, Attorney-in-Fact
P.O. Box 207, Princess Anne, Maryland 21853

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 6th day of June, 19 83.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 19th day of July, 19 83. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Thomas S. Simpkins
Name

51 N. Somerset Ave., P.O. Box 207
Princess Anne, Md. 21853
Address

L. Theodore Shockley
Clerk

BOOK 049 PAGE 287

RECORDED IN
LIBER NO. ___ FOLIO ___
LTHECOPY ___ CLK. CIR. CT.
BY _____ DEPUTY

Summoned _____

Date _____ JUN 15 8 54 AM '03

FILED

VIRGINIA L. DONNELLY

Sheriff, Howard County, Md.

Summoned Magdalene Daugherty by personal delivery of and leaving a copy of Petition For Sale of Land, Exhibits A

with said Jackson Daugherty at 8426 Grove Rd on this 13 day of June 19 83

VIRGINIA L. DONNELLY

Sheriff, Howard County, Md.

Deputy L. Wilmer 2414

FEE $5.00

C C

P23 14

WRIT OF SUBPOENA: No. 11,551 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO Al Jackson Daugherty
8426 West Grove Rd.
Ellicott City, Md. 21043

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of July next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Flora Laird Howe and Anna Laird Sheppe, Personal Representatives of the Estate of Viola M. Cullen, deceased
P.O. Box 207, Princess Anne, Md. 21853
Martha Marshall Tull, Personal Representative of the Estate of Ethelyn Laird Marshall,
Rt. 1, Box 194, Crisfield, Md. 21817
Thomas S. Simpkins, Attorney-in-Fact
P.O. Box 207, Princess Anne, Maryland 21853

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 6th day of June, 19 83.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 19th day of July, 19 83. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Thomas S. Simpkins
Name

51 N. Somerset Ave., P.O. Box 207
Princess Anne, Md. 21853
Address

I. Theodore Phoebus
Clerk

BOOK 049 PAGE 288

BOOK 049 PAGE 289

Summoned

Date

VIRGINIA L. DONNELLY

Sheriff, Howard County, Md.

Summoned Al Jackson Daugherty by personal delivery of and leaving a copy of Petition For Sale of Land Exhibits

with said Jackson Daugherty at 8426 Grove Rd on this 13 day of June 19 83

VIRGINIA L. DONNELLY

Sheriff, Howard County, Md.

Deputy L. Wilmer 2414

FEE $ 5.00

6/9 3:25pm
Left Hosp.
Served 6/20

C

437
Status

WRIT OF SUBPOENA:

No. 11,551 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

RECEIVED
1983 JUN -3 AM 9:10
CLERK'S OFFICE
BALTO. CO.

TO Joan Daugherty
27 Fusting Ave.
Catonsville, Md. 21228

R.D. 7/5

Scott T. Hilliary 7-17-1948 SW 6/10/83

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of July next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Flora Laird Howe and Anna Laird Sheppe, Personal Representatives of the Estate of Viola M. Cullen, deceased
P.O. Box 207, Princess Anne, Md. 21853
Martha Marshall Tull, Personal Representative of the Estate of Ethelyn Laird Marshall, Rt. 1, Box 194, Crisfield, Md. 21817
Thomas S. Simpkins, Attorney-in-Fact
P.O. Box 207, Princess Anne, Maryland 21853

Copy Served On + left with Scott Hilliary this 10th day of June 1983 Charles W Lucey Jr.

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 6th day of June, 19 83.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 19th day of July, 19 83. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Thomas S. Simpkins
Name

51 N. Somerset Ave., P.O. Box 207
Princess Anne, Md. 21853
Address

S. Theodore Phoebus
Clerk

BOOK 049 PAGE 290

P 228 141 249

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO	Flo. D. Horner
STREET AND NO.	
P.O., STATE AND ZIP CODE	PO BOX 4288 Lantana, Fla. 33402
POSTAGE	$ .54
CERTIFIED FEE	65
SPECIAL DELIVERY	
RESTRICTED DELIVERY	
SHOW TO WHOM AND DATE DELIVERED	60
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	
TOTAL POSTAGE AND FEES	$1.89
POSTMARK OR DATE	JUN 7 1983 USPO

CONSULT POSTMASTER FOR FEES

OPTIONAL SERVICES

RETURN RECEIPT SERVICE

PS Form 3800, Apr. 1976

BOOK 049 PAGE 291

PRINCESS ANNE, MD., June 3 1983

This is to certify that the annexed notice

has been published in the *MARYLANDER and HERALD*, a weekly newspaper published in Somerset County, Maryland, according to the terms and requirements contained in said Notice

Dates Inserted: June 16, 23, 30

J. Byron Boyd

Business Manager MARYLANDER and HERALD

THOMAS S. SIMPKINGS
Attorney at Law
Princess Anne, Maryland

FLORA LAIRD HOWE
and ANNA LAIRD SHEPPE,
Personal Representatives
of the Estate of
VIOLA D. CULLEN,
deceased, et al.

vs.

SANDRA LEE HOFMAN,
JERRY LEE JOYNES,
Heirs or devisees of
BERNICE DAUGHERTY JOYNES,
Heirs or devisees of
OLIN LEE DAUGHERTY, JR.

NO. 11,551 CHANCERY
IN THE CIRCUIT COURT FOR
SOMERSET COUNTY, MARYLAND

ORDER OF PUBLICATION

ORDERED by the Circuit Court for Somerset County, Maryland, the Respondents, Sandra Lee Hofman and Jerry Lee Joynes and the unknown heirs or devisees of Bernice Daugherty Joynes and Olin Lee Daugherty, Jr., are hereby notified that the petitioners have filled an action for the sale of the land of William T. Daugherty, deceased, located in Lawsons Election District, Somerset County, Maryland, consisting of 30 acres, more or less, acquired by Sarah C.. Daugherty, by deed dated April 26th 1916, and recorded among the Land Records of Somerset County, Maryland, in Liber 70, folio 452, naming the respondents as parties. The Respondents are hereby warned that failure to file an answer or other defense on or before the 9th day of August 1983, may result in the case proceeding against them by default.

I. Theodore Phoebus, Clerk

True Copy, Test: I. Thoedore Phoebus, Clerk

3tc 6/16

Flora Laird Howe and Anna Laird Sheppe, Personal Representatives of the Estate of Viola D. Cullen, deceased, et al.	:	NO. 11,551 CHANCERY
	:	IN THE CIRCUIT COURT FOR
	:	SOMERSET COUNTY
Complainants	:	STATE OF MARYLAND
vs.	:	
Sandra Lee Hofman, et al.	:	
Respondents	:	

: : : : :

PETITION FOR DECREE PRO CONFESSO

The Petition of the Complainants in the above matter by Thomas S. Simpkins, respectfully represents:

1. That the Order of Publication heretofore passed in this cause has been duly published according to the terms of said Order; and that

2. That the petitioner did on June 7, 1983, mail an exact copy of the Petition for Sale of Land with service of process to Florence Daugherty Horner, by certified mail.

3. That the respondents have not answered or otherwise responded to the Petition for Sale of Land although Order of Publication required a responsive pleading to be filed before August 9, 1983, as evidenced by the publisher's certificate attached.

WHEREFORE, your petitioner requests this Court to pass a Decree Pro Confesso against the non-answering respondents and also requests an Order to take testimony in said cause.

Thomas S. Simpkins

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

ORDER OF COURT

It appearing from the proceedings in the above cause that the respondents have been duly notified to appear to the

Petition for Sale of Land filed herein and have failed to appear or file an answer thereto; IT IS thereupon this 10th day of August 1983, by the Circuit Court for Somerset County, Maryland, in Equity, ORDERED that the Petition for Sale of Land be and the same is hereby taken pro-confesso against the said non-answering respondents; and IT IS further Ordered that testimony be taken before one of the Examiners in this Court.

JUDGE

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P O BOX 207
PRINCESS ANNE, MD. 21853

TELEPHONE 651-1400

Flora Laird Howe and Anna Laird Sheppe, Personal Representatives of the Estate of Viola D. Cullen deceased, etal	:	No. 11,551 Chancery Case
	:	In the Circuit Court for
	:	Somerset County
VS.		
Sandra Lee Hoffman, etal	:	State of Maryland
	:	DATE: August 11, 1983
	:	
	:	
	:	

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Joan Daugherty

27 Fusting Ave.

Catonsville, Md. 21228

In accordance with Maryland Rules of Procedure, you are notified that a ~~judgment by default/summary judgment~~/decree pro confesso/ ~~summary decree~~ was entered against you in the above entitled case on August 10, 1983.

If you wish to take exception to this ~~Judgment~~/Decree/~~by default~~ you have thirty days from the date of the ~~Judgment~~/Decree within which to do so.

I. Theodore Phoebus

I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

Flora Laird Howe and Anna Laird Sheppe, Personal Representatives of the Estate of Viola D. Cullen deceased, etal	:	No. 11,551 Chancery Case
	:	In the Circuit Court for
	:	Somerset County
VS.		
Sandra Lee Hoffman, etal	:	State of Maryland
	:	DATE: August 11, 1983
	:	
	:	
	:	

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Linda Daugherty Bryne

602 Markham Rd.

Baltimore, Md. 21229

In accordance with Maryland Rules of Procedure, you are notified that a ~~judgment by default/summary judgment~~/decree pro confesso/ ~~summary decree~~ was entered against you in the above entitled case on August 10, 1983.

If you wish to take exception to this ~~Judgment~~/Decree/~~by default~~ you have thirty days from the date of the ~~Judgment~~/Decree within which to do so.

I. Theodore Phoebus

I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

BOOK 049 PAGE 296

Flora Laird Howe and Anna Laird Sheppe, Personal Representatives of the Estate of Viola D. Cullen deceased, etal	:	No. 11,551 Chancery Case
	:	In the Circuit Court for
VS.	:	Somerset County
Sandra Lee Hoffman, etal	:	State of Maryland
	:	DATE: August 11, 1983
	:	
	:	
	:	

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Al Jackson Daugherty

8426 West Grove Rd.

Ellicott City, Md. 21043

In accordance with Maryland Rules of Procedure, you are notified that a ~~judgment by default/summary judgment~~/decree pro confesso/ ~~summary decree~~ was entered against you in the above entitled case on August 10, 1983.

If you wish to take exception to this ~~Judgment~~/Decree/~~by default~~ you have thirty days from the date of the ~~Judgment~~/Decree within which to do so.

I. Theodore Phoebus

I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

Flora Laird Howe and Anna Laird Sheppe, Personal Representatives of the Estate of Viola D. Cullen deceased, etal	:	No. 11,551 Chancery Case
	:	In the Circuit Court for
	:	Somerset County
VS.		
Sandra Lee Hoffman, etal	:	State of Maryland
	:	DATE: August 11, 1983
	:	
	:	
	:	

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Magdalene M. Daugherty
8426 W. Grove Rd.
Ellicott City, Md. 21043

In accordance with Maryland Rules of Procedure, you are notified that a ~~judgment by default/summary judgment~~/decree pro confesso/ ~~summary decree~~ was entered against you in the above entitled case on August 10, 1983.

If you wish to take exception to this ~~Judgment~~/Decree/~~by default~~ you have thirty days from the date of the ~~Judgment~~/Decree within which to do so.

I. Theodore Phoebus
I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

Flora Laird Howe and Anna Laird Sheppe, Personal Representatives of the Estate of Viola D. Cullen deceased, etal	:	No. 11,551 Chancery Case
	:	In the Circuit Court for
	:	Somerset County
VS.		
Sandra Lee Hoffman, etal	:	State of Maryland
	:	DATE: August 11, 1983
	:	
	:	
	:	

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Florence Daugherty Horner

P.O. Box 4288

Lantana, Florida 33402

In accordance with Maryland Rules of Procedure, you are notified that a ~~judgment by default/summary judgment~~/decree pro confesso/ ~~summary decree~~ was entered against you in the above entitled case on August 10, 1983.

If you wish to take exception to this ~~Judgment~~/Decree/~~by default~~ you have thirty days from the date of the ~~Judgment~~/Decree within which to do so.

I. Theodore Phoebus

I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

WRIT OF SUBPOENA: No. 11,551 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO Linda Daugherty Bryne
602 Markham Rd.
Baltimore, Md. 21229

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of July next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Flora Laird Howe and Anna Laird Sheppe, Personal Representatives of the Estate of Viola M. Cullen, deceased
P.O. Box 207, Princess Anne, Md. 21853
Martha Marshall Tull, Personal Representative of the Estate of Ethelyn Laird Marshall,
Rt. 1, Box 194, Crisfield, Md. 21817
Thomas S. Simpkins, Attorney-in-Fact
P.O. Box 207, Princess Anne, Maryland 21853

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 6th day of June, 19 83.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 19th day of July, 19 83. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Thomas S. Simpkins
Name

51 N. Somerset Ave., P.O. Box 207
Princess Anne, Md. 21853
Address

S. Theodore Phoebus
Clerk

BOOK 049 PAGE 299

No. 11551 Chancery

June 30, 1983

BOOK 049 PAGE 300

Linda Daugherty Byrne,
Personal Representative
of the Estate of Clinton R.
Daugherty.
602 Markham Road
Baltimore, Maryland 21229

Joan C. Daugherty
27 Fusting Ave.
Catonsville, Maryland 21228

The Circuit Court
for Somerset County
Princess Anne, Maryland 21853

Re: Acreage of William
Thomas Daugherty

To The Honorable Judge of said Court:

In answer to the Writ of Subpoena issued the 6th day of June 1983.

I agree that the Acreage of William Thomas Daugherty, deceased, be sold and the proceeds be divided after payment of the costs attending sale.

I pray the Honorable Court to respectfully consider:

(1) I agree to the order of service of process by publication as to the unknown heirs and heirs whose location is unknown.

(2) I pray the honorable Court to appoint a completely impartial Trustee to sell the said property.

(3) I pray the Honorable Court to appoint a completely impartial appraiser to determine the value of said property.

(4) I pray the Honorable Court to notify each heir, whose location is known, as to the time of sale.

I respectfully submit to the Honorable Court the above.

Respectfully,

Linda Daugherty Byrne
Joan C. Daugherty

Flora Laird Howe and Anna Laird Sheppe, Personal Representatives of the Estate of Viola M. Cullen, Deceased, et al.	:	NO. 11,551 Chancery
	:	In the Circuit Court for
	:	Somerset County
COMPLAINANTS	:	State of Maryland
vs.	:	
LINDA DAUGHERTY BRYNE, et al.	:	
RESPONDENTS	:	

: : : : : :

TESTIMONY

I, Logan C. Widdowson, Examiner in Chancery, do hereby certify that at the law offices of Thomas S. Simpkins, Princess Anne, Maryland, on Tuesday, September 6, 1983, at 3:30 p.m. I did meet with the Solicitor for the Complainants for the purpose of examining such witnesses as should then be produced before me, at which time I attended. In the presence of the Solicitor for the Complainants, I proceeded to examine the witness in the following manner:

MARTHA MARSHALL TULL, one of the complainants, a witness of lawful age, testifying on her own behalf, after being duly sworn by me deposes and says:

1. Please state your name and address.
A. Martha Marshall Tull, Route 1, Box 194, E. Chesapeake Avenue, Crisfield, Maryland 21817

MARTHA MARSHALL TULL: Examination by Thomas S. Simpkins, solicitor

1. Are you the Personal Representative of the Estate of Ethelyn Laird Marshall?
A. Yes, I am. She was my mother.

2. Are you related to William T. Daugherty, deceased?
A. Yes, I am his great-grandchild. My mother was Ethelyn Laird Marshall and her mother was Ethel D. Laird, who was the daughter of William T. Daugherty.

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 307
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

3. Do you know when your great-grandfather died?
A. He died in 1930.

4. When did your mother die?
A. She died in August 1972. Grandmother died in 1962.

5. I show you a schedule entitled "Schedule of Heirs and Interest of Heirs of William Thomas Daugherty". Are you familiar with the other heirs of William Thomas Daugherty?
A. Yes, I recognize the names of the seven listed children of William Thomas Daugherty as they were my grandmother and her brothers and sisters.

6. Are all of the heirs of each respective child of William Thomas Daugherty shown on this list?
A. To my knowledge they are.

7. Do you have any knowledge concerning the thirty acres of woodland in Lawson's Election District which was owned by William Thomas Daugherty?
A. I know that my great-grandfather died, leaving a tract of woodland in Lawson's Election District and that it is still taxed in his name.

8. Do you know anything about the value of that woodland?
A. No, I do not.

9. Is it possible to divide the woodland among all of the heirs?
A. No, that would be impossible.

10. Do you know of anyone who has any interest in the woodland aside from those names on the Schedule of Heirs?
A. No, sir, I do not.

COURT QUESTION AND ANSWER.
Nothing further.

Logan C. Widdowson, Examiner

Martha Marshall Tull

There being no further witnesses produced to me, I then and there, at the request of the solicitor for the complainant, close these depositions. I certify that I did not deem it necessary to cross-examine the witness and that there were no irregularities or unusual circumstances in the taking of the testimony or in the manner in which the proceedings were conducted. I further certify

THOMAS S. SIMPKINS
ATTORNEY AT LAW
61 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

that the witness did sign her testimony and that the examiner's costs was paid by the complainant.

GIVEN UNDER MY HAND AND SEAL ON THIS 6th day of September, 1983.

Logan C. Widdowson, Examiner
in Chancery

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

BOOK 049 PAGE 304

Flora Laird Howe and Anna Laird Sheppe, Personal Representatives of the Estate of Viola M. Cullen, deceased, et al.	:	NO. 11,551 Chancery
	:	IN THE CIRCUIT COURT FOR
	:	SOMERSET COUNTY
Complainants	:	STATE OF MARYLAND
vs.	:	
Linda Daugherty Byrne, et al.	:	
Respondents	:	

: : : : : :

PETITION TO APPOINT TRUSTEE

TO THE HONORABLE THE JUDGE OF SAID COURT:

The complainants, by Thomas S. Simpkins, their solicitor, respectfully represents:

1. That all of the known parties of interest have been served with service of process and have either answered the Bill of Complaint or a decree pro confesso has been entered against them.

2. That the Order of Publication for unknown heirs of Bernice Daugherty Joynes and Olin Lee Daugherty, Jr. has been duly published as required by the rules of court.

3. That testimony has been taken and filed herein.

4. That it is now proper and necessary for this Honorable Court to appoint a Trustee to make sale of the real estate described in the Bill of Complaint with authority to employ an appraiser to determine the value of the premises which consists of growing timber.

Thomas S. Simpkins

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

STATE OF MARYLAND, COUNTY OF SOMERSET, SS:

I hereby certify that on this 20th day of September 1983, before me, the subscriber, a notary public in and for the state and county aforesaid, personally appeared Thomas S. Simpkins, solicitor for the complainants herein, and he acknowledged the aforegoing petition to appoint trustee to be his act and deed on behalf of the complainants herein and that the matters and facts are true and correct as set forth herein, to the best of his information, knowledge and belief.

As Witness my hand and Notarial Seal.

Jean Taylor
Notary Public

ORDER OF COURT

UPON the aforegoing Petition and Affidavit, IT IS hereby ORDERED AND DECREED by the Circuit Court for Somerset County, Maryland, in#11,551 Chancery, that Thomas S. Simpkins, Attorney at Law, Princess Anne, Maryland, BE and he hereby IS appointed trustee to sell at public sale the land and timber in the Bill of Complaint described with authority to employ a competent appraiser to determine the value of said lands, and he shall file an approved bond herein in at least the amount of the appraised value of said land in order to qualify as trustee, and he shall following sale report the same to this Court.

Richard M. Pollitt
JUDGE

Dated: Sept. 27, 1983

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

BOOK 049 PAGE 306

PARKER
FORESTRY SERVICES

November 11, 1983

Thomas S. Simpkins, Esq.
15 N Somerset Avenue
Princess Anne, MD 21868

Dear Tom:

Attached is the Timber Volume Estimate you requested on the William T. Daugherty Tract of timberland located near Crisfield, Maryland. Also included is a map of the area, a valuation of the timber and a bill for services performed.

The map was drawn from information taken from tax maps, aerial photographs, deeds, and ground observations. As near as we can tell, this map is fairly accurate.

It appears that this entire area was burned over about 30 to 35 years ago and the timber was cut about that time also. Since then, another stand of loblolly pine has become established on parts of the tract. These pines are in the 25 to 30 year old range. Because of the low marshy conditions of this area, these trees are not growing very well. Most of the trees on the north west end of this tract are very short, only 10 to 12 feet tall, and have no commercial value at this time. They are also very scattered.

There are approximately eight (8) acres of fairly nice pines on the southeast end of the tract. These trees are more thickly set, are taller and are exhibiting better growth.

At the very bottom of the tract, there are 1¼ acres of saw-timber size trees amounting to about 20,000 board feet. As you can see from the map, the northwest end is all marsh.

We could not find any indication of an outlet to this tract at the southwest corner as is indicated on the tax map. In fact, there is a 15 feet ditch with no way to cross it at this point. Access to this tract will have to be gained by crossing the fields on the south end. Access is going to be a problem.

P.O. BOX 2171/SALISBURY, MD 21801/301-546-9696
W.H. "ACE" PARKER, JR. 301-742-6530 / W. ALLEN "SKIP" JONES, JR. 302-846-3833

If we can be of further assistance on this tract, do not hesitate to contact us.

Thank you for your business.

Sincerely,

W. H. Parker, Jr.

W. H. Parker, Jr.
Registered Professional
Forester # 78

Enclosures

WHP/asp

PARKER FORESTRY SERVICES
P. O. BOX 2171
SALISBURY, MARYLAND 21801
301-546-9696

BOOK 049 PAGE 308

Valuation of Timber on the
William T. Daugherty Tract

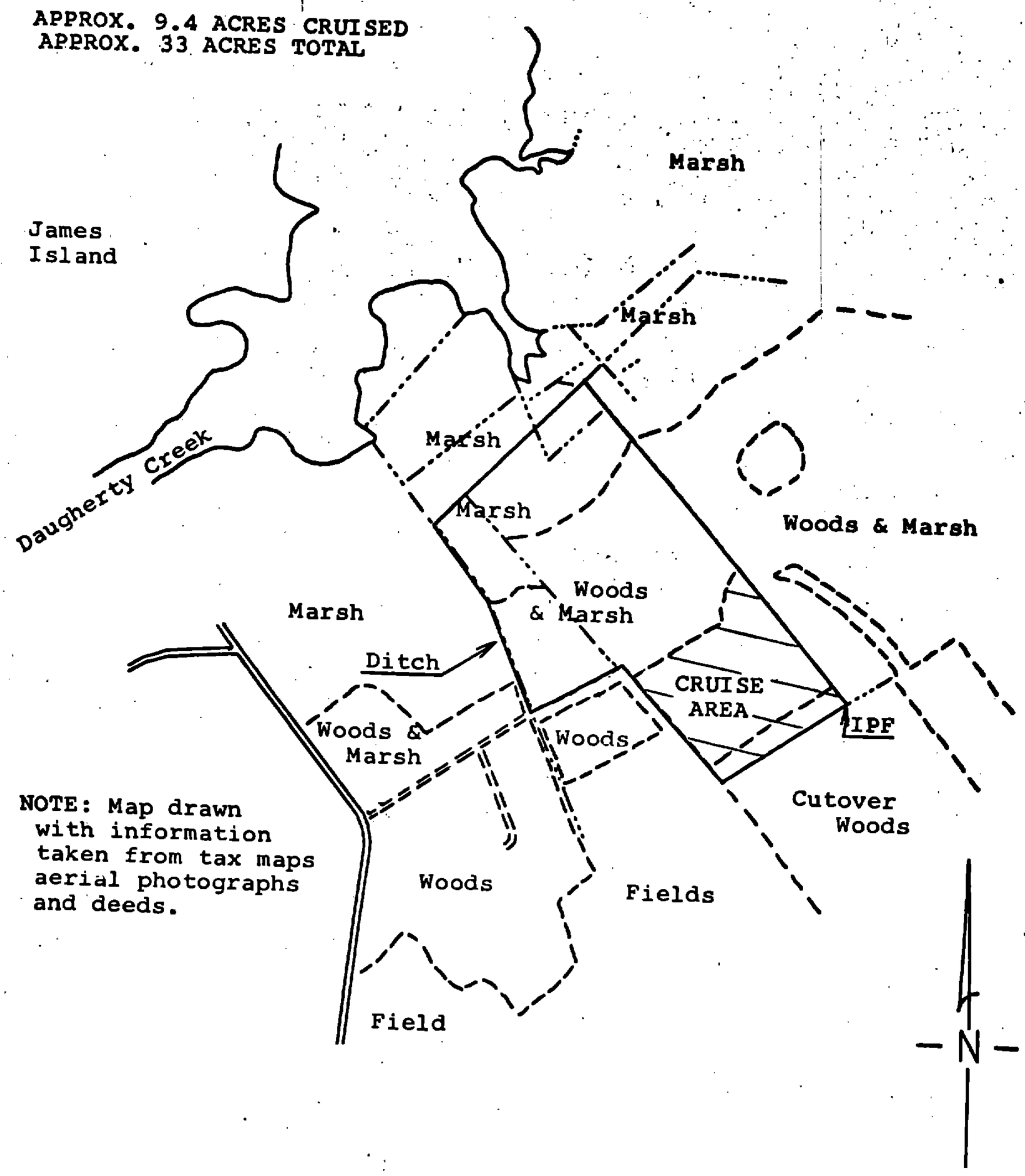
Pine Pulpwood	168 cords	@	$10./cord	=	$ 1,680.00
Pine Sawtimber	19,740 BF	@	$80./MBF	=	$ 1,579.00
			Total		$ 3,259.20

Because this is such a small volume and the access is poor, it is our opinion that this is the maximum value that you would recieve for this timber. Selling during the summer or during a dry period would help the price.

SKETCH MAP

W. T. DAUGHERTY
APPROX. 1½ MILES N.W. OF HOPEWELL
SOMMERSET CO., MD

APPROX. 9.4 ACRES CRUISED
APPROX. 33 ACRES TOTAL



NOTE: Map drawn with information taken from tax maps aerial photographs and deeds.

PARKER FORESTRY SERVICES
11/4/83

SCALE: 1" = 660'

BOOK 049 PAGE 309

PARKER FORESTRY SERVICES
P. O. BOX 2171
SALISBURY, MARYLAND 21801

301-546-9696

TIMBER VOLUME ESTIMATE

W.T.DAUGHERTY - PINE PULPWOOD STAND
APPROX. 1.5 MILES N.W. OF HOPEWELL
SOMMERSET COUNTY
MARYLAND
11/4/1983

PULPWOOD VOLUME
(BAF- 10 CRUISE)
8 ACRES

SPECIES: LOBLOLLY PINE

DBH	TREES	BASAL AREA	FC 77 CORDS
6	1,692	332.3	53.5
8	1,023	356.9	68.6
10	282	153.8	31.8
12	86	67.7	14.0
	3,083	910.8	167.9

535.61 TONS IF STEM AND TOP ARE UTILIZED

TRACT TOTALS FOR 8 ACRES

MARYLAND
WILLIAM H. PARKER, JR.
REGISTERED PROFESSIONAL FORESTER
NO. 78
STATE BOARD OF REGISTRATION FOR FORESTERS

W.T.DAUGHERTY - PINE SAWTIMBER STAND
11/4/1983

SAWTIMBER VOLUME
(BAF- 20 CRUISE)
1.4 ACRES

SPECIES: LOBLOLLY PINE

DBH	TREES.	BASAL AREA	IFC78 BOARD FEET
10	64	35.0	2,464
12	45	35.0	3,779
14	79	84.0	11,080
16	10	14.0	2,417
	197	168.0	19,740

TRACT TOTALS FOR 1.4 ACRES

MARYLAND
WILLIAM H. PARKER, JR.
REGISTERED PROFESSIONAL FORESTER
NO. 78
STATE BOARD OF REGISTRATION FOR FORESTERS

CRUISE SUMMARY
ON 1.4 ACRES
FOR W.T.DAUGHERTY - PINE SAWTIMBER STAND
11/4/1983

	PER ACRE			PER 1.4 ACRES		AVE TREE	
PRODUCT/SPECIES	VOLUME	TREES	BA	VOLUME	TREES	VOLUME	DBH
SAWTIMBER:							
LOBLOLLY PINE	14099.7	141	120	19740	197	100.03	12.5
TOTALS	14099.7	141	120	19740	197	100.03	12.5

MARYLAND
WILLIAM H. PARKER, JR.
REGISTERED PROFESSIONAL FORESTER
NO. 78
STATE BOARD OF REGISTRATION FOR FORESTERS

CRUISE SUM
ON 8
FOR W.
11/4/19

RTY - PINE PULPWOOD STAND

PRODUCT/SPECIES	PER ACRE VOLUME	PER ACRE TREES	PER ACRE BA	PER 8 ACRES VOLUME	PER 8 ACRES TREES	AVE TREE VOLUME	AVE TREE DBH
PULPWOOD:							
LOBLOLLY PINE	21.0	385	114	168	3083	0.05	7.4
TOTALS	21.0	385	114	168	3083	0.05	7.4

BOOK 049 PAGE 313

MARYLAND
WILLIAM H. PARKER, JR.
REGISTERED PROFESSIONAL FORESTER
NO. 78
STATE BOARD OF REGISTRATION FOR FORESTERS

POWER OF ATTORNEY

Chancery No 11,551

(Irrevocable)

BOND No. R-50343579

Know All Men by These Presents:

BOOK 049 PAGE 314

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That Western Surety Company, a corporation, does hereby make, constitute and appoint Jerry W Elliot or Randall L Pryor or Vickie L Wagner or Donald L Henderson or Michael J Eusebio

in the City of Salisbury, State of Maryland, with limited authority, its true and lawful Attorney(s) in fact with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, one of the following bonds.

An ORIGINAL bond required by Statute, Decree of Court or Ordinance for:	MAXIMUM PENALTY
(A) ADMINISTRATOR CONSERVATOR CURATOR EXECUTOR PERSONAL REPRESENTATIVE GUARDIAN TRUSTEE — (Testamentary Only) SALE OF REAL OR PERSONAL PROPERTY —When this company has qualifying bond or when it is a separate bond for accounting of proceeds of sale only COMMISSIONER TO SELL REAL ESTATE REFEREE IN PARTITION TRUSTEE OR RECEIVER — In Bankruptcy (Excluding Chapter 11)	$1,000,000
(B) NOTARY PUBLIC PUBLIC OFFICIAL AND DEPUTIES RECEIVER — (In State Court Only)	$ 50,000
(C) PLAINTIFF'S COURT BOND — Banks, Savings & Loan, and Trust Companies — All Others, except bonds prohibited by "NOTE" below	$ 100,000 $ 20,000
(D) COST ON APPEAL) EXCLUDING OPEN PENALTY, REMOVAL OF CAUSE) STAY, SUPERSEDEAS OR GUARANTEE OF A JUDGMENT	$ 2,000
(E) LICENSE AND PERMIT Except bonds where the state is the obligee SPECIAL FUEL USERS	$ 25,000 $ 2,000
(F) ANY BOND OR INDEMNITY provided there is attached to this Power of Attorney, written authority in the form of an endorsement, letter or telegram, signed by the Chairman of the Board, President, Vice-President, Assistant Vice President, Secretary, Treasurer or Assistant Secretary of Western Surety Company specifically authorizing its execution.	

NOTE: SUPERSEDEAS, OR OPEN PENALTY OR STAY BONDS ON APPEAL OR GUARANTEE OF JUDGMENT, OR BAIL BONDS OR CONSTRUCTION BID OR CONTRACT BONDS, OR BONDS FOR DEFENDANTS ARE NOT AUTHORIZED BY THIS POWER OF ATTORNEY, except as provided in Section (F).

WESTERN SURETY COMPANY further certifies that the following is a true and exact copy of Section 7 of the By-Laws of the Western Surety Company, duly adopted and now in force, to-wit: "Section 7. All bonds, policies, undertakings or other obligations of the corporation shall be executed in the corporate name of the Company by the Chairman of the Board, President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The Chairman of the Board, President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings or other obligations of the corporation."

Dated this 12th day of November, 1981.

ATTEST C. Schmidt
Assistant Secretary

WESTERN SURETY COMPANY

By Joe P Kirby
President

STATE OF SOUTH DAKOTA
County of Minnehaha } ss

On this 12th day of November, 1981, before me, a Notary Public, personally appeared JOE P. KIRBY, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as President of the said WESTERN SURETY COMPANY and acknowledged said instrument to be the voluntary act and deed of said corporation.

My commission expires June 12, 19 88

FILED

Jhone
Notary Public, South Dakota

I, the undersigned officer of the Western Surety Company, a stock corporation of the State of South Dakota, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and, further, that Section 7 of the By-Laws of the company as set forth in the Power of Attorney, is now in force.

DEC 13 1 46 PM 83

In testimony whereof, I have hereunto set my hand and the seal of the Western Surety Company this *13th day of December, 19 83

RECD LIA TION BY

WESTERN SURETY COMPANY

By DEPUTY Joe P Kirby
President

*IMPORTANT: This date must be filled in before it is attached to the bond and it must be the same date as the bond

99—11-81

Bond Book 11 Page 309

Bond Book 11 Page 310

Maryland

BOND OF TRUSTEE FOR SALE OF REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS: BOND No. 50343579

That we, THOMAS S. SIMPKINS, as Principal, and the WESTERN SURETY COMPANY, a corporation duly authorized to do business in the State of Maryland, as Surety, are held and firmly bound unto the State of Maryland, in the full and just sum of FIVE THOUSAND DOLLARS AND NO/100 ($ 5,000) DOLLARS, current money, to be paid to the State of Maryland, or its certain attorney; to which payment well and truly to be made and done, we bind ourselves, and each of us, our and each of our Heirs, Successors and Assigns, Executors and Administrators, jointly and severally, firmly by these presents.

Sealed with our seals, and dated this 13th day of December, 19 83.

WHEREAS, the above bounden Principal(s) by virtue of a decree of the Honorable the Judges of the Orphans' Court of SOMERSET County, has been appointed trustee(s) to sell UNIMPROVED REAL ESTATE

mentioned in the proceedings in the case of Elora Laird Howe and Anna Laird Sheppe, Personal Representatives of the Estate of Viola M. Cullen deceased vs. Linda Daugherty Bryne

now pending in said Court.

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bounden Principal(s) do and shall well and faithfully perform and trust reposed in HIM by said decree, or that may be reposed in HIM by any future decree or order in the premises, then the above obligation to be void; otherwise to be and remain in full force and virtue in law.

Signed, sealed and delivered in the presence of

Jean Taylor

Principal

Principal

Countersigned

By Mary Lou King
Maryland Resident Agent

WESTERN SURETY COMPANY

By Mary Lou King

1231-1-67

Bond Approved and Filed
PER: S. Shedon Phoebus, CLERK

BOOK 049 PAGE 315

Flora Laird Howe and Anna Laird Sheppe Personal Representatives of the Estate of Viola M. Cullen, deceased, et al.	:	NO. 11,551 CHANCERY
	:	IN THE CIRCUIT COURT FOR
	:	SOMERSET COUNTY
Complainants	:	STATE OF MARYLAND
vs.	:	
Linda Daugherty Bryne, et al.	:	
Respondents	:	

: : : :

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Thomas S. Simpkins, Trustee in the above captioned cause, duly qualified after filing his approved bond, hereby reports: That he did on December 13th, 1983 at 2:00 p.m. after having given due notice as required by law, sell the land at public auction described in these proceedings, unto Vincent Adamovich and Diane A. Adamovich, for the sum of Ten Thousand Dollars [$10,000.00] that being the highest bid therefor and that a deposit of Two Thousand Dollars has been paid as per terms of sale, the unpaid portion to be paid upon ratification.

Respectfully submitted,

Thomas S. Simpkins

STATE OF MARYLAND, COUNTY OF SOMERSET:

I hereby certify that on this 13th day of December 1983, before me, the subscriber, a notary public in and for the state and county aforesaid, personally appeared Thomas S. Simpkins, and he did depose and say: That he was duly appointed and qualified to sell the land in the above proceedings and that he did sell the same as hereinbefore set forth, that the sale was fairly conducted and that the Report of Sale is true and correct to the best of his information, knowledge and belief.

As Witness my hand and Notarial Seal.

Jean Taylor
Notary Public

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

Flora Laird Howe and Anna Laird Sheppe, Personal Representatives of the Estate of Viola M. Cullen, deceased, et al.	:	NO. 11,551 CHANCERY
	:	IN THE CIRCUIT COURT FOR
	:	SOMERSET COUNTY
Complainants	:	STATE OF MARYLAND
vs.	:	
Linda Daugherty Bryne, et al.	:	
Respondents	:	

: : : : : : :

AFFIDAVIT

STATE OF MARYLAND, COUNTY OF SOMERSET, SS:

I hereby certify that on this 13th day of December 1983, before me, the subscriber, a notary public in and for the state and county aforesaid, personally appeared Vincent Adamovich and after being duly sworn by me according to law, did depose and say:

1. That he was the purchaser at the public auction of the property in these proceedings held on December 13th, 1983, at 2:00 p.m.

2. That he did not act as agent for anyone but purchased the same for himself as principal.

3. That he did not directly or indirectly discourage anyone from bidding on the property.

As Witness my hand and Notarial Seal.

Vincent Adamovich

Vincent Adamovich, Affiant

Jean Taylor

Notary Public

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

BOOK 049 PAGE 318

THOMAS S. SIMPKINS
Attorney at Law
51 N. Somerset Ave.
Princess Anne, Md. 21853

In the matter of Flora
Laird Howe and Anna Laird
Sheppe, Personal Representatives
of the Estate of Viola M. Cullen
deceased, et al.

vs.

Linda Daugherty Bryne, et al.

Chancery No. 11, 551
In the Circuit Court for
Somerset County, Maryland

ORDER NISI

ORDERED, by the Circuit Court for Somerset County, Maryland, this 13th day of December 1983, that the sale of the property mentioned in these proceedings, made and reported by Thomas S. Simpkins, Trustee, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 13th day of January 1984; provided a copy of this ORDER be inserted in some newspaper published in Somerset County, Maryland, once in each of 3 consecutive weeks before the 13th day of January 1984.

The report states the amount of sale to be a total of TEN THOUSAND DOLLARS ($10,000.00).

I. Theodore Phoebus
I. Theodore Phoebus

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

CRISFIELD, MD. 12-13- 19 83

Trustee Sale

THIS is to certify that the annexed Trustee Sale has been published in the CRISFIELD TIMES, a weekly newspaper published in Somerset County, Maryland, according to the terms and requirements contained in said Trustee Sale for 3 weeks beginning with the issue of November 23, 19 83 and ending December 7, 19 83.

William A. Martin Jr.
Publisher, THE CRISFIELD TIMES

BOOK 049 PAGE 319

Thomas S. Simpkins
Attorney at Law
81 N. Somerset Ave.
Princess Anne, Md. 21853

Trustee's Sale Of Real Estate And Timberland

Under and by virtue of competent authority in Chancery No.11, 551 in the Circuit Court for Somerset County, Maryland, I hereby give notice that I will offer on

Tuesday
December 13, 1983
at 2:00 P.M.
At the Prince William Street door of the Somerset County Courthouse, Princess Anne, Maryland

The following land and timber for sale at public auction to the highest bidder therefore:

All that tract or parcel of land situate in Lawson's Election Somerset County, Maryland, bounded by the lands of William B. Daugherty and P. Terrance Lamb, et al., and being shown on the Somerset County Tax Map as 64/4/477 and containing 32 acres, more or less; deed reference Sarah C. Daugherty to William T. Daughtery dated 4/26/16 recorded among the Land Records of Somerset County, Maryland, in Liber 70, folio 452.

The tract consists of marsh and growing pine timber.

TERMS: $2,000.00 Cash or certified check on day of sale, balance at settlement within 30 days, credit portion to bear interest at 12 percent. Title papers, revenue stamps, transfer tax, agricultural tax (if applicable) and other closing costs at expense of purchaser. Real estate taxes to be prorated to day of sale.

Thomas S. Simpkins
301-651-1400
11-23-3t

Area Code 302. 674-4750

BOOK 049 PAGE 320

Order Nisi

Thomas S. Simpkins
Attorney at Law
51 N. Somerset Ave.
Princess Anne, Md. 21853

In the matter of Flora L. [illegible] Anna L. [illegible] Ethel [illegible] Collon deceased, et al
vs
Linda Dougherty Bryne, et al.
Chancery No. 11,551
In Circuit Court
For Somerset County
Maryland

ORDERED, by the Circuit Court for Somerset County, Maryland, this 13th day of December 1983, that the sale of the property mentioned in these proceedings, made and reported by Thomas S. Simpkins, Trustee, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 13th day of January, 1984; provided a copy of this ORDER be inserted in some newspaper published in Somerset County, Maryland, once in each of three consecutive weeks before the 13th day of January, 1984.

The report states the amount of sale to be a total of Ten Thousand Dollars ($10,000.00).

I. Theodore Roosevelt Dashiell, Test
I. Theodore Roosevelt Dashiell
Clerk

12-21-3t

ORDER NISI - HOWE/BRYNE

EPENDENT NEWSPAPERS INCORPORATED • P.O. BOX 7001, DOVER, DEL. 19901

ty of Kent :
: s.s.
e of Delaware:

re me, a Notary Public for the County and State aforesaid,

onally appeared JENNILEE GRANDFIELD of Independent

papers, Inc., who deposes and swears that the notice, a copy of

is hereto attached, was published in THE CRISFIELD TIMES,

RISFIELD, MARYLAND, in its issue of DECEMBER 21,28, 1983.

JANUARY 4, 1984.

Jennilee Grandfield

Independent Newspapers, Inc.

to and subscribed before me this eleventh day

January, A.D. 1984.

Wendolyn A. Roberts

Notary Public

MAY 31, 1987
TERM
2 YEARS

Flora Laird Howe and Anna Laird Sheppe, Personal Representatives of the Estate of Viola M. Cullen, deceased, et al.	:	NO. 11,551 CHANCERY
	:	IN THE CIRCUIT COURT FOR
	:	SOMERSET COUNTY, MARYLAND
Complainants	:	
vs.	:	
Linda Daugherty Bryne, et al.	:	
Respondents	:	

: : : : : : :

ORDER OF RATIFICATION

UPON the Report of Sale, Affidavit and ORDER NISI which was duly published as required by Rule, and no one having shown cause to the contrary or objected thereto, IT IS, this 19th day of January 1984, ORDERED AND DECREED by the Circuit Court for Somerset County, Maryland, in No. 11,551 Chancery that the sale of the property mentioned in these proceedings BE and IT hereby IS RATIFIED AND CONFIRMED.

Richard M. Pollitt
JUDGE

BOOK 049 PAGE 321

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853

TELEPHONE 651-1400

Flora Laird Howe and Anna Laird Sheppe Personal Representatives of the Estate of Viola M. Cullen, deceased, et al.	:	NO. 11,551 CHANCERY
	:	IN THE CIRCUIT COURT FOR
	:	SOMERSET COUNTY
Complainants	:	STATE OF MARYLAND
vs.	:	
Linda Daugherty Bryne, et al.	:	BOOK 049 PAGE 322
Respondents	:	

: : : : : : :

PETITION FOR TRUSTEE'S COMMISSIONS

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The petition of Thomas S. Simpkins, Trustee, respectfully represents:

1. That he is the duly qualified Trustee in the above matter.

2. That the property was sold by the Trustee for the sum of $10,000.00, as duly reported in the Report of Sale herein previously filed.

3. That the Trustee has expended an unusually high amount of time in handling this matter because of the large number of heirs of various percentages of interest [there are 39 parties of interest], the difficulty of locating and notifying all the parties in interest and in conferring with many of them, and in employing the timber-cruiser and conferring with him. The Trustee has devoted in excess of 50 hours in this cause.

4. That the Trustee avers that the normal commissions paid according to Rule would be $654.73.

THEREFORE, your Trustee prays this Honorable Court to pass an Order increasing the commissions due this Trustee to such amount as the Court may deem right and proper under the circumstances.

Thomas S. Simpkins, Trustee

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

Flora Laird Howe and Anna Laird Sheppe Personal Representatives of the Estate of Viola M. Cullen, deceased, et al.	:	NO. 11,551 CHANCERY
	:	IN THE CIRCUIT COURT FOR
	:	SOMERSET COUNTY
Complainants	:	STATE OF MARYLAND
vs.	:	
Linda Daugherty Bryne, et al.	:	
Respondents	:	

: : : : : :

ORDER OF COURT

UPON the aforegoing Petition and after reviewing the file in this cause and it appearing the duties of the Trustee were extraordinarily difficult in this case, IT IS, this 19th day of January 1984, by the Circuit Court for Somerset County, Maryland, in the above cause, ORDERED that Thomas S. Simpkins, Trustee, BE and HE hereby SHALL be allowed the sum of $ 4000.00 as compensation in this cause.

Richard M. Pollitt
JUDGE

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

BOOK 049 PAGE 324

Flora Laird Howe and Anna Laird Sheppe Personal Representatives of the Estate of Viola M. Cullen, deceased, et al	*	NO. 11,551 CHANCERY
	*	IN THE CIRCUIT COURT FOR
Complainants	*	SOMERSET COUNTY, MARYLAND
vs.	*	
Linda Daugherty Byrne, et al	*	
Respondents	*	
	*	

FIRST AND FINAL AUDITOR'S REPORT

Logan C. Widdowson, Auditor, duly appointed by this Court, reports that he made an examination of the proceedings in the above entitled cause and from them and the list of expenses furnished him therein, states the following Account:

Amount of Sale		$ 10,000.00
Interest		94.68
		$ 10,094.68
Fees, Costs, Expenses, etc:		
Clerk of the Circuit Court, costs	$ 226.00	
Henderson, Elliott & Pryor, bond	30.00	
Parker Forestry Services, appraisal	325.00	
County Treasurer-Seller's share of taxes	12.30	
Crisfield Times, advertising	58.80	
Crisfield Times, order nisi	42.00	
Wallace Dashiell, Auctioneer	100.00	
Logan Widdowson, Auditor	95.00	
Marylander & Herald, Order of Publication	108.45	
Thomas Simpkins, fees per Order of Court	1,000.00	
Logan Widdowson, Examiner's Fee (testimony)	25.00	
Susan Nelson, testimony	8.00	
Jean Taylor, Notary Fees	13.50	
Postage	55.98	
Photocopies	21.70	
Total Fees, Costs, Expenses, etc.	2,121.73	
Balance to be Distributed		7,972.75

Distribution:

Group I.	A.	Martha Marshall Tull	56.95
		Delores Marshall Hinman	56.95
		Eleanor M. Tawes	56.95
		Nina K. M. Carwile	56.95
	B.	Anna Laird Sheppe	227.79
	C.	Flora Laird Howe	227.79
	D.	Sara M. Laird	227.79
	E.	Emily Laird Wheeler	227.79
			1,138.96
Group II.	A.	Florence Daugherty Horner	379.66
	B.	Thomas Louis Daugherty	759.32
			1,138.98

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3600

Group III.	A.	Olin Lee Daugherty, Jr. (Estate)	227.79
	B.	Margaret Daugherty Massey	227.79
	C.	Joyce Daugherty Linthicum	227.79
	D.	Wayne M. Daugherty	227.79
	E.	Roger C. Daugherty	227.79
			1,138.95
Group IV.	A.	Magalene M. Daugherty	94.91
		Al Jackson Daugherty	94.91
		Michael Daugherty	94.91
	C.	John Leas Daugherty	284.74
	D.	Richard A. Daugherty	284.74
	E.	Mary Martin Daugherty	94.91
		Robert L. Daugherty, Jr.	47.45
		Ronald L. Daugherty	47.45
		Rhett Lee Daugherty	47.45
		Sidney Ann Daugherty	47.45
			1,138.92
Group V.	A.	Maurice Daugherty	284.74
	B.	Serena Daugherty Price	284.74
	C.	Eleanor Daugherty Walston	284.74
	D.	Louis Earl Daugherty	284.74
			1,138.96
Group VI.	A.	Gwendolyn Daugherty	94.92
		Billie Rae Reese	94.92
		Carol D. Torre	94.92
	C.	Jerry Lee Joynes	284.74
	D.	Marguerite Charnick	94.92
		Norma Lou Parks	94.92
		Sheila Daugherty Justis	94.92
	E.	Joan Daugherty	142.37
		Linda D. Byrne	142.37
			1,139.00
Group VII.		Estate of Viola D. Cullen	1,138.98
Total Distribution			7,972.75
Balance			-0-

ALL EXCEPTIONS to said report must be filed within fifteen days of the date of filing; if no exceptions are filed, the account may be ratified.

YOUR AUDITOR hereby certifies that the Maryland Rules of Procedure have been complied with by mailing on the date of the filing of the Audit notice of this report to the following parties by regular U.S. mail:

Martha Marshall Tull
Rt. 1, Box 194
Crisfield, MD 21817

Delores Marshall Hinman
116 Francis Drive
Salisbury, MD 21801

Eleanor Marshall Tawes
27 Asbury Avenue
Crisfield, MD 21817

Nina K. Marshall Carwile
19031 Capehart Drive
Clusters of Stedwick
Gaithersburg, MD 20879

Anna Laird Sheppe
9603 Garwood Street
Silver Spring, MD 20901

Flora Laird Howe
3301 Leisureworld Blvd.
Apt. 3G
Silver Spring, MD 20906

Sara M. Laird
2610 Linda Street
Sarasota, FL 33581

Emily Laird Wheeler
P.O. Box 1072
Newport, RI 02840

Florence Daugherty Horner
P.O. Box 4288
Lantana, FL 33402

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

BOOK 049 PAGE 326

Thomas Louis Daugherty
General Delivery
Eugene, Oregon

Sandra Lee Hofman
Address unknown

Margaret Daugherty Massey
5 Potomac Street
Crisfield, MD 21817

Joyce Daugherty Linthicum
14135 Blehenim Rd. North
Phoenix, MD 21131

Wayne M. Daugherty
410 Pinehurst Avenue
Salisbury, MD 21801

Roger C. Daugherty
426 Cole Circle
Salisbury, MD 21801

Magdalene M. Daugherty
8426 West Grove Road
Ellicott City, MD 21043

Al Jackson Daugherty
8426 West Grove Road
Ellicott City, MD 21043

Michael Daugherty
2522 Todd Avenue
Concord, CA 94520

John Leas Daugherty
1153 Skyview Drive
Cape St. Claire
Annapolis, MD 21401

Richard A. Daugherty
1117 Gretchen Court
Venice, FL 33595

Mary Martin Daugherty
5 Carriage Road
P.O. Box 1 a
Cumberland Center
Maine 04021

Robert Lee Daugherty, Jr.
P.O. Box 403
Cumberland, Maine 04021

Ronald L. Daugherty
P.O. Box 403
Cumberland, Maine 04021

Rhett Lee Daugherty
P.O. Box 403
Cumberland, Maine 04021

Sidney Ann Daugherty
P.O. Box 403
Cumberland, Maine 04021

Maurice Daugherty
105 West Main Street
Crisfield, MD 21817

Serena Daugherty Price
Rt. 1, Box 166
Westover, MD 21817

Eleanor Daugherty Walston
24 Wynfall Avenue
Crisfield, MD 21817

Louis Earl Daugherty
402 Fourth Street
Eden, MD 21822

Gwendolyn Daugherty
Marion, MD 21838

Billie Rae Reese
Hall Highway
Crisfield, MD 21817

Carol D. Torre
Rt. 1, Box 346
Marion, MD 21838

Jerry Lee Joynes
address unknown

Marguerite Charnick
80 Somers Cove
Crisfield, MD 21817

Norma Lou Birch
718 Pine Knoll Drive
Princess Anne, MD 21853

Sheila J. D. Justis
Main Street
Fruitland, MD 21826

Joan Daugherty
27 Fusting Avenue
Catonsville, MD 21228

Linda D. Byrne
602 Markham Road
Baltimore, MD 21229

Thomas Simpkins, Esquire
Somerset Avenue
Princess Anne, MD 21853

Logan C. Widdowson, Auditor

Filing Date: March 20, 1984

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853

651-3800

LCW/gjb
3/20/84
84 # 155

No. 11,551 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 20th day of March, 19 84 that the within Report of the Auditor be Ratified and Confirmed, unless cause to the contrary be shown by exceptions filed, on or before the 4th day of April, 19 84.

L. Theodore Phoebus
CLERK

No exceptions having been filed, and no cause to the contrary having been shown, IT IS ORDERED by the Circuit Court for Somerset County, in Equity, this 6th day of April, 19 84 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

L. Theodore Phoebus
CLERK

APR 19 1984

Exd.

BOOK 049 PAGE 327

BOOK 049 PAGE 328

JACK W. STOLLOF and MALCOLM C. BERMAN, Trustees for FAIRFAX SAVINGS AND LOAN (A STOCK CORPORATION) f/k/a FAIRFAX SAVINGS AND LOAN ASSOCIATION, INC.	*	IN THE CIRCUIT COURT FOR
Plaintiffs	*	SOMERSET COUNTY
vs	*	11,003
LARRY ALVIN JONES and WARREN KLAWANS	*	
Defendants	*	JAN -7-81 B 922860D*****10.00 JAN -7-81 B 922867D*****60.00

* *

ORDER TO DOCKET SUIT, ETC.

Mr. Clerk;

Please docket suit as above entitled and file therein the original Deed of Trust from LARRY ALVIN JONES and WARREN KLAWANS to JACK W. STOLLOF and MALCOLM C. BERMAN, Trustees for FAIRFAX SAVINGS AND LOAN (A STOCK CORPORATION) f/k/a FAIRFAX SAVINGS AND LOAN ASSOCIATION, INC. dated January 5, 1979 and recorded among the Land Records of Somerset County in Liber No. 312, folio 152.

Please also docket the Statement of Debt Due, Deed of Trust Note and Military Affidavit.

ALAN FINK
Attorney for the Plaintiffs
1101 Reisterstown Road
Pikesville, Maryland 21208
(301)486-5504

FOR DEED OF TRUST SEE LIBER IT? NO. 312 FOLIO 152.

NOTE

US $ 10,200.00 ..... Princess Anne, ..., Maryland
City

January 5, ..., 1979

FOR VALUE RECEIVED, the undersigned ("Borrower") promise(s) to pay FAIRFAX SAVINGS AND LOAN ASSOCIATION, INC., ..., or order, the principal sum of Ten Thousand Two Hundred ($10,200.00) .....Dollars, with interest on the unpaid principal balance from the date of this Note, until paid, at the rate of TEN (10%) ....percent per annum. Principal and interest shall be payable at 1101 Reisterstown Road Pikesville, Maryland 21208, ..., or such other place as the Note holder may designate, in consecutive monthly installments of Eighty nine Dollars and fifty two Cents ....Dollars (US $ 89.52 .....), on the first ....day of each month beginning Marcy 1, ..., 19 79. Such monthly installments shall continue until the entire indebtedness evidenced by this Note is fully paid, except that any remaining indebtedness, if not sooner paid, shall be due and payable on February 1, 2009 .....

If any monthly installment under this Note is not paid when due and remains unpaid after a date specified by a notice to Borrower, the entire principal amount outstanding and accrued interest thereon shall at once become due and payable at the option of the Note holder. The date specified shall not be less than thirty days from the date such notice is mailed. The Note holder may exercise this option to accelerate during any default by Borrower regardless of any prior forbearance. If suit is brought to collect this Note, the Note holder shall be entitled to collect all reasonable costs and expenses of suit, including, but not limited to, reasonable attorney's fees.

Borrower shall pay to the Note holder a late charge of Five (5%) .....percent of any monthly installment not received by the Note holder within Fifteen (15) .....days after the installment is due.

Borrower may prepay the principal amount outstanding in whole or in part. The Note holder may require that any partial prepayments (i) be made on the date monthly installments are due and (ii) be in the amount of that part of one or more monthly installments which would be applicable to principal. Any partial prepayment shall be applied against the principal amount outstanding and shall not postpone the due date of any subsequent monthly installments or change the amount of such installments, unless the Note holder shall otherwise agree in writing.

Presentment, notice of dishonor, and protest are hereby waived by all makers, sureties, guarantors and endorsers hereof. This Note shall be the joint and several obligation of all makers, sureties, guarantors and endorsers, and shall be binding upon them and their successors and assigns.

Any notice to Borrower provided for in this Note shall be given by mailing such notice by certified mail addressed to Borrower at the Property Address stated below, or to such other address as Borrower may designate by notice to the Note holder. Any notice to the Note holder shall be given by mailing such notice by certified mail, return receipt requested, to the Note holder at the address stated in the first paragraph of this Note, or at such other address as may have been designated by notice to Borrower.

The indebtedness evidenced by this Note is secured by a Deed of Trust, dated January 5, 1979 ...., and reference is made to the Deed of Trust for rights as to acceleration of the indebtedness evidenced by this Note.

Larry Alvin Jones (Seal)
LARRY ALVIN JONES

Gertrude H. Bozman

Warren Klawans (Seal)
WARREN KLAWANS

Box 39 Dames Quarter
Property Address

..... (Seal)

(Execute Original Only)

MARYLAND—1 to 4 Family—6/75—FNMA/FHLMC UNIFORM INSTRUMENT

BOOK 049 PAGE 329

BOOK 049 PAGE 330

JACK W. STOLLOF and MALCOLM C. BERMAN,
Trustees for
FAIRFAX SAVINGS AND LOAN (A STOCK CORPORATION)
f/k/a FAIRFAX SAVINGS AND LOAN ASSOCIATION, INC.

vs.

LARRY ALVIN JONES and

WARREN KLAWANS

IN THE

CIRCUIT COURT

— OF —

~~BALTIMORE COUNTY~~
SOMERSET COUNTY

No. 11003 Chancery

STATEMENT OF MORTGAGE DEBT

Deed of Trust dated January 5, 1979	$10,200.00
Paid on Account	77.01
Balance	10,122.99
Interest to February 1, 1981	679.50
Late Charges	31.36
Attorney's Collection Fee	35.00
Balance	10,868.85
Balance in Expense Account	33.16
Balance Due on Deed of Trust	$10,835.69

STATE OF MARYLAND, ~~CITY~~ COUNTY OF BALTIMORE, Sct.

I HEREBY CERTIFY, That on this 5th day of January in the year nineteen hundred and eighty-one, before me, a Notary Public of the State of Maryland, in and for said ~~City~~ County of Baltimore, personally appeared JACK W. STOLLOF, Vice-President of FAIRFAX SAVINGS AND LOAN (A STOCK CORPORATION)

the plaintiff in the above entitled cause, and made oath that the foregoing is a true statement of the amount of the mortgage claim under the mortgage filed in the said cause now remaining due and unpaid.

As witness my hand and Notarial Seal.

Karen L. Brennan Notary Public

KAREN L. BRENNAN Notary Public.

My Commission Expires: 7/1/82

Military Affidavit under Soldiers' and Sailors' Civil Relief Act of 1940 and Amendment thereto of October 6, 1942

JACK W. STOLLOF and MALCOLM C. BERMAN, Trustees for FAIRFAX SAVINGS AND LOAN (A STOCK CORPORATION) f/k/a FAIRFAX SAVINGS AND LOAN ASSOCIATION, INC. *vs.* LARRY ALVIN JONES and WARREN KLAWANS	IN THE **CIRCUIT COURT** OF ~~BALTIMORE CITY~~ SOMERSET COUNTY Docket ..... Folio .....

Military Affidavit

STATE OF MARYLAND, ~~CITY~~ COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that, before me, the subscriber, a Notary Public of said State, in and for said ~~City~~ COUNTY personally appeared JACK W. STOLLOF, Vice-President of FAIRFAX SAVINGS AND LOAN (A STOCK CORPORATION)

and made oath in due form of law that he ~~(she)~~ knows the defendants herein, and that to the best of his ~~(her)~~ information, knowledge and belief

(1) said defendants ~~is~~ are not in the military service of the United States,

(2) said defendants ~~is~~ are not in the military service of any nation allied with the United States,

(3) said defendants ~~has~~ have not been ordered to report for induction under the Selective Training and Service Act of 1940 as amended,

(4) said defendants ~~is~~ are not a members of the Enlisted Reserve Corps who has been ordered to report for military service.

JACK W. STOLLOF *Affiant.*

Subscribed and sworn to before me this 5th day of January 1981

BOOK 049 PAGE 331

KAREN L. BRENNAN *Notary Public*

My Commission Expires: 7/1/82

REPORT OF SALE

BOOK 049 PAGE 332

JACK W. STOLLOF and MALCOLM C. BERMAN,
Trustees for FAIRFAX SAVINGS AND LOAN (A STOCK CORPORATION) f/k/a FAIRFAX SAVINGS AND LOAN ASSOCIATION, INC.

vs.

LARRY ALVIN JONES and

WARREN KLAWANS

IN THE

CIRCUIT COURT

OF

~~BALTIMORE CITY~~
SOMERSET COUNTY

Chancery No. 11003

To The Honorable Judge of the

Circuit Court of ~~Baltimore City~~ SOMERSET COUNTY:

The Report of Sale of JACK W. STOLLOF and MALCOLM C. BERMAN

Trustees appointed by the decree in the above entitled cause, to make sale of the fee simple lot of ground and improvements known as Box 39, Dames Quarters, Maryland

in the proceedings in said cause mentioned, respectfully shows, that after giving bond with security for the faithful discharge of their trust as prescribed by said decree, which was duly approved, and having given notice of the time, place, manner and terms of sale, by advertisements inserted in

"The Marylander & Herald" and the "Salisbury Times"

both ~~daily~~ newspapers published in ~~Baltimore City~~ Somerset County for more than three successive weeks preceding the day of sale, said Trustee did pursuant to said notice on Tuesday the 24th day of February 1981 at 11:00 o'clock A. M. attend on the premises and then and there sold

to WARREN D. KLAWANS, said fee simple lot of ground and improvements, situate in Somerset County, Maryland, in the proceedings mentioned and described in the attached advertisement of sale, at and for the sum of Twelve Thousand Five Hundred ($12,500.00) Dollars, said purchaser being then and there the highest bidder.

JACK W. STOLLOF, Trustee

MALCOLM C. BERMAN, Trustee

State of Maryland, ~~City~~ COUNTY of Baltimore. Set:

I HEREBY CERTIFY, That on this 3rd day of March 1981 before me, the subscriber, a Notary Public of the State of Maryland, in and for the ~~City~~ County of Baltimore aforesaid, personally appeared JACK W. STOLLOF and MALCOLM C. BERMAN, Trustees

~~Trustee~~, and made Oath that the facts stated in the foregoing Report of Sale are true, as therein set forth, and that the sale thereby reported was fairly made.

As witness my hand and Notarial Seal,

KAREN L. BRENNAN *Notary Public.*
My Commission Expires: 7/1/82

BOOK 049 PAGE 333

PRINCESS ANNE, MD., 2/15 1981

This is to certify that the annexed Notice has been published in the *MARYLANDER and HERALD*, a weekly newspaper published in Somerset County, Maryland, according to the terms and requirements contained in said Notice

Dates Inserted: 2/5, 12, 19 1981

J. Bryan Byrd
Business Manager MARYLANDER and HERALD

ALAN FINK, SOLICITOR
Attorney at Law
Suite 201, 1101 Reistertown Road
Pikesville, Maryland 21208

TRUSTEES SALE
OF
VALUABLE FEE SIMPLE
PROPERTY
DAMES QUARTER
SOMERSET COUNTY, MD.

By virtue of a decree of the Circuit Court of Somerset County Maryland, Chancery No. 11003, the undersigned Trustees will sell at public auction, at the front door of the Court House, in Princess Anne, Maryland, on

TUESDAY, FEBRUARY 24, 1981
at 11:00 A.M.

THE following described property located in the County of Somerset, State of Maryland, and described as follows, that is to say

ALL that lot or parcel of land situate as aforesaid, and lying and binding on the south side of the State Road leading through said Election District, and beginning for the same on the east side of a private land leading from said State Road to the residence that formerly stood on the tract of land of which the land hereby conveyed is a part; thence running by and with the south side of said State Road in an easterly direction to the land of Walter F. McDorman, at a distance of one hundred eighty feet to a boundary; thence running northerly in a straight line parallel with the State Road and by and with the reserved land of Brooks Carew and Pauline Carew to the east side of said private land; and thence running by and with the east side of said private land in a northerly direction to the point of beginning on said State Road; of land hereby conveyed.

SAVING and excepting thereout, however, all that lot of ground which, by Deed dated May 17, 1954, and recorded among the Land Records of Somerset County in Liber B. L. B. No. 164, folio 103, was granted and conveyed by Brooks Carew, Jr., and Ruth A. Carew, to the State of Maryland to the use of the State Road Commission.

BEING the same lot of ground which by deed dated January 5, 1979, was recorded or intended to be recorded among the Land Records of Somerset County, Maryland, by Jack W. Stollof, Trustee, to Larry Alvin Jones.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise thereunto appertaining.

TERMS: Cash or certified check. A deposit of $1500.00 at the time of sale, balance in cash upon final ratification of sale by the Circuit Court of Somerset County, interest to be paid at the rate of 10% on unpaid purchase price from date of sale, and to be secured to the satisfaction of the undersigned, or to pay full purchase price at the time of the sale, at the option of the purchaser(s). All other public charges and assessments, payable on an annual basis, including Sanitary and or Metropolitan District charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes shall be borne by the purchaser.

MALCOLM C. BERMAN
JACK W. STOLLOF
Trustees

PETER E. RICHARDSON, AUCTIONEER
886-2125, 742-6220, 742-0110 Ext. 813

3tc2 5

ORDER NISI

DOCKET ..... FOLIO .....
Chancery
CASE NO. 11003
FILED .....

BOOK 049 PAGE 334

JACK W. STOLLOF and MALCOLM C. BERMAN,
Trustees for FAIRFAX SAVINGS AND LOAN (A STOCK CORPORATION) f/k/a FAIRFAX SAVINGS AND LOAN ASSOCIATION, INC.

vs.

LARRY ALVIN JONES and

WARREN KLAWANS

IN THE

CIRCUIT COURT ~~No. 2~~

OF

~~BALTIMORE CITY~~
SOMERSET COUNTY

..... TERM, 19.....

ORDERED, this 11th day of March ~~196~~ 1981 That the sale of the property mentioned in these proceedings, made to WARREN D. KLAWANS and reported by JACK W. STOLLOF and MALCOLM C. BERMAN Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of April, 1981; provided a copy of this order be inserted in some daily newspaper, printed in ~~Baltimore City~~ Somerset County, once in each of three successive weeks before the 6th day of April, 1981.

The report states the amount of sale to be $ 12,500.00

L. Theodore Phoebus
Clerk.

DOCKET ..... FOLIO .....
CASE NO. .....
FILED .....

FINAL ORDER

ORDERED by the Circuit Court ~~No. 2~~ of ~~Baltimore City~~ Somerset County, this 20th day of April, 1981, That the sale made and reported by the Trustee aforesaid be and the same is hereby finally ratified and confirmed, no cause to the contrary having been shown, although due notice appears to have been given as required by order nisi passed in said cause; and the Trustee is allowed the usual commissions and such proper expenses as he shall produce vouchers for to the Auditor.

Lloyd L. Griffin
Judge.

FILED

MAY 11 9 13 AM '81

JACK W. STOLLOF and MALCOLM C. BERMAN, Trustees for FAIRFAX SAVINGS AND LOAN (A STOCK CORPORATION) f/k/a FAIRFAX SAVINGS AND LOAN ASSOCIATION, INC.	*	IN THE
	*	CIRCUIT COURT
Plaintiffs	*	FOR
vs	*	SOMERSET COUNTY
LARRY ALVIN JONES and WARREN KLAWANS	*	Chancery No. 11003
Defendants	*	

* *

AFFIDAVIT OF COMPLIANCE WITH RULE W-74 (c)

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, that on this 3rd day of March, 1981, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared JACK W. STOLLOF and MALCOLM C. BERMAN, Trustees, and made oath in due form of law, that they complied with the provisions of the Maryland Rules of Procedure Rule W-74 (c), in the following manner:

1. By mailing a notice as required by said Rule to the Defendants (the mortgagors and present record owners of the property) by certified mail on February 5, 1981.

JACK W. STOLLOF, Trustee

MALCOLM C. BERMAN, Trustee

KAREN L. BRENNAN, Notary Public

My Commission Expires: 7/1/82

PETE RICHARDSON AUCTION SALES

PETE RICHARDSON, *Auctioneer*

OFFICE (301) 546-2425
HOME (301) 742-6220
MOBILE (301) 742-0110
EXT. 0813

P.O. Box 31
WILLARDS, MARYLAND 21874

BOOK 049 PAGE 236

REPORT OF SALE

PROPERTY:	Box 39, Dames Quarter, Somerset Co., Md.
SOLD TO:	Warren Klawans
ADDRESS:	
AMOUNT OF SALE:	$12,500.00
DEPOSIT:	None
DATE OF SALE:	February 24, 1981
ADVERTISING:	Marylander & Herald, Princess Anne, Md. $120.00 Salisbury Times, Salisbury, Md. $167.04
AUCTIONEER'S FEE:	$75.00

Peter E Richardson
Peter E. Richardson
Auctioneer

"WE DO THEM ALL, LARGE OR SMALL, AND THE PRICE IS RIGHT"

Fairfax Savings and Loan Association, Inc.	IN THE CIRCUIT COURT
vs.	OF
Larry Alvin Jones	SOMERSET ~~WICOMICO~~ COUNTY
Warren Klawans	
	EQUITY CASE NO. 11,003

AUCTIONEER'S AFFIDAVIT

I, the undersigned, do hereby certify that the annexed bill or statement of the fees and sums due me, set forth in detail, are all and singular of the fees and sums due me, and that I have not paid or will not pay, directly or indirectly, any sum or consideration to anyone for employing me or aiding me to be employed to make the sale for which the annexed bill or statement was rendered.

Peter E. Richardson
Peter E. Richardson, Auctioneer

Subscribed and sworn to before me, a Notary Public in and for Wicomico County by Peter E. Richardson, this 25th day of February, 19 81.

Elva P. Crowley
Notary Public

ELVA P. CROWLEY NOTARY PUBLIC WICOMICO CO., MD.

BOOK 049 PAGE 337

PURCHASER'S AFFIDAVIT

BOOK 049 PAGE 338

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on the 24th day of February, 1981, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore aforesaid, personally appeared WARREN D. KLAWANS, purchaser at the foreclosure sale in this cause, and made oath in due form of law that he is the purchaser and purchased same as principal and not as an agent for anyone, and that he has not directly or indirectly discouraged anyone from bidding for the said property Box 39, Dames Quarters, Maryland, mentioned in the Report of Sale.

Karen L. Brennan

KAREN L. BRENNAN, Notary Public

My Commission Expires: 7/1/82

JACK W. STOLLOF and MALCOLM C. BERMAN, Trustees for FAIRFAX SAVINGS AND LOAN (A STOCK CORPORATION) f/k/a FAIRFAX SAVINGS AND LOAN ASSOCIATION, INC.	*	IN THE CIRCUIT COURT FOR
Plaintiffs	*	SOMERSET COUNTY
vs	*	
LARRY ALVIN JONES and WARREN KLAWANS	*	Chancery No. 11003
Defendants	*	

* *

PETITION FOR ATTORNEY'S FEE

TO THE HONORABLE, THE JUDGE OF SAID COURT:

Now Comes, ALAN FINK, Petitioner, and states to this Honorable Court:

1. That he has represented JACK W. STOLLOF and MALCOLM C. BERMAN, Trustees, in the above entitled case.

2. That your Petitioner has performed the following duties involved in this foreclosure proceeding including:

a. Filing the Petition to Docket Suit, Statement of Mortgage Debt and Military Affidavit.

b. Engaged the service of an auctioneer to conduct sale of the premises.

c. Arranged for the necessary advertising of the sale.

d. Gave notice to the Borrowers under the Deed of Trust of the proposed sale of premises in accordance with the terms of the Deed of Trust.

e. Arranged for the required Trustee's Bond.

f. Prepared the Report of Sale of premises under foreclosure sale held.

3. That in Item 18 of the Deed of Trust dated January 5, 1979 from the abovementioned Defendants to JACK W. STOLLOF and MALCOLM C. BERMAN, Trustees, states that reasonable Attorney's Fees shall be granted

WHEREFORE, your Petitioner prays: BOOK 049 PAGE 340

1. That this Honorable Court allow your Petitioner the Attorney's fee of Two Hundred Fifty ($250.00) Dollars for handling the above foreclosure case.

2. For other relief this matter may require.

ALAN FINK
Attorney for the Plaintiffs
1101 Reisterstown Road
Suite 201
Pikesville, Maryland 21208
(301) 486-5504

JACK W. STOLLOF and MALCOLM C. BERMAN, Trustees for FAIRFAX SAVINGS AND LOAN (A STOCK CORPORATION) f/k/a FAIRFAX SAVINGS AND LOAN ASSOCIATION, INC.	*	IN THE
	*	CIRCUIT COURT
	*	FOR
Plaintiffs	*	SOMERSET COUNTY
vs	*	
LARRY ALVIN JONES and WARREN KLAWANS	*	Chancery No. 11003
Defendants	*	

* *

ORDER

UPON the aforegoing Petition for Attorney's Fees, it is this 20th day of ~~March~~ April, 1981, by the Circuit Court for Somerset County:

ORDERED that ALAN FINK, Petitioner, be and he is hereby, allowed an Attorney's Fee of Two Hundred Fifty ($250.00) Dollars for services rendered on behalf of JACK W. STOLLOF and MALCOLM C. BERMAN, Trustees for FAIRFAX SAVINGS AND LOAN (A STOCK CORPORATION) f/k/a FAIRFAX SAVINGS AND LOAN ASSOCIATION, INC., in the aforementioned foreclosure proceedings.

Lloyd L. Sanford
JUDGE
Circuit Court for Somerset County

BOOK 049 PAGE 342

JACK W. STOLLOF and MALCOLM C. BERMAN, Trustees for FAIRFAX SAVINGS AND LOAN (A STOCK CORPORATION) f/k/a FAIRFAX SAVINGS AND LOAN ASSOCIATION, INC. Plaintiffs vs LARRY ALVIN JONES and WARREN KLAWANS Defendants	*	IN THE CIRCUIT COURT FOR SOMERSET COUNTY Chancery No. 11003

* *

PETITION TO SUBSTITUTE PURCHASERS

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Petition of JACK W. STOLLOF and MALCOLM C. BERMAN, Trustees, by ALAN FINK, their attorney, respectfully represent unto your Honor:

1. That your Petitioners, by their Report of Sale filed in these proceedings, sold to WARREN D. KLAWANS on the 24th dav of February, 1981, certain property situated in Dames Quarter, Somerset County. and described in these proceedings.

2. That the purchaser has requested your Petitioners to substitute as purchaser in his place and stead PAUL HOLLAND and JOSEPHINE HOLLAND, his wife, their heirs and assigns, who have requested to be so substituted.

WHEREFORE YOUR PETITIONERS PRAY that this Honorable Court pass an Order substituting the said PAUL HOLLAND and JOSEPHINE HOLLAND. his wife, their heirs and assigns, as purchasers in the place and stead of WARREN D. KLAWANS.

JACK W. STOLLOF, Trustee

MALCOLM C. BERMAN, Trustee

ALAN FINK
Attorney for the Plaintiffs
1101 Reisterstown Road
Suite 201
Pikesville, Maryland 21208
(301) 486-5504

JACK W. STOLLOF and MALCOLM C. BERMAN, Trustees for FAIRFAX SAVINGS AND LOAN (A STOCK CORPORATION) f/k/a FAIRFAX SAVINGS AND LOAN ASSOCIATION, INC.	*	IN THE CIRCUIT COURT FOR SOMERSET COUNTY
Plaintiffs	*	
vs	*	Chancery No. 11003
LARRY ALVIN JONES and WARREN KLAWANS	*	
Defendants	*	

* *

CONSENT TO PETITION TO SUBSTITUTE A PURCHASER

We hereby consent to the relief prayed in the foregoing Petition.

Paul Holland
PAUL HOLLAND

Warren D. Klawans
WARREN D. KLAWANS

Josephine Holland
JOSEPHINE HOLLAND, his wife

ORDER OF COURT

Relief ordered as prayed, this 20th day of April, 1981.

Edward L. Griffin
JUDGE
Circuit Court for Somerset County

FILED

APR 20 3 34 PM '81

BOOK 049 PAGE 344

IN THE
CIRCUIT COURT NO. 2
OF
SOMERSET COUNTY

JACK W. STOLLOF and
MALCOLM C. BERMAN,
Trustees for
FAIRFAX SAVINGS
AND LOAN
(A STOCK
CORPORATION)
f/k/a FAIRFAX SAVINGS
AND
LOAN ASSOCIATION, INC.

vs.

LARRY ALVIN JONES and
WARREN KLAWANS.

CHANCERY NO. 11003

* * * * * *

ORDER NISI

ORDERED, this 11th day of March, 1981, that the sale of the property mentioned in these proceedings, made to Warren D. Klawans and reported by Jack W. Stollof and Malcolm C. Berman Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of April, 1981; provided a copy of this order be inserted in some daily newspaper, printed in Somerset County, once in each of three successive weeks before the 6th day of April, 1981.

The report states the amount of sale to be $12,500.00.

I. THEODORE PHOEBUS
Clerk

TRUE COPY, TEST:
I. Theodore Phoebus
Clerk

3 tc 3/19

PRINCESS ANNE, MD., Apr 14 1981

This is to certify that the annexed Order Nisi

has been published in the *MARYLANDER and HERALD*, a weekly newspaper published in Somerset County, Maryland, according to the terms and requirements contained in said Order Nisi

Dates Inserted: March 26 - Apr 2

J. Bryan Byrd
Business Manager MARYLANDER and HERALD

JACK W. STOLLOF and MALCOLM C. BERMAN, Trustees for FAIRFAX SAVINGS AND LOAN (A STOCK CORPORATION) f/k/a FAIRFAX SAVINGS AND LOAN ASSOCIATION, INC.	*	NO. 11,003 CHANCERY
	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
Plaintiffs	*	
vs.	*	
LARRY ALVIN JONES and WARREN KLAWANS	*	
Defendants	*	
	*	

FIRST AND FINAL AUDITOR'S REPORT

Logan C. Widdowson, Auditor, duly appointed by this Court, reports that he has made an examination of the proceedings in the above entitled cause and from them and the list of expenses furnished him therein, states the following Account:

Amount of Sale		$ 12,500.00
Fees, Costs, Expenses, Etc.:		
I. Theodore Phoebus, Clerk	$133.00	
INA Foreclosure Bond	60.00	
Advertising, Marylander and Herald	120.00	
Advertising, Salisbury Times	67.04	
Order Nisi - Marylander and Herald	48.00	
Peter Richardson, Auctioneer	75.00	
Alan Fink, Solicitor's Fee	250.00	
Alan Fink, Trustee's Commission	625.00	
5% of $12,500.00 per Deed of Trust	625.00	
Postage	4.80	
Phone Calls	19.97	
R. Patrick Hayman, Title Examination	75.00	
Logan C. Widdowson, Auditor	50.00	
Total Fees, Costs, Expenses, Etc.		$ 2,152.81
Balance to be Distributed		$ 10,347.19
Mortgage Debt: Principal, costs, etc. per statement to 2/1/81	$10,835.69	
Interest to 6/21/81 @ 10% on $10,122.99 (277/day x 170 days)	470.90	
Total Mortgage Debt		$11,306.59
Deficit		$ 959.40

LAW OFFICE
LOGAN C. WIDDOWSON
NORTH SOMERSET AVE.
PRINCESS ANNE, MD. 21853
651-2600

81 # 100

ALL EXCEPTIONS to said report must be filed within fifteen (15) days of the date of filing; if no exceptions are filed, the Account may be ratified.

YOUR AUDITOR hereby certifies that the Maryland Rules of Procedure have been complied with by mailing on the date of the filing of the Audit notice of this report to the following parties by regular U?S. Mail, postage prepaid:

Larry Alvin Jones
Box 39
Dames Quarter, Maryland 21820

Warren Klawans
Two Harrow Court
Pikesville, Maryland 21208

Alan Fink, Esquire
1101 Reisterstown Road
Pikesville, Maryland 21208

Date of Filing: July 10, 1981

Logan C. Widdowson, Auditor

LAW OFFICE
LOGAN C. WIDDOWSON
NORTH SOMERSET AVE.
PRINCESS ANNE, MD. 21853
651-3000

No. 11,003 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 10th day of July, 19 81 that the within Report of the Auditor be Ratified and Confirmed, unless cause to the contrary be shown by exceptions filed, on or before the 27th day of July, 19 81.

J. Thurlow Phelps

CLERK

No exceptions having been filed, and no cause to the contrary having been shown, IT IS ORDERED by the Circuit Court for Somerset County, in Equity, this _____ day of _____, 19_____ that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

_____

CLERK

BOOK 049 PAGE 347

BOOK 049 PAGE 348

JACK W. STOLLOF and MALCOLM C. BERMAN, Trustees for FAIRFAX SAVINGS AND LOAN (A STOCK CORPORATION) f/k/a FAIRFAX SAVINGS AND LOAN ASSOCIATION, INC.	*	NO. 11,003 CHANCERY
	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
Plaintiffs	*	
vs.	*	
LARRY ALVIN JONES and WARREN KLAWANS	*	
Defendants	*	
	*	

AMENDED AUDITOR'S REPORT

Logan C. Widdowson, Auditor, duly appointed by this Court, reports that he has made an examination of the proceedings in the above entitled cause and from them and the list of expenses furnished him therein, states the following Account:

Amount of Sale		$ 12,500.00
Fees, Costs, Expenses, Etc:		
I. Theodore Phoebus, Clerk	$ 133.00	
INA Foreclosure Bond	60.00	
Advertising, Marylander & Herald	120.00	
Advertising, Salisbury Times	67.04	
Order Nisi - Marylander & Herald	48.00	
Peter Richardson, Auctioneer	75.00	
Alan Fink, Solicitor's Fee	250.00	
* Alan Fink, Trustee's Commission (5% of $12,500.00 per Deed of Trust)	625.00	
Postage	4.80	
Phone Calls	19.97	
R. Patrick Hayman, Title Examination	75.00	
Logan C. Widdowson, Auditor	50.00	
Total Fees, Costs, Expenses, Etc.	$1[illegible],527.81	
Balance to be Distributed	10,972.19	
Mortgage Debt: Principal Costs, etc. persstatement to 2/1/81	10,835.69	
Interest to 6/21/81 @ 10% on $10,122.99 (277/day x 170 days)	470.90	
Total Mortgage Debt		$ 11,306.59
Deficit		334.40

*On original Auditor's Report, Trustee's Commission was erroneously deducted two times.

LAW OFFICE
LOGAN C. WIDDOWSON
NORTH SOMERSET AVE.
PRINCESS ANNE, MD. 21853
651-2600

81 # 100

ALL EXCEPTIONS to said report must be filed within fifteen (15) days of the date of filing; if no exceptions are filed, the Account may be ratified.

YOUR AUDITOR hereby certifies that the Maryland Rules of Procedure have been complied with by mailing on the date of the filing of the Audit notice of this report to the following parties by regular U.S. Mail, postage prepaid:

Larry Alvin Jones
Box 39
Dames Quarter, Maryland 21820

Warren Klawans
Two Harrow Court
Pikesville, Maryland 21208

Alan Fink, Esquire
1101 Reisterstown Road
Pikesville, Maryland 21208

Date of Filing: July 16, 1981

Logan C. Widdowson, Auditor

LAW OFFICE
LOGAN C. WIDDOWSON
NORTH SOMERSET AVE.
PRINCESS ANNE, MD. 21853
651-3600

BOOK 049 PAGE 350

No. 11003 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 16th day of July, 19 81 that the within Report of the Auditor be Ratified and Confirmed, unless cause to the contrary be shown by exceptions filed, on or before the 31st day of July, 19 81.

L. Theodore Phoebus
CLERK

No exceptions having been filed, and no cause to the contrary having been shown, IT IS ORDERED by the Circuit Court for Somerset County, in Equity, this 12th day of April, 19 84 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

L. Theodore Phoebus
CLERK

FEB 21 1985

Exd.

NOV 10-83 B 927303D*****10.00
NOV 10-83 B 927302D*****60.00

George E. Bahen, Attorney named in Mortgage for the purpose of foreclosure and collection of Mortgage from Samuel S. Messick, III and Carolyn W. Messick, et ux to Doris Jean Adkins	*	No. ~~11,270~~ 11,665 Chancery In the Circuit Court For Somerset County State of Maryland

* * * * * *

ORDER TO FILE MORTGAGE FOR FORECLOSURE

MR. CLERK:

Please docket a suit as above, and file for foreclosure mortgage and mortgage note from Doris Jean Adkins to Samuel S. Messick, III and Carolyn W. Messick, his wife dated August 15, 1983 and recorded among the Land Records of Somerset County, Maryland, in Liber I.D.T. No. 309, Folio 256, and which is attached hereto as Exhibit "A," the said mortgage naming George E. Bahen for the purpose of foreclosure and collection.

George E. Bahen
Attorney and Agent for
foreclosure and collection
124 East Main Street
Salisbury, Maryland 21801
Phone 301-749-2356

ADDRESSES:

Samuel S. Messick, III and Carolyn W. Messick
Mt. Hermon Road
Salisbury, Maryland 21801

Doris Jean Adkins
289 Bunting Avenue
Fenwick Island, Delaware 19944

FOR MORTGAGE SEE LIBER ITP NO. 309 FOLIO 256.

BOOK 049 PAGE 351

LAW OFFICES
LONG, LAWS,
HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0289

GEORGE E. BAHEN, Attorney named in Mortgage for the purpose of foreclosure and collection of Morgage from Samuel S. Messick III and Carolyn W. Messick, et ux to Doris Jean Adkins	*	NO. 11,270 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * * * *

STATEMENT OF DEBT AND NONMILITARY AFFIDAVIT

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY, that on this 9th day of November 1983, before me, the subscriber, a Notary Public of the state and County aforesaid, personally appeared Doris Jean Adkins, of Sussex County, and made oath in due form of law that the following account represents the amount due and owing on the mortgage filed for foreclosure in the above entitled cause:

Principal amount due	$ 7,730.06
Interest from December 16, 1981 thru November 1, 1983	$ 1,323.24
less credit for payment	$ 827.39
TOTAL BALANCE DUE	$ 9,053.30

(The above statement is good until November 1, 1983. Thereafter interest is to be added at $ 2.12 per day.)

AND, at the same time, the said Doris Jean Adkins as aforesaid, did further make oath in due form of law the best of her knowledge, information and belief:

1. The said Doris Jean Adkins is not in the military service of any nation allied with the United States; and. The said Doris Jean Adkins is not in any military service of any nation allied with the United States; and

2. The said Doris Jean Adkins has not been ordered to report for induction under the Selective Service Act of 1940, as amended; and

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HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0259

4. The said Doris Jean Adkins is not a member of the Enlisted Reserve Corps who has been ordered to report for military service.

IN WITNESS WHEREOF, I hereunto set my hand and affix my seal the day and year first above written.

Doris Jean Adkins

Doris Jean Adkins

Andrea L. Bounds

Notary Public

My commission Expires:
July 1, 1986

ANDREA L. BOUNDS
NOTARY PUBLIC
WICOMICO COUNTY, MD.

LAW OFFICES
LONG, LAWS,
HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0259

BOOK 049 PAGE 353

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MARYLAND

BOOK 049 PAGE 354

SAMUEL S. MESSICK, III and CAROLYN W. MESSICK Debtors	*	
GEORGE E. BAHEN, ATTORNEY AND ASSIGNEE Plaintiff vs. SAMUEL S. MESSICK, III, and CAROLYN W. MESSICK Defendants	*	Case No. 82-2-0702 Adversary No. 83-0676B

****

ORDER FOR RELIEF FROM STAY

Having read and considered the Complaint for Relief From Stay filed in these proceedings and having heard oral argument relative to same on August 5, 1983, it is this 18th day of August, 1983,

ORDERED that the stay imposed by Section 362 of the Bankruptcy Code shall be automatically lifted as of October 5, 1983 on condition that during the interim regular monthly mortgage payments shall be maintained by the Debtors-in-Possession in accordance with the original mortgage instruments, which payments shall be derived from rentals collected on the properties in question. .

It is also further ORDERED that should the Debtors-in-Possession default in the interim payments, relief from stay shall be immediately granted as of the date of any such default.

Additionally, if a valid bonafide contract of sale of the premises including a deposit is submitted to the Court on or before October 5, 1983, the stay in this matter will be continued pending the consummation of the sale of the properties.

JAMES F. SCHNEIDER
Judge

cc: George G. Strott, Jr., Esq.
Russell C. Dashiell, Jr., Esq.

LONG, LAWS, HUGHES & BAHEN

BOOK 049 PAGE 356
Date: 11/15/83

To: Faith

From: Andrea L. Bounds

Re: No. 11,270 Chancery

Memo: Foreclosure
Samuel S./Carolyn W. Messick

Faith:

Please replace page one of the Statement of Debt and Nonmilitary Affidavit in No. 11,270. The credit for payment was not reduced from the balance due.

Thanks.

GEORGE E. BAHEN, Attorney named in Mortgage for the purpose of foreclosure and collection of Morgage from Samuel S. Messick III and Carolyn W. Messick, et ux to Doris Jean Adkins	*	NO. ~~11,270~~ 11,665 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * * * * *

STATEMENT OF DEBT AND NONMILITARY AFFIDAVIT

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY, that on this _____ day of November 1983, before me, the subscriber, a Notary Public of the state and County aforesaid, personally appeared Doris Jean Adkins, of Sussex County, and made oath in due form of law that the following account represents the amount due and owing on the mortgage filed for foreclosure in the above entitled cause:

Principal amount due	$ 7,730.06
Interest from December 16, 1981 thru November 1, 1983	$ 1,323.24
less credit for payment	$ 827.39
TOTAL BALANCE DUE	$ 8,225.91

(The above statement is good until November 1, 1983. Thereafter interest is to be added at $ 2.12 per day.)

AND, at the same time, the said Doris Jean Adkins as aforesaid, did further make oath in due form of law the best of her knowledge, information and belief:

1. The said Doris Jean Adkins is not in the military service of any nation allied with the United States; and. The said Doris Jean Adkins is not in any military service of any nation allied with the United States; and

2. The said Doris Jean Adkins has not been ordered to report for induction under the Selective Service Act of 1940, as amended; and

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LONG, LAWS,
HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 • 0238

George E. Bahen Attorney named in a Mortgage for the purpose of foreclosure and collection of Mortgage from Samuel S. Messick, III and Carolyn W. Messick to Doris Jean Adkins	* * * * * *	No. 11,665 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * *

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Sale of George E. Bahen, Attorney named in Mortgage, filed herein, from Samuel S. Messick, III and Carolyn Messick, his wife, respectfully represents:

That after having given bond with sufficient security for the faithful performance of the trust reposed in them and after having complied with all the other prerequisites as required by law and the aforesaid Removal of Trustees and Appointment of Substitute Trustees and after having given notice of the time, place, manner and terms of sale by advertisements duly inserted in the Daily Times, a daily newspaper published in Somerset County, for three (3) successive weeks before the day of sale all as more particularly set forth in Certificate of Publication attached hereto, they did, pursuant to said advertisement attend, at the front door of the Court House, on the 2nd day of December, 1983, at the hour of 1:30 o'clock P.M., and they did then and there proceed to sell said property in the manner following, that is to say: Your Substitute Trustees offered at public sale to the highest bidder or bidders the property mentioned in the aforesaid advertisement, and being more particularly described as follows:

All that lot or parcel of land, situate as aforesaid, lying and being on the east side of Beechwood Street described on the 1977-78 Tax Assessment Maps of Somerset County, Maryland on Map 13, Block 35 as Parcel 6 and described thereon as fronting 56 feeton the East side of Beechwood Street and extending in an Easterly direction to a depth of 281 1/2 feet and described as being bounded on the West by Beechwood Street, bounded on he

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HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0259

North by the land assessed to Paul R. Keenan, bounded on the East by a canal and bounded on the South by the land assesed to Bessie Carey and Betty C. Foster.

AND YOUR Substitute Trustees sold the above described property unto Doris Jean Adkins, at and for the sum of Six Thousand Dollars ($6,000.00), it being at that sum, the highest bidder therefor.

Respectfully submitted,

George E. Bahen, Attorney named in Mortgage foreclosure

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 7th day of December, 198 , before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George E. Bahen, Attorney named in the aforegoing Report of Sale and made oath in due form of law that the matters and facts stated herein are true and correct to the best of his knowledge, information and belief, and the sale therein reported was fairly made.

AS WITNESS my hand and Notarial Seal.

ANDREA L. BOUNDS NOTARY PUBLIC WICOMICO COUNTY, MD.

Andrea L. Bounds

Notary Public

LAW OFFICES
LONG, LAWS,
HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0889

BOOK 049 PAGE 350

George E. Bahen Attorney named in a Mortgage for the purpose of foreclosure and collection of Mortgage from Samuel S. Messick, III and Carolyn W. Messick to Doris Jean Adkins	* * * * * * *	No. 11,665 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * *

ORDER NISI

ORDERED, by the Circuit Court for Somerset County, State of Maryland, this 8th day of December, 1984, that the sale of the property mentioned in these proceedings and made reported by George E. Bahen, Attorney named in mortgage foreclosure, be ratified and confirmed unless cause to the contrary be shown on or before the 9th day of January, 1985, provided a copy of this Order be inserted in some newspaper published in this County, once in each of three (3) successive weeks before the 9th day of January, 1985.

The Report of Sale states the amount of the sale to be Six Thousand Dollars ($6,000.00).

L. Theodore Phoebus
Clerk

LAW OFFICES
LONG, LAWS,
HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0230

George E. Bahen Attorney named in a Mortgage for the purpose of foreclosure and collection of Mortgage from Samuel S. Messick, III and Carolyn W. Messick to Doris Jean Adkins	* * * * * *	No. 11,665 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * *

AFFIDAVIT OF PURCHASER

STATE OF MARYLAND
COUNTY OF WICOMICO

ON THIS the 12th day of December, 1983, before me, the undersigned officer, personally appeared Doris Jean Adkins, and made oath in due form of law that she was, the purchaser at the sale of the property described in this cause, and that

(a) She is not acting as agent for any other person, firm, partnership, or corporation other than herself;

(b) There are no other interested principals;

(c) No one was either directly or indirectly discouraged from bidding at said sale.

Doris Jean Adkins

Doris Jean Adkins

SUBSCRIBED AND SWORN to me before me this 12th day of December, 1983.

Sharee H. Draucker
Notary Public

SHAREE H. DRAUCKER NOTARY PUBLIC WICOMICO CO. MARYLAND

My Commission Expires:

July 1, 1986

LAW OFFICES
LONG, LAWS,
HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0250

BOOK 049 PAGE 361

CERTIFICATE OF PUBLICATION

BOOK 049 PAGE 362

Marylander & Herald
P. O. Box 328
Princess Anne, Maryland 21853

Princess Anne, Maryland On this 29 Dec., 19 83

This is to certify that the attached was published in the Marylander and Herald, a newspaper published in Somerset County, Maryland, once a week for 3 consecutive weeks beginning on the 15 day of Dec., 19 83.

Elizabeth J. Bolden
(signature)
Marylander and Herald

No. 11,665 CHANCERY
IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
STATE OF MARYLAND

George E. Bahen, Attorney named in a Mortgage for the purpose of foreclosure and collection of Mortgage from Samuel S. Messick, III and Carolyn W. Messick to Doris Jean Adkins.

ORDER NISI

ORDERED, by the Circuit Court for Somerset County, State of Maryland, this 8th day of December, 1983, that the sale of the property mentioned in these proceedings and made reported by George E. Bahan, Attorney named in mortgage foreclosure, be ratified and confirmed unless cause to the contrary be shown on or before the 9th day of January, 1984, provided a copy of this Order be inserted in some newspaper published in this County, once in each of three (3) successive weeks before the 9th day of January, 1984.

The Report of Sale states the amount of the sale to be Six Thousand Dollars ($6,000.00).

True Copy, Test:
L. Theodore Phoelms
Clerk
MH80-12/15/3tc

GEORGE E. BAHEN, ATTORNEY NAMED IN A MORTGAGE FOR THE PURPOSE OF FORECLOSURE AND COLLECTION OF MORTGAGE FROM SANUEL S. MESSICK, III AND CAROLYN W. MESSICK TO DORIS JEAN ADKINS	*	NO. 11,665 CHANCERY
	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND

FIRST AND FINAL AUDITOR'S REPORT

Logan C. Widdowson, Auditor, duly appointed by this Court, reports that he made an examination of the proceedings in the above entitled cause and from them and the list of expenses furnished him therein, states the following Account:

Amount of Sale		$6,000.00
Fees, Costs, Expenses, Etc.:		
Clerk of Circuit Court, Costs	$ 118.00	
Harris J. Riggin, Bond Premium	44.00	
George W. Oakley, Auctioneer	25.00	
Daily Times, Advertising	100.00	
Atlantic Publications, Order Nisi	60.00	
Auditor's Fee	65.00	
Trustee's Commission	450.00	
State and County Taxes	286.46	
Town Taxes	143.16	
Sanitary District	50.40	
Notary Fees	4.50	
Total Fees, Costs, Expenses, Etc.	$1,281.52	
Balance to be Distributed		$4,718.48
Mortgage Debt		
Principal Balance	$7,730.06	
Interest to 11-1-83	1,323.24	
Interest from 11-1-83 to 4-2-84 at $2.12 per diem	324.36	
Total Mortgage Debt less payment of $827.39	$8,550.27	
Deficit		$3,831.79

ALL EXCEPTIONS to said report must be filed within fifteen days of the date of filing, if no exceptions are filed, the account may be ratified.

YOUR AUDITOR hereby certifies that the Maryland Rules of Procedure have been complied with by mailing on the date of the filing of the Audit notice of this report to the following parties by regular U.S. Mail:

Samuel S. Messick, III Mt. Hermon Road Salisbury, Maryland	Carolyn W. Messick Mt. Hermon Road Salisbury, Maryland	George E. Bahen, Esquire 124 East Main Street Salisbury, Maryland 21801

Date of Filing: February 20, 1984

Logan C. Widdowson, Auditor

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2800

LCW/jd
3/20/84
84-153

BOOK 049 PAGE 364

George E. Bahen Attorney named in a Mortgage for the purpose of foreclosure and collection of Mortgage from Samuel S. Messick, III and Carolyn W. Messick to Doris Jean Adkins	* * * * * *	No. 11,665 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * *

FINAL ORDER OF RATIFICATION

ORDERED by the Circuit Court for Somerset County, State of Maryland, in Equity, this 25th day of JAN, 1984, that the sale made and reported by the Substitute Trustees aforesaid, be and the same is hereby finally ratified and confirmed, no cause to the contrary having been shown although due notice appears to have been given as required by the Order of Nisi passed in said cause and the said Trustees are allowed the usual commission or fees and such proper expenses as they shall produce vouchers therefor.

Lloyd L. Sauffhein

Judge

LAW OFFICES
LONG, LAWS,
HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 • 0259

No. 11,665 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 20th day of March, 19 84 that the within Report of the Auditor be Ratified and Confirmed, unless cause to the contrary be shown by exceptions filed, on or before the 4th day of April, 19 84.

J. Theodore Phoebus
CLERK

No exceptions having been filed, and no cause to the contrary having been shown, IT IS ORDERED by the Circuit Court for Somerset County, in Equity, this 16th day of April, 19 84 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

J. Theodore Phoebus
CLERK

FEB 21 1985

Exd.

BOOK 049 PAGE 365

BOOK 049 PAGE 366

11,664 NOV 10-83 B 327301D*****
NOV 10-83 B 327300D*****60.00

George E. Bahen, Attorney named in Mortgage for the purpose of foreclosure and collection of Mortgage from Samuel S. Messick, III and Carolyn W. Messick, et ux to Doris Jean Adkins	*	No. ~~11,649~~ Chancery In the Circuit Court For Somerset County State of Maryland

* * * * * *

ORDER TO FILE MORTGAGE FOR FORECLOSURE

MR. CLERK:

Please docket a suit as above, and file for foreclosure mortgage and mortgage note from Doris Jean Adkins to Samuel S. Messick, III and Carolyn W. Messick, his wife dated August 15, 1983 and recorded among the Land Records of Somerset County, Maryland, in Liber I.D.T. No. 309, Folio 253, and which is attached hereto as Exhibit "A," the said mortgage naming George E. Bahen for the purpose of foreclosure and collection.

George E. Bahen
Attorney and Agent for
foreclosure and collection
124 East Main Street
Salisbury, Maryland 21801
Phone 301-749-2356

ADDRESSES:

Samuel S. Messick, III and Carolyn W. Messick
Mt. Hermon Road
Salisbury, Maryland 21801

Doris Jean Adkins
289 Bunting Avenue
Fenwick Island, Delaware 19944

FOR MORTGAGE SEE LIBER ITP NO. 309 FOLIO 253.

LAW OFFICES
LONG, LAWS,
HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0250

GEORGE E. BAHEN, Attorney named in Mortgage for the purpose of foreclosure and collection of Morgage from Samuel S. Messick III and Carolyn W. Messick, et ux to Doris Jean Adkins	* * * * *	NO. 11269 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * * * *

STATEMENT OF DEBT AND NONMILITARY AFFIDAVIT

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY, that on this 9th day of November 1983, before me, the subscriber, a Notary Public of the state and County aforesaid, personally appeared Doris Jean Adkins, of Sussex County, and made oath in due form of law that the following account represents the amount due and owing on the mortgage filed for foreclosure in the above entitled cause:

Principal amount due	$ 5,351.57
Interest from December 16, 1981 thru November 1, 1983	$ 963.60
less credit for payment	$ 574.96
TOTAL BALANCE DUE	$ 5,740.21

(The above statement is good until November 1, 1983. Thereafter interest is to be added at $ 1.46 per day.)

AND, at the same time, the said Doris Jean Adkins as aforesaid, did further make oath in due form of law the best of her knowledge, information and belief:

1. The said Doris Jean Adkins is not in the military service of any nation allied with the United States; and

2. The said Doris Jean Adkins is not in any military service of any nation allied with the United States; and the said Doris Jean Adkins has not been ordered to report for induction under the Selective Service Act of 1940, as amended; and

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124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0259

4. The said Doris Jean Adkins is not a member of the Enlisted Reserve Corps who has been ordered to report for military service.

IN WITNESS WHEREOF, I hereunto set my hand and affix my seal the day and year first above written.

Doris Jean Adkins

Doris Jean Adkins

ANDREA L. BOUNDS NOTARY PUBLIC WICOMICO COUNTY, MD.

Andrea L. Bounds

Notary Public

My commission Expires:
July 1, 1986

LAW OFFICES
LONG, LAWS,
HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 • 0259

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MARYLAND

SAMUEL S. MESSICK, III and CAROLYN W. MESSICK Debtors	*	
GEORGE E. BAHEN, ATTORNEY AND ASSIGNEE Plaintiff vs. SAMUEL S. MESSICK, III, and CAROLYN W. MESSICK Defendants	*	Case No. 82-2-0702 Adversary No. 83-0676B

ORDER FOR RELIEF FROM STAY

Having read and considered the Complaint for Relief From Stay filed in these proceedings and having heard oral argument relative to same on August 5, 1983, it is this 18th day of August, 1983,

ORDERED that the stay imposed by Section 362 of the Bankruptcy Code shall be automatically lifted as of October 5, 1983 on condition that during the interim regular monthly mortgage payments shall be maintained by the Debtors-in-Possession in accordance with the original mortgage instruments, which payments shall be derived from rentals collected on the properties in question.

It is also further ORDERED that should the Debtors-in-Possession default in the interim payments, relief from stay shall be immediately granted as of the date of any such default.

Additionally, if a valid bonafide contract of sale of the premises including a deposit is submitted to the Court on or before October 5, 1983, the stay in this matter will be continued pending the consummation of the sale of the properties.

JAMES F. SCHNEIDER
Judge

cc: George G. Strott, Jr., Esq.
Russell C. Dashiell, Jr., Esq.

MORTGAGE ASSIGNEE'S SALE

OF

VALUABLE IMPROVED

FEE SIMPLE

PROPERTY

Somerset County, Maryland

Under and by virtue of the Power of sale contained in a certain Mortgage and Second Mortgage from Samuel S. Messick, III and Carolyn W. Messick, his wife to Doris Jean Adkins dated the 15th day of August, 1983, and recorded in Liber No. 309 Folio 253-258, among the Land Records of Somerset County, the Mortage having been assigned unto George E. Bahen for purposes of foreclosure, by instrument duly executed, acknowledge and recorded among the Land Records of the City or County aforesaid, default having occurred under the terms thereof and at the request of the party secured thereby, the undersigned Mortgage Assignee will sell at public auction, at the front door of the Somerset County Courthouse on Decmber 2, 1983, at 1:30 P.M.

ALL THAT LOT OF GROUND AND THE IMPROVEMENTS THEREON, situate in East Princess Anne Election District of Somerset County, Maryland, and more particularly described as follows:

Item 1: All that lot or parcel of land, situate as aforesaid, on the south side of the county road running from Princess Anne to Snow Hill opposite the old Washington High School property; bounded on the west by what was in known in 1906 as Hobson Street or the land of William A. Riggin; on the east by the land of Mrs. George Miller and on the south by an eight foot alley and the lands owned or formerly owned by the Cohn & Bock Company; and more particularly described as beginning for the same at the northeast intersection of said Hobson Street with the southern side of the aforesaid county road; thence running easterly by and with the southerly side of said county road a distance of 106 feet, more or less, to the land of the said Mrs. George Miller; thence southerly by and with the westerly side of said Miller land a distance of approximately 150 feet to the aforesaid alley and /or The Cohn and Bock Company land a distance of approximately 104 feet to the easterly side of said Hobson Street a distance of approximately 156 feet to the place of beginning.

Item 2: All that lot or parcel of land, situate as aforesaid, lying and being on the east side of Beechwood Street described on the 1977-78 Tax Assessment Maps of Somerset County, Maryland on Map 13, Block 35 as Parcel 6 and described thereon as fronting 56 feet on the east side of Beechwood Street and extending in an easterly direction to a depth of 281 1/2 feet and described as being bounded on the west by Beechwood Street, bounded on the north by the land assessed to Paul R. Keenan, bounded on the east by a canal and bounded on the south by the land assessed to Bessie Carey and Betty C. Foster.

The property will be sold subject to all conditions, liens, restrictions and agreements of record affecting same, if any and is sold "as is" and subject to any Housing Code restrictions.

LAW OFFICES
LONG, LAWS,
HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0250

TERMS OF SALE: A cash deposit or certified check of $5,000 shall be paid at the time and place of sale, balance in cash at settlement which shall be twenty (20) days after final ratification of sale by the Circuit Court of Somerset County unless said period is extended by the Assignee, his successors or assigns for good cause shown, time being of the essence, interest at the rate of ten percent (10%) per annum shall be paid on unpaid purchase money from date of sale to date of settlement. Taxes and water rent to be adjusted to date of sale. All other public charges and assessments payable on an annual basis, including sanitary and/or Metropolitan District Charges shall be adjusted to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps, transfer taxes, document preparation and title insurance shall be borne by the purchaser responsible for any and all outstanding housing code violations.

_____
George E. Bahen, Assignee
124 East Main Street
Salisbury, Maryland 21801

This ad to be run in the The Daily and Sunday Times on 11/17/83; 11/24/83; and 12/1/83.

Bond Book 11 Page 288

No. 23

Chancery No. 11,664 and 11,665

Fidelity and Deposit Company

HOME OFFICE OF MARYLAND BALTIMORE, MD. 21203

KNOW ALL MEN BY THESE PRESENTS:

That we, George E. Bahen and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a body corporate, duly incorporated under the laws of the State of Maryland, as Surety, are held and firmly bound unto the State of Maryland, in the full and just sum of Twenty Two Thousand ($22,000.00) Dollars, to be paid to the said State or its certain Attorney, to which payment well and truly to be made, we bind ourselves, and each of us, our and each of our heirs, executors and administrators, jointly and severally, firmly by these presents.

Sealed with our seals and dated this 28th day of October in the year of our Lord one thousand nine hundred and eighty-three

WHEREAS, the above bounden George E. Bahen by virtue of a decree of the Honorable the Judge of the Circuit Court of Somerset County has been appointed Trustee to sell real property

mentioned in the proceedings in the case of

Doris Jean Adkins

vs:

Samuel S. Messick, III
Carolyn W. Messick

now pending in said Court:

NOW, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That, if the above bounden George E. Bahen

do and shall well and faithfully perform the trust reposed in him by said decree, or that may be reposed in him by any future decree or order in the premises, then the above obligation to be void; otherwise to be and remain in full force and virtue in law.

Signed, sealed and delivered in the presence of:

BOND APPROVED AND FILED

PER: Theodore Phoebus, CLERK

George E. Bahen (SEAL)

(SEAL)

WITNESS:

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By Jeanette M. Rhea
Jeanette M. Rhea *As to Surety*

By
Clinton A. Killam, Jr. *Attorney-in-Fact*

J3116(MD)—1M, 9,80 211589
Trustee's Bond

BOOK 049 PAGE 373

BOOK 049 PAGE 374

Power of Attorney

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

HOME OFFICE: BALTIMORE, MD.

KNOW ALL MEN BY THESE PRESENTS: That the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, a corporation of the State of Maryland, by C. M. PECOT, JR. , Vice-President, and C W. ROBBINS , Assistant Secretary, in pursuance of authority granted by Article VI, Section 2, of the By-Laws of said Company, which reads as follows:

SEC. 2. The President, or any Executive Vice-President, or any of the Senior Vice-Presidents or Vice-Presidents specially authorized so to do by the Board of Directors or by the Executive Committee, shall have power, by and with the concurrence of the Secretary or any one of the Assistant Secretaries, to appoint Resident Vice-Presidents, Assistant Vice-Presidents and Attorneys-in-Fact as the business of the Company may require, or to authorize any person or persons to execute on behalf of the Company any bonds, undertakings, recognizances, stipulations, policies, contracts, agreements, deeds, and releases and assignments of judgments, decrees, mortgages and instruments in the nature of mortgages, and also all other instruments and documents which the business of the Company may require, and to affix the seal of the Company thereto.

does hereby nominate, constitute and appoint Charles W. Blank, Clinton A. Killman, Jr., J. Donald Haynes, John W. Charlton, Pauline A. Beall, Maria L. Lenox and Brian E. Wilcox, all of Baltimore, Maryland, EACH

its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings

And the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its office in Baltimore, Md., in their own proper persons.

This power of attorney revokes that issued on behalf of Charles W. Blank, etal, dated February 17, 1981

The said Assistant Secretary does hereby certify that the aforegoing is a true copy of Article VI, Section 2, of the By-Laws of said Company, and is now in force.

IN WITNESS WHEREOF, the said Vice-President and Assistant Secretary have hereunto subscribed their names and affixed the Corporate Seal of the said FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 2nd day of September, A.D. 19 81

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

ATTEST:

SEAL

C W Robbins — *Assistant Secretary* · By C W Jewell — *Vice-President*

STATE OF MARYLAND }
CITY OF BALTIMORE } ss:

On this 2nd day of September, A.D. 19 81, before the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore, duly commissioned and qualified, came the above-named Vice-President and Assistant Secretary of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and they each acknowledged the execution of the same, and being by me duly sworn, severally and each for himself deposeth and saith, that they are the said officers of the Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and that the said Corporate Seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal, at the City of Baltimore, the day and year first above written.

CAROL J. FADER NOTARY PUBLIC BALTIMORE CITY, MD.

Notary Public Commission Expires July 1, 1982.

CERTIFICATE

I, the undersigned, Assistant Secretary of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy, is in full force and effect on the date of this certificate; and I do further certify that the Vice-President who executed the said Power of Attorney was one of the additional Vice-Presidents specially authorized by the Board of Directors to appoint any Attorney-in-Fact as provided in Article VI, Section 2 of the By-Laws of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND.

This Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 16th day of July, 1969.

RESOLVED: "That the facsimile or mechanically reproduced signature of any Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed."

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the said Company, this

FILED
AUG 5 3 32 PM '83

_____ day of _____, 19____

RECORDED
LIBER NO. _____ FOLIO _____
THEODORE LEWIS, CLK. CI. CT.
BY _____ DEPUTY

Assistant Secretary

L1428Cu.—3M, 11-81 216236 -060

Bond Book 11 Page 289

FOR YOUR PROTECTION LOOK FOR THE F&D WATERMARK

George E. Bahen Attorney named in a Mortgage for the purpose of foreclosure and collection of Mortgage from Samuel S. Messick, III and Carolyn W. Messick to Doris Jean Adkins	* * * * * *	No. 11,664 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * *

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Sale of George E. Bahen, Attorney named in Mortgage, filed herein, from Samuel S. Messick, III and Carolyn Messick, his wife, respectfully represents:

That after having given bond with sufficient security for the faithful performance of the trust reposed in them and after having complied with all the other prerequisites as required by law and the aforesaid Removal of Trustees and Appointment of Substitute Trustees and after having given notice of the time, place, manner and terms of sale by advertisements duly inserted in the Daily Times, a daily newspaper published in Somerset County, for three (3) successive weeks before the day of sale all as more particularly set forth in Certificate of Publication attached hereto, they did, pursuant to said advertisement attend, at the front door of the Court House, on the 2nd day of December, 1983, at the hour of 1:30 o'clock P.M., and they did then and there proceed to sell said property in the manner following, that is to say: Your Substitute Trustees offered at public sale to the highest bidder or bidders the property mentioned in the aforesaid advertisement, and being more particularly described as follows:

All that lot or parcel of land, situate as aforesaid, on the South side of the county road running from Princess Anne to Snow Hill opposite the old Washington High School property; bounded on the West by what was in known in 1906 as Hobson Street or the

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LONG, LAWS,
HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 • 0288

land of William A. Riggin; on the East by the land of Mrs. George Miller and on the South by an eight foot alley and the lands owned or formerly owned by the Cohn & Bock Company; and more particularly described as beginning for the same at the Northeast intersection of said Hobson Street with the Southern side of the aforesaid county road; thence running Easterly by and with the Southerly side of said county road a distance of 106 feet, more or less, to the land of the said Mrs. George Miller; thence Southerly by and with the Westerly side of said Miller land a distance of approximately 150 feet to the aforesaid alley and/or The Cohn Bock Company land a distance of approximately 104 feet to the Easterly side of said Hobson Street a distance of approximately 156 feet to the place of beginning.

AND YOUR Substitute Trustees sold the above described property unto Doris Jean Adkins, at and for the sum of Eight Thousand Dollars ($8,000.00), it being at that sum, the highest bidder therefor.

Respectfully submitted,

George E. Bahen, Attorney named in Mortgage foreclosure

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HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0259

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 7th day of December, 1983, before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George E. Bahen, Attorney named in the aforegoing Report of Sale and made oath in due form of law that the matters and facts stated herein are true and correct to the best of his knowledge, information and belief, and the sale therein reported was fairly made.

AS WITNESS my hand and Notarial Seal.

ANDREA L. BOUNDS
NOTARY PUBLIC
WICOMICO COUNTY, MD.

Andrea L. Bounds
Notary Public

BOOK 049 PAGE 377

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124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0258

BOOK 049 PAGE 378

George E. Bahen Attorney named in a Mortgage for the purpose of foreclosure and collection of Mortgage from Samuel S. Messick, III and Carolyn W. Messick to Doris Jean Adkins	*	No. 11,664 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * *

ORDER NISI

ORDERED, by the Circuit Court for Somerset County, State of Maryland, this 8th day of December, 1983, that the sale of the property mentioned in these proceedings and made reported by George E. Bahen, Attorney named in mortgage foreclosure, be ratified and confirmed unless cause to the contrary be shown on or before the 9th day of January, 1984, provided a copy of this Order be inserted in some newspaper published in this County, once in each of three (3) successive weeks before the 9th day of January, 1984.

The Report of Sale states the amount of the sale to be Eight Thousand Dollars ($8,000.00).

Theodore Phoebus
Clerk

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HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 • 0289

( )

George E. Bahen Attorney named in a Mortgage for the purpose of foreclosure and collection of Mortgage from Samuel S. Messick, III and Carolyn W. Messick to Doris Jean Adkins	* * * * * *	No. 11,664 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * *

AFFIDAVIT OF PURCHASER

STATE OF MARYLAND
COUNTY OF WICOMICO

ON THIS the 12th day of December, 1983, before me, the undersigned officer, personally appeared Doris Jean Adkins, and made oath in due form of law that she was, the purchaser at the sale of the property described in this cause, and that

(a) She is not acting as agent for any other person, firm, partnership, or corporation other than herself;

(b) There are no other interested principals;

(c) No one was either directly or indirectly discouraged from bidding at said sale.

Doris Jean Adkins

Doris Jean Adkins

SUBSCRIBED AND SWORN to me before me this 12th day of December, 1983.

Sheree H. Draucker
Notary Public

SHEREE H. DRAUCKER NOTARY PUBLIC WICOMICO CO. MARYLAND

My Commission Expires:

July 1, 1986

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LONG, LAWS,
HUGHES & BAHEN
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801 - 0259

CERTIFICATE OF PUBLICATION

Marylander & Herald
P. O. Box 328
Princess Anne, Maryland 21853

BOOK 049 PAGE 380

Princess Anne, Maryland On this 29 Dec, 1983

This is to certify that the attached was published in the Marylander and Herald, a newspaper published in Somerset County, Maryland, once a week for 3 consecutive weeks beginning on the 15 day of Dec., 1983.

Elizabeth Bolden
(signature)
Marylander and Herald

No. 11,664 CHANCERY
IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
STATE OF MARYLAND

George E. Bahen, Attorney named in a Mortgage for the purpose of foreclosure and collection of Mortgage from Samuel S. Messick, III and Carolyn W. Messick to Doris Jean Adkins.

ORDER NISI

ORDERED, by the Circuit Court for Somerset County, State of Maryland, this 8th day of December, 1983, that the sale of the property mentioned in these proceedings and made reported by George E. Bahan, Attorney named in mortgage foreclosure, be ratified and confirmed unless cause to the contrary be shown on or before the 9th day of January, 1984, provided a copy of this Order be inserted in some newspaper published in this County, once in each of three (3) successive weeks before the 9th day of January, 1984.

The Report of Sale states the amount of the sale to be Eight Thousand Dollars ($8,000.00).

True Copy, Test:
I. Theodore Phoelms
Clerk
MH80-12/15/3tc

MH80-12/15/3tc
I. Theodore Phoelms
Clerk
MH80-12/15/3tc

George E. Bahen Attorney named in a Mortgage for the purpose of foreclosure and collection of Mortgage from Samuel S. Messick, III and Carolyn W. Messick to Doris Jean Adkins	* * * * * *	No. 11,664 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * *

FINAL ORDER OF RATIFICATION

ORDERED by the Circuit Court for Somerset County, State of Maryland, in Equity, this 25th day of JAN, 1984, that the sale made and reported by the Substitute Trustees aforesaid, be and the same is hereby finally ratified and confirmed, no cause to the contrary having been shown although due notice appears to have been given as required by the Order of Nisi passed in said cause and the said Trustees are allowed the usual commission or fees and such proper expenses as they shall produce vouchers therefor.

Lloyd L. Simpson

Judge

BOOK 049 PAGE 381

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SALISBURY, MARYLAND
21801 - 0259

GEORGE E. BAHEN, ATTORNEY NAMED IN A MORTGAGE FOR THE PURPOSE OF FORECLOSURE AND COLLECTION OF MORTGAGE FROM SAMUEL S. MESSICK, III AND CAROLYN W. MESSICK TO DORIS JEAN ADKINS	*	NO. 11,664 CHANCERY
	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
	*	BOOK 049 PAGE 382

FIRST AND FINAL AUDITOR'S REPORT

Logan C. Widdowson, Auditor, duly appointed by this Court, reports that he made an examination of the proceedings in the above entitled cause and from them and the list of expenses furnished him therein, states the following Account:

Amount of Sale			$8,000.00
Fees, Costs, Expenses, Etc.:			
Clerk of Circuit Court, Costs		$ 137.00	
Harris J. Riggin, Bond Premium		44.00	
George W. Oakley, Auctioneer		25.00	
Daily Times, Advertising		100.00	
Atlantic Publication, Order Nisi		60.00	
Auditor's Fee		65.00	
Trustee's Commission		550.00	
State and County Taxes		384.86	
Town Taxes		191.97	
Sanitary Commission		155.82	
Notary Fees		4.50	
Total Fees, Costs, Expenses, Etc.		$1,718.15	
Balance to be Distributed			$6,281.85
Mortgage Debt			
Principal Balance	$5,351.57		
Interest to 12/16/81 to 11-1-83	963.60		
Interest from 11/1/83 to 4/2/84 @ $1.46 per diem	223.38		
Total Mortgage Debt less payment of $574.96	$5,963.59		
Surplus			$318.26

ALL EXCEPTIONS to said report must be filed within fifteen days of the date of filing; if no exceptions are filed, the account may be ratified.

YOUR AUDITOR hereby certifies that the Maryland Rules of Procedure have been complied with by mailing on the date of the filing of the Audit notice of this report to the following parties by regular U.S. Mail:

Samuel S. Messick, III Mt. Hermon Road Salisbury, Maryland	Carolyn W. Messick Mt. Hermon Road Salisbury, Maryland	George E. Bahen, Esq. 124 East Main Street Salisbury, Maryland 21801

Date of Filing: March 20, 1984

Logan C. Widdowson, Auditor

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

LCW/jd
3/20/84
84-154

No. 11,664 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 20th day of March, 19 84 that the within Report of the Auditor be Ratified and Confirmed, unless cause to the contrary be shown by exceptions filed, on or before the 4th day of April, 19 84.

I Theodore Phoebus
CLERK

No exceptions having been filed, and no cause to the contrary having been shown, IT IS ORDERED by the Circuit Court for Somerset County, in Equity, this _____ day of _____, 19_____ that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

_____
CLERK

BOOK 949 PAGE 384

GEORGE E. BAHEN, ATTORNEY NAMED IN A MORTGAGE FOR THE PURPOSE OF FORECLOSURE AND COLLECTION OF MORTGAGE FROM SAMUEL S. MESSICK, III AND CAROLYN W. MESSICK TO DORIS JEAN ADKINS	*	NO. 11,664 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

AMENDED FIRST AND FINAL AUDITOR'S REPORT

Logan C. Widdowson, Auditor, duly appointed by this Court, reports that he made a re-examination of the proceedings in the above entitled cause and from them and the list of expenses furnished him therein, restates the following Account, based on additional information received by him:

Amount of Sale	$ 8,000.00
Total Fees, Costs, Expenses, etc. as previously stated	1,718.15
Balance to be distributed as previously stated	$ 6,281.85
Payoff of First Mortgage per attached statement	4,250.00
Total Mortgage Debt as previously stated	5,963.59
Deficit	$-3,931.74

ALL EXCEPTIONS to said report must be filed within fifteen days of the date of filing; if no exceptions are filed, the account may be ratified.

YOUR AUDITOR hereby certifies that the Maryland Rules of Procedure have been complied with by mailing on the date of the filing of the Audit notice of this report to the following parties by regular U.S. mail:

Samuel S. Messick, III Mt. Hermon Road Salisbury, MD 21801	Carolyn W. Messick Mt. Hermon Road Salisbury, MD 21801	George E. Bahen, Esq. 124 E. Main Street Salisbury, MD 21801

Logan C. Widdowson, Auditor

Date of Filing: March 30, 1984

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

LCW/gjb
3/30/84
84 # 156

I, Jenning Curry, hereby agree to accept the sum of Four Thousand Two Hundred Fifty Dollars ($4,250.00) in full and final payment of the first mortgage owed me by Samuel S. Messick, III and Carolyn W. Messick which principal amount is $4,163.50.

Andrea L. Bounds
Witness

Jennings Curry [SEAL]
Jennings Curry $4250

Date: January 3, 1984

BOOK 049 PAGE 386

No. 4464 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 30th day of March, 19 84 that the within Report of the Auditor be Ratified and Confirmed, unless cause to the contrary be shown by exceptions filed, on or before the 16th day of April, 19 84.

I. Theodore Phoebus
CLERK

No exceptions having been filed, and no cause to the contrary having been shown, IT IS ORDERED by the Circuit Court for Somerset County, in Equity, this 17th day of April, 19 84 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

I. Theodore Phoebus
CLERK

FEB 21 1985

End

SEP 16-83 B 025544 *****10.00
SEP 16-83 B 025543 *****60.00

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Clifton T. Butler and Mildred C. Butler, his wife, to Peninsula Bank, a body corporate, Ex Parte	:	No. 11,627 Chancery In the Circuit Court for Somerset County, Maryland

To the Honorable, the Judge of said Court:

The petition of Alexander G. Jones filed pursuant to the provisions of Rulte W72 of the Maryland Rules of Procedure respectfully represents:

1. That on March 21, 1980 Clifton T. Butler and Mildred C. Butler executed and delivered to Peninsula Bank a mortgage duly recorded among the Land Records of Somerset County in Liber I.T.P. No. 321, folio 179 conveying certain fee simple property in Somerset County, Maryland, described therein to secure the payment of a note dated March 21, 1980 in the amount of $19,174.80, which represented $9300.00, principal amount financed, $604.50 life insurance and $9,270.30 precomputed interest to the date of maturity.

2. That the defendants have subsequently defaulted in the payment of the indebtedness evidenced by said note and secured by said mortgage and, under the terms of said mortgage the defendants herein, described in said mortgage as "Mortgagors", assented, in the event of default, to the passage of a decree for the sale of the property described in said mortgage and authorized the Mortgagee or its duly authorized attorney to sell the same at public auction in the manner authorized and required by law or Rules of Court.

3. That the defendants have defaulted in the payment of the indebtedness secured by said mortgage on which there now remains due $8401.79 including principal, interest and late charges.

4. The aforesaid mortgage and assignment are filed herewith as a part of this petition, identified as Exhibit No. 1.

WHEREFORE, your petitioner prays that a decree be passed for the sale of said property in accordance with the terms of said mortgage and as required by law and the Maryland Rules of Procedure.

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

And as in duty bound,

Alexander G. Jones, Assignee

BOOK 049 PAGE 367

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Clifton T. Butler and Mildred C. Butler, his wife, to Peninsula Bank, a body corporate; Ex Parte	:	No. 11627 Chancery In the Circuit Court for Somerset County, Maryland

DECREE FOR SALE OF PROPERTY DESCRIBED IN MORTGAGE

The petition and exhibit in the above cause having been submitted to and considered by this Court:

It is, thereupon, this 16th day of September, in the year nineteen hundred and eighty-three, by the Circuit Court for Somerset county, Maryland, ADJUDGED, ORDERED and DECREED that the property described in said mortgage be sold at public auction; that Alexander G. Jones be and he is hereby authorized to make said sale and that the course and manner of this proceeding shall be as follows: He shall first file with this Court a bond to the State of Maryland, executed by himself and a corporate surety or sureties to be approved by this Court or by the Clerk thereof in the penalty of Nine Thousand dollars ($ 9,000.00), conditioned upon the faithful performance of the trust reposed or to be reposed in him by any further Decree or Order in the premises. He shall then proceed to make said sale, having given at least three weeks notice by advertisement inserted in a weekly newspaper published in Somerset County, Maryland, and in such other newspapers, handbills, circulars and such other reasonable means as he shall deem appropriate considering the nature of the property, of the time, place, manner and terms of sale which shall require payment by the purchaser of at least one-third cash or cashier's or certified check on the dateof sale, the balance to bear interest at the rate of 15 % from the date of sale and to be paid on or before ratification of the sale; and as soon as may be convenient after any such sale the said Alexander G. Jones shall return to this Court a full and particular account of his proceedings relative to such sale, with an affidavit annexed of the truth thereof, and of the fairness of said sale and in accordance with Rule BR6 of the Maryland Rules of Procedure; and on obtaining the Court's ratification of the sale and on the payment of the whole purchase money (and not before) the said Alexander G. Jones shall by a good and sufficient deed to be executed, acknowledged and

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

recorded according to law, convey to the purchaser or purchasers the property and estate, free and clear and discharged from all claims of the parties hereto, plaintiffs and defendants, and those claiming by, from or under them or any of them. And the said Alexander G. Jones shall bring into this Court the money from said sale to be distributed under the direction of this Court pursuant to the terms of said mortgage and the Maryland Rules of Procedure including the payment of all expenses incident to the sale and such commissions to the said Alexander G. Jones as the Court shall think proper to allow including those permitted or authorized by the Maryland Rules of Procedure; provided, that before the sale herein decreed shall be made, a statement of the indebtedness claimed to be due by the defendants to the plaintiff, duly verified by affidavit, as required by law and the Maryland Rules of Procedure, be filed in this proceeding.

Lloyd L. Griffith
Judge

Area Code (302) 674-4750

BOOK 049 PAGE 390

ASSIGNEE'S SALE

INDEPENDENT NEWSPAPERS INCORPORATED • P.O. BOX 7001, DOVER, DEL. 19901

County of Kent :
: s.s.
State of Delaware:

Before me, a Notary Public for the County and State aforesaid, personally appeared JENNILEE GRANDFIELD of Independent Newspapers, Inc., who deposes and swears that the notice, a copy of which is hereto attached, was published in THE CRISFIELD TIMES, CRISFIELD, MARYLAND, in its issue of SEPTEMBER 28, 1983. OCTOBER 5,12, 1983

Jennilee Grandfield
Independent Newspapers, Inc.

Sworn to and subscribed before me this twelfth day of October, A.D. 1983.

Wendelyn A. Roberts
Notary Public

Jones and Jones
Attorneys at Law
Princess Anne, Md.

Assignee's Sale

Of Valuable Residential Property

Under and by virtue of the assent to sale contained in a Mortgage dated March 21, 1980 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 321, folio 179, default having occurred in said Mortgage, and pursuant to an order of the Circuit Court for Somerset County, Maryland, dated September 16, 1983 and filed in No.11,627 Chancery, in said Court, the undersigned as Assignee for the purpose of foreclosure of said mortgage, will offer at public sale on the Court House steps in Princess Anne, Maryland, on

Tuesday
October 18, 1983

at or about the hour of 10:00 o' clock A.M., all those lots or parcels of land situate, lying and being in Lawsons Election District, Somerset County, Maryland, and more particularly described as follows:

First: All that lot or parcel of land, situate as aforesaid, being located on the nor.therly side of the county road leading from Mariners Church to Ward's Crossing and being bounded on the west by the cemetery of the James H. Ward, Sr. family and thence running by and with said Mariners Road a distance of fifty feet in an easterly direction to a post set up in the ground, thence in a straight line in a northerly direction a distance of fifty feet to a post set up in the ground; thence in a straight line in a westerly direction a distance of fifty feet to the aforesaid Ward Cemetery to a post set up in the ground, thence by and with the aforesaid Ward Cemetery in a southerly direction a distance of fifty feet to the place of beginning.

Second: All that lot or parcel of land, situate as aforesaid, being located on the north side of Mariners Road and beginning at a point at the northeast corner of the land described above as "First" which is located fifty feet from the said Mariner's Road; thence running in a westerly direction by and with the land of Earl Henderson and Mary Henderson a distance of fifty feet to a post; thence running in a southerly direction by and with the land of the Hendersons, a distance of fifty feet to a post which is located on the northwest corner of item "First" above; thence running in an easterly direction a distance of fifty feet by and with item "First" above to the place of beginning.

The land described above as items "First" and "Second" are the same and all the land which was conveyed unto Clifton T. Butler and Mildred C. Butler, his wife, by Harry T. Phoebus, Jr. and Susan. Phoebus, his wife, by deed dated November 24, 1976 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 297, folio 257.

The above described land is improved by bungalow with aliminum siding including living room, dining room, kitchen, two bedrooms and one bath in fair condition.

TERMS OF SALE: Cash, certified or casher's check payable to Alexander G. Jones, Assignee, in an amount equal to at least one-third of the bid, the balance to be due and payable on or before ratification of the sale by the Circuit Court, with interest at fifteen per cent on the unpaid balance. Title papers, documentary stamps, transfer tax, recording costs, etc. at expense of purchaser. State and County taxes will be prorated and adjusted as of the date of of ratification of sale

Alexander G. Jones
Assignee
Princess Anne, Md. 21853
Telephone: 651-2747
Pete Richardson
Auctioneer
546-2425

9-22-tf

049 ... 3...
049 ... 391

Bond Book 11 Page 278

BOOK 049 PAGE 392

KNOW ALL MEN BY THESE PRESENTS, that we, Alexander G. Jones, of Somerset County and State of Maryland, and The Fidelity and Deposit Company of Maryland, a body corporate, are held and firmly bound unto the State of Maryland, in the full and just sum of nine thousand dollars ($9,000.00) current money to be paid to the State of Maryland, or its certain attorney, to which payment well and truly to be made and done, we bind ourselves and each of us, our and each of our heirs, executors, administrators or assigns, jointly and severally firmly by these presents, sealed with our seals and dated this 18th day of October, in the year nineteen hundred and eighty-three.

Whereas, by mortgage dated March 21, 1980 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 321, folio 179, Clifton T. Butler and Mildred C. Butler conveyed to Peninsula Bank certain real estate in Somerset County to secure the payment of the sum therein mentioned; and whereas, the said Alexander G. Jones, Assignee for the purpose of foreclosure and collection of said mortgage, is authorized, upon default to sell the property conveyed by said mortgage; and whereas, default has occurred in the terms and conditions of said mortgage and the said Alexander G. Jones is about to exercise the power of said in said mortgage contained.

Now, therefore, the condition of the above obligation is such, that if the above bounded Alexander G. Jones, do and shall, well and faithfully perform the trust reposed in him by said mortgage and shall abide and fulfill any order or decree which shall be made byany Court of Equity in relation to the sale of the said property or the proceeds thereof, then the above obligation shall be void, otherwise to be and remain in full force and virtue in law.

_____ (SEAL)
Alexander G. Jones

THE FIDELITY AND DEPOSIT COMPANY OF MARYLAND

Witness: Patty E. Ake

By _____
Attorney in Fact

FILED

OCT 10 9 57 AM '83

B

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Clifton T. Butler and Mildred C. Butler, his wife, to Peninsula Bank, a body corporate, Ex Parte	:	No. 11,627 Chancery In the Circuit Court for Somerset County, Maryland

To the Honorable, the Judge of said Court:

The report of sales of Alexander G. Jones, Assignee of a certain mortgage made and executed by Clifton T. Butler and Mildred C. Butler, his wife, to Peninsula Bank dated March 21, 1980 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 321, folio 179, under and by virtue of a power of sale therein contained, default having been made in the payment of the money secured by said mortgage or in the payment of the interest thereon or in some other covenant and condition in said mortgage, whereby the said mortgage debt has become due and demandable, respectfully represents to your Honor, that after giving bond with security approved by the Clerk of this Court, or by one of the Judges thereof, for the faithful performance of the trust so as reposed in him as Assignee of the said mortgage, and as required by law, and giving more than twenty days notice of the time, place, manner and terms of sale by advertisement in The Crisfield Times, a weekly newspaper published in Somerset County, once a week for three successive weeks before the day of sale, he did pursuant to said notice attend on the Court House steps in Princess Anne, Maryland, on the 18th day of October, 1983, at 10:00 A.M., then and there proceed to sell the property described in said mortgage, to wit:

All those lots or parcels of land situate, lying and being in Lawsons Election District, Somerset County, Maryland, and more particularly described as follows:

First: All that lot or parcel of land, situate as aforesaid, being located on the northerly side ofthe county road leading from Mariners Church to Ward's Crossing and being bounded onthe west by the cemetery of the James H. Ward, Sr. family and thence running by and with said Mariners Road a distance of fifty feet in an easterly direction to a post set up in the ground, thence in a straight line

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

in a northerly direction a distance of fifty feet to a post set up in the ground; thence in a straight line in a westerly direction a distance of fifty feet to the aforesaid Ward Cemetery to a post set up in the ground, thence by and with the aforesaid Ward Cemetery in a southerly direction a distance of fifty feet to the place of beginning.

Second: All that lot or parcel of land, situate as aforesaid, being located on the north side of Mariners Road and beginning at a point at the northeast corner of the land described above as "First" which is located fifty feet from the said Mariner's Road; thence running in a northerly direction, a distance of fifty feet to a post; thence running in a westerly direction by and with the land of Earl Henderson and Mary Henderson a distance of fifty feet to a post; thence running in a southerly direction by and with the land of the Hendersons, a distance of fifty feet to a post which is located on the northwest corner of item "First" above; thence running in an easterly direction a distance of fifty feet by and with item "First" above to the place of beginning.

The land described above as items "First" and"Second" are the same and all the land which was conveyed unto Clifton T. Butler and Mildred C. Butler, his wife, by Harry T. Phoebus, Jr. and Susan S. Phoebus, his wife, by deed dated November 24, 1976 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 297, folio 257, and sold same to Richard L. Evans at and for the sum of Ten Thousand Dollars ($10,000.00), he then and there being the highest bidder therefor, and the purchaser has complied with the terms of sale to the satisfaction of your Trustee.

Respectfully submitted,

Alexander G. Jones, Assignee

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 18th day of October, 1983, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Alexander G Jones, Assignee named in the aforegoing report of sale, and made oath in due form of law that the matters and things therein stated are true to the best of his knowledge and belief and that the sale therein reported was fairly made.

As witness my hand and Notarial Seal.

Patsy E. Ake

Notary Public

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Clifton T. Butler and Mildred C. Butler, his wife, to Peninsula Bank, a body corporate, Ex Parte	:	No. 11,627 Chancery In the Circuit Court for Somerset County, Maryland

PURCHASER'S AFFIDAVIT

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 18th day of October, 1983, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Richard L. Evans, the purchaser of the real estate in the above entitled proceeding, and made oath in due form of law:

1. That in making said purchase he was not acting as agent for anyone.
2. That others interested in said purchase, as principals, are none.
3. That he did not directly or indirectly discourage anyone from bidding for said property.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Oke
Notary Public

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Clifton T. Butler and Mildred C. Butler, his wife, to Peninsula Bank a body corporate, Ex Parte	:	IN THE CIRCUIT COURT FOR Somerset COUNTY
	:	EQUITY CASE NO. 11,627

AUCTIONEER'S AFFIDAVIT

I, the undersigned, do hereby certify that the annexed bill or statement of the fees and sums due me, set forth in detail, are all and singular of the fees and sums due me, and that I have not paid or will not pay, directly or indirectly, any sum or consideration to anyone for employing me or aiding me to be employed to make the sale for which the annexed bill or statement was rendered.

Peter E. Richardson, Auctioneer

Subscribed and sworn to before me this 18th day of October, 19 83.

Emory H. Adkins
Notary Public
Wicomico County, Md.
My Commission Expires 7/1/86

EMORY H. ADKINS NOTARY PUBLIC WICOMICO CO., MD.

PETE RICHARDSON AUCTION SALES

PETE RICHARDSON, *Auctioneer*

OFFICE (301) 546-2425
HOME (301) 742-6220
MOBILE (301) 742-0110
EXT. 0813

P. O. BOX 51
WILLARDS, MARYLAND 21874

October 18, 1983

Jones & Jones
Attorneys at law
Princess Anne, Md. 21853

To

Peter E. Richardson
P. O. Box 51
Willards, Md. 21874

Auctioneer's fee - Sale of _____
property on October 18, 1983 ---------- $ 100.00

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Clifton T. Butler and Mildred C. Butler, his wife, to Peninsula Bank, a body corporate, Ex Parte	:	No. 11,627 Chancery In the Circuit Court for Somerset County, Maryland

AFFIDAVIT AS TO NOTICE OF DELIVERY

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 20th day of October, in the year nineteen hundred and eighty-three, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Alexander G. Jones, pursuant to the provisions of Rule W74a 2 (c) and made oath in due form of law that he was and is the assignee of said mortgage for the purpose of foreclosure and collection, that on October 3, 1983, pursuant to said rule he mailed a notice of the pending foreclosure proceeding to Clifton T. Butler, 109 Mariners Road, Crisfield, Maryland 21817 (Post Office Receipt No. P261 533 055) by certified mail which was returned by the U.S. Post Office on October 20, 1983 marked "Unclaimed", and to Mildred C. Butler, 109 Mariners Road, Crisfield, Maryland 21817 (Post Office Receipt No. P261 533 056) by certified mail which was received by Mildred C. Butler on October 5, 1983 as evidenced by the post office receipt.

The aforesaid post office receipts and a copy of the original notice are attached hereto to be filed in this proceeding.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Oke
Notary Public

Alexander G. Jones

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

P 261 533 056

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
Mrs Mildred C. Butler

STREET AND NO.
109 Mariners Road

P.O., STATE AND ZIP CODE
Crisfield, Md. 21817

POSTAGE		$ .20
CONSULT POSTMASTER FOR FEES — CERTIFIED FEE		.75¢
OPTIONAL SERVICES — SPECIAL DELIVERY		¢
RESTRICTED DELIVERY		¢
RETURN RECEIPT SERVICE — SHOW TO WHOM AND DATE DELIVERED		¢
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	60	¢
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY		¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		¢
TOTAL POSTAGE AND FEES		$
POSTMARK OR DATE		

PS Form 3800, Apr. 1976

PRINCESS ANNE, MD. OCT 1983

P 261 533 055

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO
Mr. Clifton T. Butler

STREET AND NO.
109 Mariners Road

P.O., STATE AND ZIP CODE
Crisfield, Md. 21817

POSTAGE		$ .20
CONSULT POSTMASTER FOR FEES — CERTIFIED FEE		.75¢
OPTIONAL SERVICES — SPECIAL DELIVERY		¢
RESTRICTED DELIVERY		¢
RETURN RECEIPT SERVICE — SHOW TO WHOM AND DATE DELIVERED		¢
SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY	60	¢
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY		¢
SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		¢
TOTAL POSTAGE AND FEES		$
POSTMARK OR DATE		

PS Form 3800, Apr. 1976

PRINCESS ANNE, MD. OCT 1983

JONES & JONES
ATTORNEYS AT LAW
P.O. BOX 186
PRINCESS ANNE, MD. 21853-0186

AIM CHECK NO. 731037

☐ HOLD

DATE
1st NOTICE
2nd NOTICE
RETURN

Detached from PS Form 3849—A Oct. 1980

CERTIFIED MAIL
P 261 533 055

RETURN RECEIPT REQUESTED

Mr. Clifton T. Butler
109 Mariners Road
Crisfield, Maryland 21817

RETURNED TO SENDER

REFUSED ☒ UNCLAIMED ☐ UNKNOWN ☐ MOVED ☐
Addressee unknown
Insufficient address
No such street
No such office in state
Refused
Number
Do not remail in this envelope

USA 20¢

Ralph S. Bunche

SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
☐ Show to whom and date delivered ——¢
☐ Show to whom, date, and address of delivery ——¢
☐ RESTRICTED DELIVERY ——¢
(The restricted delivery fee is charged in addition to the return receipt fee.)

3. ARTICLE ADDRESSED TO:
Mrs. Mildred C. Butler
109 Mariners Road
Crisfield, Md. 21817

4. TYPE OF SERVICE:
☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER
P 261 533 056

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐ Addressee ☐ Authorized agent
Mildred Butler

5. DATE OF DELIVERY
11-5-83

POSTMARK
OCT 5 1983

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE

8. EMPLOYEE'S INITIALS

PS Form 3811, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

BOOK 049 PAGE 399

EDGAR A. JONES (1892-1973)
ALEXANDER G. JONES
CHARLES A. BRUCE, JR.

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 186
PRINCESS ANNE, MD. 21853-0186

AREA CODE 301
TELEPHONE 651-2747

BOOK 049 PAGE 400

September 30, 1983

Mr. Clifton T. Butler
Mrs. Mildred C. Butler
109 Mariners Road
Crisfield, Maryland 21817

Dear Mr. and Mrs. Butler:

Pursuant to Rule W-74 a 2 (c), this is to inform you that proceedings have been filed in No. 11,627 Chancery in the Circuit Court for Somerset County, Maryland, for the foreclosure of a certain mortgage from Clifton T. Butler and Mildred C. Butler to Peninsula Bank dated March 21, 1980 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 321, folio 179. The foreclosure sale is currently being advertised in The Crisfield Times, a newspaper published weekly in Somerset County, Maryland. The property described in the mortgage will be offered for sale at 10:00 A.M. on Tuesday, October 18, 1983 on the Court House steps in Princess Anne, Maryland. Terms of Sale: Cash, certified or cashier's check payable to Alexander G. Jones, Assignee, in an amount equal to one-third of the bid, the balance to be due and payable within thirty days with interest at fifteen per cent on the unpaid balance or sooner at the option of the purchaser. Title papers, documentary stamps, transfer tax, recording costs, etc. at expense of purchaser. State and County taxes will be prorated and adjusted as of date of ratification of sale. A copy of the advertisement is attached to this letter for your convenience.

Very truly yours,

Alexander G. Jones
Assignee

AGJ:pea

Certified Mail - Return Receipt Requested

Order Nisi

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Clifton T. Butler, and Mildred C. Butler, his wife, to Peninsula Bank, a body corporate, Ex Parte
No. 11,627 Chancery
In The Circuit Court
For Somerset County
Maryland

ORDERED by the Circuit Court for Somerset County, this 18th day of October, 1983, that the sale of the property mentioned in these proceedings made and reported by Alexander G. Jones, Assignee for the purpose of foreclosure and collection, be ratified and confirmed unless cuase to the contrary thereof be shown on or before the 17th day of November, 1983, provided a copy of this order be inserted in some newspaper published in Somerset County once in each of three successive weeks before the 14th day of November, 1983.

The report states the amount of sale to be $10,000.00.

I. Theodore Phoebus
Clerk
Of the Circuit Court
For Somerset County
Maryland
True Copy, Test
I. Theodore Phoebus
Clerk

10-26-3t

Area Code (302) 674-4750

ORDER NISI - CLIFTON T. BUTLER

NDENT NEWSPAPERS INCORPORATED • P.O. BOX 7001, DOVER, DEL. 19901

of Kent :
: s.s.
of Delaware:

me, a Notary Public for the County and State aforesaid,

ally appeared JENNILEE GRANDFIELD of Independent

pers, Inc., who deposes and swears that the notice, a copy of

ls hereto attached, was published in THE CRISFIELD TIMES,

RISFIELD, MARYLAND, in its issue of OCTOBER 26, 1983.
NOVEMBER 2,9, 1983

Jennilee Grandfield
Independent Newspapers, Inc.

o and subscribed before me this fourteenth day

November, A.D. 1983.

Wendelyn A. Roberts
Notary Public

BOOK 049 PAGE 401

ORDER NISI

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Clifton T. Butler and Mildred C. Butler, his wife, to Peninsula Bank, a body corporate, Ex Parte	:	No. 11, 627 Chancery In the Circuit Court for Somerset County, Maryland

ORDERED by the Circuit Court for Somerset County, this 18th day of October, 1983, that the sale of the property mentioned in these proceedings made and reported by Alexander G. Jones, Assignee for the purpose of foreclosure and collection, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 17th day of November, 1983, provided a copy of this order be inserted in some newspaper published in Somerset County once in each of three successive weeks before the 14th day of November, 1983.

The report states the amount of sale to be $10,000.00.

U Theodore Phoebus
Clerk of the Circuit Court
for Somerset County, Maryland

FINAL ORDER

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Clifton T. Butler and Mildred C. Butler, his wife, to Peninsula Bank, a body corporate, Ex Parte	:	No. 11,627 Chancery In the Circuit Court for Somerset County, Maryland

ORDERED by the Circuit Court for Somerset County, in Equity, this 22nd day of November, 1983, that the sale of the real estate mentioned in these proceedings made and reported by Alexander G. Jones, Assignee for the purpose of foreclosure and collection, be and the same is hereby finally ratified and confirmed, no cause to the contrary having been shown although due notice appears to have been given as required by the OrderNisi passed in said cause.

Glenn L. Gruchow
Judge

Alexander G. Jones, Assignee for the purpose of foreclosure and collection of a mortgage from Clifton T. Butler and Mildred C. Butler, his wife, to Peninsula Bank, a body corporate, Ex Parte	*	NO. 11,627 CHANCERY
	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
	*	

FIRST AND FINAL AUDITOR'S REPORT

Logan C. Widdowson, Auditor, duly appointed by this Court, reports that he made an examination of the proceedings in the above entitled cause and from them and the list of expenses furnished him therein, states the following Account:

Amount of Sale		$10,000.00
Interest on balance of purchase price from date of sale		112.75
		$10,112.75
Fees, Costs, Expenses, etc.:		
Clerk of Circuit Court, costs	128.00	
Fidelity & Deposit Company, Bond premium	36.00	
Pete Richardson, Auctioneer	100.00	
Crisfield Times, Advertising	123.20	
Crisfield Times, Order Nisi	39.20	
Auditor's Fee	65.00	
Trustee's Commission	650.00	
State and County Taxes, 1980	122.05	
State and County Taxes, 1981	132.38	
State and County Taxes, 1982	139.35	
State and County Taxes, 1983 (4½ months)	54.72	
Notary Fees	6.00	
Postage	2.70	
Total Fees, Costs, Expenses, Etc.	$1,598.60	
Balance to be Distributed		$ 8,514.15
Mortgage Debt		
Principal Balance	$8,030.33	
Interest to 9/15/83	361.46	
Interest from 9/15/83 to 12/22/83 @ $3.41 per diem	334.18	
Total Mortgage Debt	$8,725.97	
Deficit		$ 211.82

ALL EXCEPTIONS to said report must be filed within fifteen days of the date of filing; if no exceptions are filed, the account may be ratified.

YOUR AUDITOR hereby certifies that the Maryland Rules of Procedure have been complied with by mailing on the date of the filing of the Audit notice of this report to the following parties by regular U.S. Mail:

Clifton Butler
109 Mariners Road
Crisfield, MD 21817

Mildred Butler
109 Mariners Road
Crisfield, MD 21817

Alexander G. Jones, Esquire
South Somerset Avenue
Princess Anne, MD 21853

Date of Filing: December 7, 1983

Logan C. Widdowson

Logan C. Widdowson, Auditor

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3600

LCW/gjb
12/7/83
83#144

DEC 23-83 * 28334 *****51.00
DEC 23-83 B 28334D*****51.00

BOOK 049 PAGE 404

No. 11,627 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 7th day of December, 19 83 that the within Report of the Auditor be Ratified and Confirmed, unless cause to the contrary be shown by exceptions filed, on or before the 22 day of December, 19 83.

S. Theodore Phoebus
CLERK

No exceptions having been filed, and no cause to the contrary having been shown, IT IS ORDERED by the Circuit Court for Somerset County, in Equity, this 23 day of Dec, 19 83 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

CLERK

FEB 21 1985
End

NOV -3-83 B 927059D****15.00
NOV -3-83 B 927058D****50.00

ELMER LEE FORD Fairmount, Maryland Complainant	*	CHANCERY CASE NO. 11,657
vs.	*	IN THE CIRCUIT COURT
SHIRLEY F. PRICE (individually) and	*	FOR SOMERSET COUNTY
SHIRLEY F. PRICE Personal Representative of the Estate of Blanche Ford	*	STATE OF MARYLAND
Respondents	*	

Mr. Clerk:

Please docket the within Bill of Complaint for Partition and issue a subpoena for the below named Respondent:

Shirley F. Price
Box 234
Upper Fairmount, Maryland 21867

Please enter the appearance of the Law Office of Logan C. Widdowson as Attorneys for Elmer Lee Ford.

LAW OFFICE OF LOGAN C. WIDDOWSON

By _____
Attorneys for the Complainant
47 North Somerset Avenue
Princess Anne, Maryland 21853
651-3800

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

BOOK 049 PAGE 405

BOOK 049 PAGE 406

ELMER LEE FORD Complainant vs. SHIRLEY F. PRICE (individually) and SHIRLEY F. PRICE Personal Representative of the Estate of Blanche Ford Respondents	* * * * * * * * * *	CHANCERY CASE NO. 11,657 IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

BILL OF COMPLAINT FOR PARTITION

The Bill of Complaint of Elmer Lee Ford, by and through his Attorneys, the Law Office of Logan C. Widdowson, respectfully represents as follows:

1. That this Bill of Complaint for Partition is filed pursuant to the provisions of the Real Property Article Section 14-107 of the Annotated Code of Maryland and pursuant to the Maryland Rules of Procedure.

2. That the said Complainant, Eldridge Ford and Blanche Ford were seized as Tenants in Common of certain real property in Somerset County, Maryland.

3. That upon the death of Eldridge Ford on November 23, 1966, his interest vested in his wife, Blanche Ford.

4. That Blanche Ford died on June 9, 1983, leaving a will naming Shirley Price as sole legatee of all her assets of any description.

5. That Small Estate No. 627 has been opened in the Orphan's Court for Somerset County naming Shirley F. Price as Personal Representative of the said Blanche Ford and admitting the above-mentioned will into probate.

6. That while said Small Estate remains open, a Final Order in the matter has been signed by the Honorable Judges of the Orphan's Court.

7. That the Complainant avers that he and Shirley F. Price, individually, and Shirley F. Price, Personal Representative of Blanche Ford are seized as Tenants in Common of the hereinafter described real

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

property: All of that property located in Somerset County, Maryland, Fairmount Election District, situate near Lower Hill and being on the south side of the county road that leads from Fairmount to Teagues Creek and being on the west side of the property of Elmer Lee Ford, et ux, being the same property conveyed to William Ford, Marion Ford and Elmer Lee Ford by a deed recorded among the Land Records of Somerset County in Liber B.L.B. No. 126, folio 162, except so much as was conveyed to Elmer Lee Ford by a quit claim deed recorded among the aforesaid records at Liber B.L.B. No. 172, folio 85 and further being the land which the said William L. Ford and Marie Ford, his wife, and Marion O. Ford and Charlotte Ford, his wife, conveyed all their interests in to the said Eldridge Ford and Blanche Ford by a deed dated August 1, 1955, and recorded in the Land Records aforesaid at Liber B.L.B. No. 172, folio 576.

8. The above-described property is not susceptible to partition without material loss and injury to the parties entitled to interest therein.

9. That all parties in this action are adults.

10. That Shirley F. Price is a resident of the State of Maryland.

WHEREFORE, your Complainant prays:

A. That a decree be passed by this Court for the sale of the real estate described in the above Bill and for the appointment of a Trustee for the sale of said real estate and a division of the money arising from said sale of real estate among the parties according to their respective interests.

B. That the Court grant unto the Complainant the Writ of Subpoena directed to the Respondent, Shirley F. Price, Box 234, Upper Fairmount, Maryland 21867, commanding her to appear in this Court at some certain day to be named therein and answer the premises and abide by and perform such decree as may be passed therein.

C. That your Complainant may have such other and further relief as his cause may require.

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

AND AS IN DUTY BOUND, ETC.

LAW OFFICE OF LOGAN C. WIDDOWSON

By _____ _____
Attorneys for Complainant
47 North Somerset Avenue
Princess Anne, Maryland 21853
651-3800

Elmer Lee Ford, Complainant

NOTARY

STATE OF MARYLAND
COUNTY OF SOMERSET
TO WIT:

I hereby certify, that on this 3rd day of November, 1983, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Elmer Lee Ford, and he made oath in due form of law that the aforegoing Bill of Complaint for Partition is true and correct to the best of his knowledge, information and belief.

As witness my hand and Notarial Seal.

_____
Notary Public

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

WRIT OF SUBPOENA: No. 11,657 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO: Shirley F. Price (Individually)
and
Shirley F. Price Personal
Representative of the Estate
of Blanche Ford.
Box 234
Upper Fairmount, Maryland 21867

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of November next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Elmer Lee Ford
Fairmount, Maryland

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 3 day of November, 19 83.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 22 day of Novmeber, 19 83 Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Logan C. Widdowson
Name
North Somerset Ave.
Princess Anne, Maryland 21853
Address

BOOK 049 PAGE 409

N. Theodore Phoebus
Clerk

☐ SERVED ON AND LEFT WITH Shirley F. Price, THIS 7.
DAY OF Nov., 19 83.

BOOK 049 PAGE 410

☐ NON-EST. THIS _____ DAY OF _____, 19 _____.

REASON: _____

ATTEMPTS OF SERVICES: _____

SHERIFF, SOMERSET COUNTY, MARYLAND

PER: James Shand 2601
DEPUTY SHERIFF

Sheriff.

Sheriff's RETURN

...ned and copy of order to Docket Suit and issue 2 Subpoenas, Bill of Complaint For Partition & Affidavit, Filed

...with _____, 19____
...13 _____ day of _____

Deputy WARD 2601
Sheriff.

FILED

Nov 10 1 22 PM '83

RECORDED IN
LIBER NO. _____ FOLIO ____
THEODORE FIDDIMAN CLK. CI. CT.
BY _____ DEPUTY

ELMER LEE FORD Complainant vs. SHIRLEY F. PRICE (individually) and SHIRLEY F. PRICE Personal Representative of the Estate of Blanche Ford Respondent	CHANCERY CASE NO. 11,657 IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

ANSWER TO BILL OF COMPLAINT

FOR SALE OF LAND IN LIEU OF PARTITION

TO THE HONORABLE, THE JUDGE OF SAID COURT:

Shirley F. Price, the Respondent in the above captioned case, by her Solicitors, Ward & Davis, in Answer to Bill of Complaint hereinbefore filed in this cause, respectfully says:

1. That the Respondent admits the allegations set forth in Paragraphs One, Two, Three, Four, Five, Six, Seven, Eight, Nine, and Ten of the said Bill of Complaint.

2. And in further answering the Respondent prays:

A. That the Court grant the relief prayed by Elmer Lee Ford, the Complainant herein, and

B. That she be granted such other and further relief as the nature of her cause may require,

C. That Ward & Davis be appointed co-Trustees in this cause.

Shirley F. Price (SEAL)
Shirley F. Price

Wade D. Ward
Solicitor for Shirley F. Price
P.O. Box 647
Crisfield, Maryland 21817
301-968-1100

I do hereby certify that on this 21st day of November, 1983, I did forward a copy of the foregoing Answer to Bill of Complaint for Sale of Land in Lieu of Partition to Logan C. Widdowson, Esquire, 47 North Somerset Avenue, Princess Anne, Maryland 21853, by regular U. S. Mail, postage prepaid.

Wade D. Ward

MARYLAND
State Department of Assessments and Taxation
Somerset County Office, Robert L. Lankford, Supervisor

12/20/ 19 83

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY THAT THE ASSESSMENT RECORDS OF SOMERSET COUNTY SHOW THE FOLLOWING PROPERTY AT FULL CASH VALUE IN Fairmount ELECTION DISTRICT FOR Eldridge Ford, Blanche Ford and Elmer Lee Ford.

TOTAL OF LAND AND IMPROVEMENTS 17,020

Robert L. Lankford
SUPERVISOR OF ASSESSMENTS

BOOK 049 PAGE 413

Court House / Princess Anne, Maryland 21853 . Phone: 651-0068

BOOK 049 PAGE 414

ELMER LEE FORD Complainant vs. SHIRLEY F. PRICE Individually and SHIRLEY F. PRICE Personal Representative of the Estate of Blanche Ford	*	IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND CHANCERY NO. 11,657

ORDER OF COURT

Upon consideration of the Bill of Complaint for Partition filed by the Complainant herein and the subsequent Answer filed by the Respondents, it is hereby ORDERED by the Circuit Court for Somerset County sitting in Equity this 21st day of December, 1983:

1. That the property described in the Bill of Complaint be sold in compliance with Maryland Law as contained in the Real Property Article Sec. 14-107 and the Maryland Rules of Procedure, Rules BR 1 through BR 6.

2. That Logan C. Widdowson and Ward and Davis, Attorneys at Law, be appointed Co-Trustees.

3. That a Bond of $24,000.00 dollars be posted by the Trustees prior to sale.

Lloyd L. Simpkins
JUDGE

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

Bond Book 11 Page 316
Chancery Case 11,657

Maryland

Western Surety Company

TRUSTEES, MORTGAGEES, ATTORNEYS OR FORECLOSURE BOND

KNOW ALL MEN BY THESE PRESENTS: BOND No. 60011892

That we, Logan C. Widdowson and Wade Ward of Ward & Davis as Principal, and the WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, as Surety, authorized to do business in the State of Maryland, are held and firmly bound in the sum of Twenty-four thousand and no/100 ($24,000.00) DOLLARS,
(NOT VALID IF FILLED IN FOR MORE THAN $500,000.00)
to be paid to the said State of Maryland or its certain Attorney, to which payment well and truly to be made, we bind ourselves and our legal representatives, jointly and severally, by these presents.

Sealed with our seals and dated this 28th day of December, 19 83.

WHEREAS, the above bounden Logan C. Widdowson and Wade Ward of Ward& Davis

by virtue of the ~~power contained in a mortgage from~~ Order of Court

to Logan C. Widdowson and Wade Ward of Ward and Davis

bearing date the 21st day of ~~December, 1983~~ and recorded among the ~~mortgage~~ Chancery records of Somerset County, Md.

in Liber Chancery No. 11657 No. _____ Folio _____

and _____ proceedings

is about to sell the land and premises described in said ~~mortgage, default having been made in the payment of the money as specified, and in the conditions and covenants therein contained.~~

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That if the above bounden Logan C. Widdowson and Wade Ward of Ward & Davis

do and shall well and truly and faithfully perform the trust reposed in them under the ~~mortgage~~ aforesaid, and shall abide by and fulfill any order or decree which shall be made by any Court of Equity in relation to the sale of said ~~mortgaged~~ property, or the proceeds thereof, then the above obligation to be void, otherwise to be and remain in full force and virtue in law.

Signed, Sealed and delivered in the presence of

As to Principal

Ward And Davis
by _____
Wade Ward Principal

_____
Logan C. Widdowson Principal

As to Surety

WESTERN SURETY COMPANY
By _____
President

Countersigned by _____ Maryland Resident Agent

BOND APPROVED AND FILED
PER: _____ CLERK

BOOK 049 PAGE 415

1268—5-81

BOOK 049 PAGE 416

ELMER LEE FORD	*	IN THE CIRCUIT COURT
Complainant	*	
vs.	*	FOR SOMERSET COUNTY
SHIRLEY F. PRICE	*	
(individually)	*	STATE OF MARYLAND
and	*	
SHIRLEY F. PRICE Personal Representative for the Estate of Blanche Ford	* *	CHANCERY CASE NO. 11,657
	*	

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Logan C. Widdowson and Wade Ward, Trustees in the above captioned cause, duly qualified after filing the approved bond, hereby reports: That they did on January 24, 1984 at 2:00 p.m. after having given due notice as required by law, sell the land at public auction described in these proceedings, unto Shirley F. Price, for the sum of Eighteen Thousand Dollars ($18,000.00) that being the highest bid therefor and that a deposit of Two Thousand Dollars had been paid as per terms of sale, the unpaid portion to be paid upon ratification.

Respectfully submitted:

Logan C. Widdowson

Logan C. Widdowson

Wade Ward

Wade Ward

STATE OF MARYLAND, COUNTY OF SOMERSET:

I hereby certify that on this 10th day of February, 1984, before me, the subscriber, a notary public in and for the state and county aforesaid, personally appeared Logan C. Widdowson and Wade Ward, and they did dispose and say: That they were duly appointed and qualified to sell the land in the above proceedings and that they did sell the same as hereinbefore set

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-5900

forth, that the sale was fairly conducted and that the Report of Sale is true and correct to the best of their information, knowledge and belief.

As witness my hand and Notarial Seal.

Vera O. Tyler
Notary Public

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

BOOK 049 PAGE 418

ELMER LEE FORD	*	CHANCERY CASE NO. 11,657
Complainant	*	
		IN THE CIRCUIT COURT
vs.	*	
SHIRLEY F. PRICE (individually)	*	FOR SOMERSET COUNTY
	*	
and		STATE OF MARYLAND
	*	
SHIRLEY F. PRICE Personal Representative of the Estate of Blanche Ford	*	
	*	
Respondents		

AFFIDAVIT

STATE OF MARYLAND, COUNTY OF SOMERSET, SS:

I hereby certify that on this 14th day of February, 1984 before me, the subscriber, a notary public in and for the state and county aforesaid, personally appeared Shirley F. Price and after being duly sworn by me according to law, did dispose and say:

1. That she was the purchaser at the public auction of the property in these proceedings held on January 24, 1984, at 2:00 p.m.

2. That she did not act as agent for anyone but purchased the same for herself as principal.

3. That she did not directly or indirectly discourage anyone from bidding on the property.

4. That the purchase price of said property was eighteen thousand dollars ($18,000.00).

As witness my hand and Notarial Seal.

Shirley F. Price
Shirley F. Price, Affiant

Notary Public

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2800

LAW OFFICE OF LOGAN C. WIDDOWSON
WARD AND DAVIS
ATTORNEYS AT LAW

ELMER LEE FORD
Complainant

vs.

SHIRLEY F. PRICE
(individually)

and

SHIRLEY F. PRICE
Personal Representative of
the Estate of Blanche Ford

Chancery No. 11, 657
In The Circuit Court for
Somerset County, Maryland

ORDER NISI

ORDERED, by the Circuit Court for Somerset County, Maryland, this 15th day of February 1984, that the sale of the property mentioned in these proceedings, made and reported by Logan C. Widdowson and Wade Ward, Trustees, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 12th day of March 1984; provided a copy of this ORDER be inserted in some newspaper published in Somerset County, Maryland, once in each of three consecutive weeks before the 12th day of March 1984.

The report states the amount of sale to be a total of EIGHTEEN THOUSAND DOLLARS (18,000.00).

I. Theodore Phoebus
I. Theodore Phoebus

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

BOOK 049 PAGE 420

ELMER LEE FORD Complainant vs. SHIRLEY F. PRICE Individually and SHIRLEY F. PRICE Personal Representative of the Estate of Blanche Ford Respondent	*	IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND CHANCERY CASE NO. 11,657

ORDER NISI

ORDERED, by the Circuit Court for Somerset County, Maryland, this 12th day of March, 1984 that the sale of the property mentioned in these proceedings, made and reported by Logan C. Widdowson and Wade Ward, Trustees, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 13th day of April, 1984; provided a copy of this ORDER be inserted in some newspaper published in Somerset County, Maryland, once in each of three consecutive weeks before this 13th day of April, 1984.

The report states the amount of sale to be a total of EIGHTEEN THOUSAND DOLLARS ($18,000.00).

I. Theodore Phoebus

I. Theodore Phoebus

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

LCW/gjb
3/12/84
83 CV 249

ELMER LEE FORD	*	
Complainant	*	IN THE CIRCUIT COURT
vs.	*	FOR SOMERSET COUNTY
SHIRLEY F. PRICE	*	STATE OF MARYLAND
Individually	*	
and	*	CHANCERY NO. 11,657
SHIRLEY F. PRICE Personal Representative of the Estate of Blanche Ford	*	
Respondent	*	

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the the enclosed notice has been published one week, Jan. 5, 19 84 in the said Marylander and Herald, aforementioned.

Attest: Elizabeth Bolden

Publisher:

Printer's Fee: 41.25

Acct. W04448

BOOK 049 PAGE 421

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2800

LAW OFFICE OF
LOGAN C. WIDDOWSON
WARD AND DAVIS,
ATTORNEYS AT LAW

NOTICE

OF TRUSTEE'S SALE

Under and by virtue of an Order of Court in Chancery Case No. 11,657 in the Circuit Court for Somerset County, Maryland, and as a result of a Bill of Complaint for Partition filed in said case, the undersigned as duly appointed Trustees will offer at public sale in front of the Courthouse door in Princess Anne, Somerset County, Maryland on January 24, 1984 at or about the hour of two o'clock p.m.:

All of that property located in Somerset County, Maryland, Fairmount Election District, situate near Lower Hill and being on the south side of the county road that leads from Fairmount to Teagues Creek and being on the west side of the property of Elmer Lee Ford, et ux, being the same property conveyed to William Ford, Marion Ford and Elmer Lee Ford by a deed recorded among the Land Records of Somerset County in Liber B.L.B. No. 126, folio 162, except so much as was conveyed to Elmer Lee Ford by a quit claim deed recorded among the aforesaid records at Liber B.L.B. No. 172, folio 85 and further being the land which the said William L. Ford and Marie Ford, his wife, and Marion O. Ford and Charlotte Ford, his wife, conveyed all their interests in to the said Eldridge Ford and Blanche Ford by a deed dated August 1, 1955, and recorded in the Land Records aforesaid at Liber B.L.B. No. 172, folio 576.

This property is improved by a two-story frame dwelling.

Terms of Sale: Ten percent (10%) of purchase price payable in cash at the time of sale and the balance to be secured to the satisfaction of the undersigned Trustees, payable prior to ratification of said sale by the Circuit Court with interest from date of sale at the rate of ten percent (10%) per annum.

All public taxes and assessments will be prorated to date of sale. Title papers, documentary stamps, transfer tax and recording costs at the expense of the purchaser or purchasers.

Logan C. Widdowson, Trustee
Wade D. Ward, Trustee
MH80-1/5/3tc

BOOK 049 PAGE 422

ELMER LEE FORD	*	IN THE CIRCUIT COURT
Complainant	*	FOR SOMERSET COUNTY
vs.	*	STATE OF MARYLAND
SHIRLEY F. PRICE	*	CHANCERY CASE NO. 11,657
individually	*	
and	*	
SHIRLEY F. PRICE Personal Representative of the Estate of Blanche Ford	*	
Respondent	*	
	*	

PETITION TO APPOINT SPECIAL AUDITOR

Now comes Logan C. Widdowson, Attorney for the purpose of foreclosure and collection, in the above action who respectfully represents as follows:

1. That this matter stands ready for audit.

2. That Logan C. Widdowson is the Standing Auditor in this Court and it would be improper for him to audit this case.

WHEREFORE, Logan C. Widdowson prays this Honorable Court to pass an Order appointing Tony Bruce, Esquire Special Auditor in this matter.

Logan C. Widdowson

ORDER OF COURT

Upon the aforegoing Petition, IT IS, this 21st day of March, 1984, by the Circuit Court for Somerset County, Maryland, in Equity, ORDERED that Tony Bruce, Esquire be and he is hereby appointed Special Auditor in the above case.

Lloyd L. Simpkins
JUDGE

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3600

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing 3/15, 19 84, and ending 3/29, 19 84 inclusive, in the said Marylander and Herald aforementioned.

Attest: Lisa Price
Publisher.

Printer's Fee: $26.13 per insertion

BOOK 049 PAGE 423

IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
STATE OF MARYLAND
CHANCERY CASE NO. 11,657
ELMER LEE FORD, Complainant
vs.
SHIRLEY F. PRICE, Individually
and
SHIRLEY F. PRICE
Personal Representative of the Estate
of Blanche Ford, Respondent

ORDER NISI

ORDERED, by the Circuit Court for Somerset County, Maryland, this 12th day of March, 1984 that the sale of the property mentioned in these proceedings, made and reported by Logan C. Widdowson and Wade Ward, Trustees, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 13th day of April, 1984; provided a copy of this ORDER be inserted in some newspaper published in Somerset County, Maryland, once in each of three consecutive weeks before this 13th day of April, 1984.

The report states the amount of sale to be a total of EIGHTEEN THOUSAND DOLLARS [$18,000.00].

True Copy, Test:
I. Theodore Phoebus, Clerk

80-3/15-3t

BOOK 049 PAGE 424

ELMER LEE FORD	*	IN THE CIRCUIT COURT
Complainant	*	
		FOR SOMERSET COUNTY
vs.	*	
SHIRLEY F. PRICE (individually)	*	STATE OF MARYLAND
	*	
and		CHANCERY CASE NO. 11, 657
	*	
SHIRLEY F. PRICE Personal Representative of the Estate of Blanche Ford	*	
	*	
Respondent		
	*	

ORDER OF RATIFICATION

UPON the Report of Sale, Affidavit and ORDER NISI which was duly published as required by Rule, and no one having shown cause to the contrary or objected thereto, IT IS, this 24th day of ~~February~~ April, 1984, ORDERED AND DECREED by the Circuit Court for Somerset County, Maryland, in No. 11,657 Chancery that the sale of the property mentioned in these proceedings BE and IT hereby is RATIFIED AND CONFIRMED.

Lloyd L. Simpkins
JUDGE

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

ELMER LEE FORD	*	IN THE CIRCUIT COURT
Complainant	*	
vs.	*	FOR SOMERSET COUNTY
SHIRLEY F. PRICE	*	
Individually	*	STATE OF MARYLAND
and	*	
SHIRLEY F. PRICE Personal Representative of the Estate of Blanche Ford	* *	CHANCERY NO. 11,657
	*	

FIRST AND FINAL AUDITOR'S REPORT

Tony Bruce, Special Auditor, duly appointed by this Court, reports that he made an examination of the proceedings in the above entitled cause and from them and the list of expenses furnished him therein, states the following Account:

Amount of Sale		$ 18,000.00
Fees, Costs, Expenses, etc.:		
I. Theodore Phoebus, costs	145.00	
Salisbury Times, advertising	111.80	
Marylander & Herald advertising 123.75 order nisi 78.39	202.14	
Wallace Dashiell, Auctioneer	75.00	
J. Arthur Powell Insurance Agency, Bond Premium	72.00	
Tony Bruce, Special Auditor	65.00	
Trustee's Commission	1,050.00	
Total Fees, Costs, Expenses, etc.	$ 1,720.94	
Balance to be Distributed		$ 16,279.06
Distribution		
1/3 to Elmer Lee Ford	$ 5,426.36	
2/3 to Shirley Price	10,852.70	
	$16,279.06	

-0-

ALL EXCEPTIONS to said report must be filed within fifteen days of the date of filing. If no exceptions are filed, the account may be ratified.

YOUR AUDITOR hereby certifies that the Maryland Rules of Procedure have been complied with by mailing on the date of the filing of the Audit notice of this report to the following parties by regular U.S. mail:

Wade D. Ward, Esquire
946 West Main Street
Crisfield, MD 21817

Logan C. Widdowson, Esquire
47 North Somerset Avenue
Princess Anne, MD 21853

Elmer Lee Ford
Box 216
Upper Fairmount,
MD 21867

Shirley F. Price
Box 234
Upper Fairmount, MD 21867

BOOK 049 PAGE 425

Tony Bruce

Tony Bruce, Auditor

Date of Filing: April ~~24~~ 25, 1984

84 # 157

BOOK 049 PAGE 426

No. 11,657 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 25th day of April, 19 84 that the within Report of the Auditor be Ratified and Confirmed, unless cause to the contrary be shown by exceptions filed, on or before the 10th day of May, 19 84.

J. Theodore Phoebus
CLERK

No exceptions having been filed, and no cause to the contrary having been shown, IT IS ORDERED by the Circuit Court for Somerset County, in Equity, this 11th day of May, 19 84 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

J. Theodore Phoebus
CLERK

FEB 21 1985

End.

Preston Miles 2859 8th Avenue New York, New York 10039 vs Complainant Joseph Armstrong Miles Beckford Avenue Ext. Princess Anne, Maryland 21853 and James Miles Fairhaven Subdivision Antioch Avenue Ext. Princess Anne, Maryland 21853 Respondents	: : : : : : : : : : : :	No. 11682 Chancery In the Circuit Court for Somerset County, Maryland

DEC 14-83 B 028115D*****20.00
DEC 14-83 B 028114D*****60.00

To the Clerk of the Circuit Court for Somerset County.

Dear Mr. Clerk:

Please file the within Bill of Complaint for Sale of Land in Lieu of Partition and issue a writ of subpoena for the Respondents named therein.

JONES & JONES

By

Attorneys for Complainant
P.O. Box 186
Princess Anne, Maryland 21853
Telephone: 651-2747

BOOK 649 PAGE 427

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

Preston Miles	:	No. 11,682 Chancery
vs	:	In the Circuit Court for
Joseph Armstrong Miles and James Miles	:	Somerset County, Maryland

BILL OF COMPLAINT FOR SALE OF LAND IN LIEU OF PARTITION

To the Honorable, the Judge of said Court:

Your orator, complaining, says:

1. That this Bill of Complaint for Sale of Land inLieu of Partition is filed pursuant to the provisions of the Real Property Article of the Annotated Code of Maryland, Section 14-107, and pursuant to Rule BJ of the Maryland Rules of Procedure.

2. That the said Preston Miles, Complainant, Joseph Armstrong Miles and James Miles, Respondents, are seized and possessed, as tenants in common, as their interests are hereinafter described of the following described real estate: All that lot or parcel of land and improvements thereon located in West Princess Anne Election District, Somerset County, Maryland, and described on the 1983-84 Tax Assessment Maps of Somerset County on Map 15-24-401 and originally described in a deed to John Muir from Gordon Tull dated October 3, 1912 and recorded among the Land Records of Somerset County in Liber S.F.D. No. 60, folio 287 as: All that lot, tract or parcel of land situate, lying and being in West Princess Anne Election District, Somerset County, Maryland, on the suburbs of Princess Anne and that part thereof known as "Greenwood" and described as follows, that is to say: Beginning for the same at a post set up by the side of the county road leading from Beckford Avenue through Greenwood at the southeast corner of Seth Whitney land; thence running by and with said county road South 42° 31' East 72 feet to the land of Louisa Jackson, thence by and with said Jackson land South 61° 30' West 48 feet to the land of George Handy, thence in a northerly direction a distance of 63 feet to an oak post set up by the side of the said Whitney land, thence by and with the Whitney land 63 feet to the place of beginning.

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

Said land was subsequently conveyed unto William H. Miles, now deceased, by the said John Muir by deed dated November 19, 1917 and recorded among the aforesaid Land Records in Liber W.J.S. No. 73, folio 461.

3. The said William H. Miles died intestate between January 1951 and April 1968 survived by his widow, Annie E. Miles, and his sons, Preston Miles, (the complainant herein) and Joshua Edward Miles as his only heirs at law. The said Annie E. Miles subsequently died intestate on April 22, 1968 survived by the said Preston Miles and the said Joshua Edward Miles as her only heirs at law as will appear in proceedings in Estate 1390 in the Orphans Court for Somerset County, Maryland.

4. As a result of the deaths of William H. Miles and his wife, Annie E. Miles title to the land described above vested in their sons, Preston Miles, and Joshua Edward Miles by operation of law to the end that the said Preston Miles, the complainant herein, owned and continues to own an undivided one-half interest in said property and the said Joshua Edward Miles was seized and possessed of the other undivided one-half interest in said property at the time of his death intestate.

5. Upon the death of the said Joshua Edward Miles intestate his undivided one-half interest in said property descended by operation of law unto his widow, Evelyn Alda Miles, and his children, James Miles (one of the respondents), Beatrice Miles Ewell, Norrene Miles Feddiman, Fletcher Miles, Annie Miles Baldwin and Joseph Armstrong Miles (one of the respondents).

6. The interest of the said Evelyn Alda Miles, Beatrice Miles Ewell, Norrene Miles Feddiman, Fletcher Miles, Annie Miles Baldwin and Joseph A. Miles was conveyed unto Joseph Armstrong Miles by deed dated August 26, 1983, recorded on October 27, 1983 among the aforesaid Land Records in Liber I.T.P. No. 340, folio 479, a copy of said deed is attached hereto as Complainant's Exhibit 1.

7. The said Preston Miles, complainant herein, and the said James Miles, one of the respondents herein, did not execute the deed referred to in the preceding Item.

8. The deed referred to in item 6 above attached as Exhibit 1 recites that William H. Miles was survived by another son, Richard Miles as an heir at law; that the said Richard Miles died leaving as his only heir his wife, Dorothy Miles, now Dorothy I. Nutter. Complainant alleges that this recital is in error and that the fact is that the said Richard Miles was divorced from the said Dorothy Miles at the time of his death, that the said Richard Miles died intestate in June 1951 survived by his parents, the said William H. Miles and Annie E. Miles as his only heirs at law as more fully appears in Estate 63 in the Orphans Court for Somerset County, Maryland.

9. That the complainant, Preston Miles, is seized and possessed of an undivided one-half or nine-eighteenths interest described above, that the said Joseph Armstrong Miles is seized and possessed of an undivided eight-eighteenths and the said James Miles is seized and possessed of an undivided one-eighteenth interest.

10. That the above described property, consisting of a small lot and residence located thereon, is not susceptible to partition without material loss and injury to the parties entitled to interest therein.

11. That the complainant, Preston Miles, paid unto James Funeral Home of Princess Anne the sum of $600.00 for the funeral arrangements of his mother, the said Annie E. Miles, as evidenced by the receipt of James Funeral Home, signed by Addie James dated December 7, 1983 and attached hereto as Complainant's Exhibit 2. Complainant alleges that he is entitled to a prorata reimbursement for said expense from the other successors in interest to the property of Annie E. Miles.

12. That the complainant, Preston Miles, is a resident of the State of New York and the Respondents, Joseph Armstrong Miles and James Miles are residents of the State of Maryland whose addresses are set forth in the titling of this Bill of Complaint.

To the end, therefore,

a. That a decree may be passed by this Court for the appointment of a Trustee for the sale of the real estate described in the above petition and a division of the money arising from said sale may be made among the parties

and all others entitled to share therein according to their respective rights, after the allowance of such costs and fees as may be approved by this Court.

b. That the Complainant be reimbursed from the proceeds of said sale the sum of $600.00 which he advanced and paid unto James Funeral Home.

c. That your orator may have such other and further relief as his case may require.

May it please your Honor to grant unto your orator the writ of subpoena directed to the said Joseph Armstrong Miles, Beckford Avenue Ext., Princess Anne, Maryland 21853 and to James Miles, Fairhaven Subdivision, Antioch Avenue Ext., Princess Anne, Maryland 21853, the Respondents herein, commanding them to be and appear in this Court at some certain day to be named therein and answer the premises and abide by and perform such decree as may be passed therein.

And as in duty bound,

JONES & JONES

By _____

Attorneys for Complainant

2nd on Rt past Rainbow

WRIT OF SUBPOENA:

No. 11,682 Chancery Case

BOOK 049 PAGE 432

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO: Joseph Armstrong Miles
Beckford Avenue Ext.
Princess Anne, Maryland 21853

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of January next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of : Preston Miles
2859 8th Avenue
New York, New York 10039

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt **Chief Judge of the First Judicial Circuit of Maryland.**

Issued the 14th **day of** December**, 19**83

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 17th **day of** January**, 19**83**. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.**

Solicitor for Complainant(s)

Alexander G. Jones
Name
Jones & Jones
Princess Anne, Maryland 21853
Address

Wheadon Phoebus
Clerk

Dou Eed. 1-7-84
Joyce Jones, Deputy
Unable to locate home in time for service.

WRIT OF SUBPOENA: No. 11,682 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO: James Miles
Fairhaven Subdivision
Antioch Avenue Ext.
Princess Anne, Maryland 21853

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of January next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of : Preston Miles
2859 8th Avenue
New York, New York 10039

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 14th day of December, 19 83

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 17th day of January, 19 83. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Alexander G. Jones
Name
Jones & Jones
Princess Anne, Maryland 21853
Address

BOOK 049 PAGE 433

Nov. Eed 1-7-84
Sheryl Jones, Deputy
Subject is never home
We also have a warrant
on him.

H. Theodore Phoebus
Clerk

WRIT OF SUBPOENA: No. 11,682 Chancery Case

BOOK 049 PAGE 434

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO: James Miles
Fairhaven Subdivision
Antioch Avenue Ext.
Princess Anne, Maryland 21853

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of February next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of: Preston Miles
2859 8th Avenue
New York, New York 10039

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 10 day of January, 19 84

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 21 day of Feburary, 19 84. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Alexander G. Jones
Name
Jones & Jones
Princess Anne, Maryladn 21853
Address

Served
1-20-84
Dep. J.W. Fred
12:05 PM

W. Theodore Phoebus
Clerk

WRIT OF SUBPOENA: No. 11,682 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO: Joseph Armstrong Miles
Beckford Avenue Ext.
Princess Anne, Maryland 21853

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of February next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of: Preston Miles
2859 8th Avenue
New York, New York 10039

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable ~~Daniel T. Frontyman~~ Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 10 day of January, 19 84

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 21 day of February, 19 84. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded.

Solicitor for Complainant(s)

Alexander G. Jones
Name
Jones & Jones
Princess Anne, Maryland 21853
Address

BOOK 049 PAGE 435

V Theodore Phoebus
Clerk

1-13-84
Dep. J W Ford
2 PM.

BOOK 049 PAGE 436

Preston Miles 2859 8th Avenue New York, New York 10039 Complainant	*	No. 11,682 Chancery
	*	In the Circuit Courth
vs.	*	For Somerset County
	*	State of Maryland
Joseph Armstrong Miles Beckford Avenue Ext. Princess Anne, Maryland 21853	*	
and	*	
James Miles Fairhaven Subdivision Antioch Avenue Ext. Princess Anne, Maryland 21853	*	
Respondents	*	

ANSWER TO BILL OF COMPLAINT FOR SALE OF LAND IN LIEU OF PARTITION

Joseph A. Miles, by and through his Attorneys, the Law Office of Logan C. Widdowson in answer to the Bill of Complaint filed herein says:

1. That the Respondent, Joseph A. Miles, admits to the allegations set forth in the first paragraph of said Bill of Complaint.

2. That the Respondent, Joseph A. Miles admits Preston Miles has an interest in the real property described in said Bill of Complaint. But, James Miles has since the filing of the Bill of Complaint conveyed his interest to Joseph A. Miles by a deed made the 15th day of February, 1984, said deed having been recorded among the Land Records of Somerset County on February 21, 1984.

3. That the Respondent, Joseph A. Miles admits to the allegations set forth in the third paragraph of said Bill of Complaint.

4. That the Respondent, Joseph A. Miles, admits to the allegations set forth in the fourth paragraph of said Bill of Complaint.

5. That the Respondent, Joseph A. Miles, admits to the allegations set forth in the fifth paragraph of said Bill of Complaint.

6. That the Respondent, Joseph A. Miles admits to the allegations set forth in the sixth paragraph of said Bill of Complaint.

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3600

7. That the Respondent, Joseph A. Miles denies the allegations set forth in the seventh paragraph of said Bill of Complaint. (see answer to paragraph two)

8. That the Respondent, Joseph A. Miles denies the allegations set forth in paragraph eight of said Bill of Complaint. That Dorothy Miles and Richard Miles were not divorced.

9. That the Respondent, Joseph A. Miles denies the allegations set forth in the ninth paragraph of said Bill of Complaint.

10. That the Respondent, Joseph A. Miles admits the allegations set forth in the tenth paragraph of said Bill of Complaint.

11. That the Respondent, Joseph A. Miles denies the allegations set forth in the eleventh paragraph of said Bill of Complaint.

12. That the Respondent, Joseph A. Miles admits the allegations set forth in the twelfth paragraph of said Bill of Complaint.

Having fully answered your Respondent prays this Honorable Court:

a) Pass an Order for the appointment of Alexander G. Jones and Logan C. Widdowson as Trustees for the sale of the real estate described in the Petition and a division of the money arising from said sale among the parties and all others entitled to share therein according to their respective rights, after the allowance of such costs, fees and expenses as may be approved by this Court.

b) That the Complainant <u>not</u> be reimbursed from the proceeds of the sale any advancement he has made to the James Funeral Home.

c) Grant such other and further relief as this cause may require.

Joseph A. Miles
Joseph A. Miles, Respondent

Law Office of Logan C. Widdowson

By: Logan C. Widdowson
Solicitors for Respondent
47 N. Somerset Avenue
Princess Anne, Maryland 21853
Telephone: 651-3800

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

BOOK 649 PG 437

STATE OF MARYLAND
COUNTY OF
TO WIT:

I hereby certify, that on this 21st day of February, 1984, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Joseph A. Miles, who made oath in due form of law that the matters set down herein are true and correct to the best of his knowledge.

As witness my hand and Notarial Seal.

Notary Public

CERTIFICATION

I hereby certify, that on this 21st day of February, 1984, I did mail a copy of the aforegoing Anwer to Bill of Complaint for Sale of Land in Lieu of Partition to Alexander G. Jones, Esquire at S. Somerset Avenue, Princess Anne, Maryland 21853 by regular U.S. Mail, postage prepaid.

Law Office of Logan C. Widdowson

By:

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3600

2/20/84
83 LD 259

MARYLAND
State Department of Assessments and Taxation
Somerset County Office, Robert L. Lankford, Supervisor

March 12 19 84

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY THAT THE ASSESSMENT RECORDS OF SOMERSET COUNTY SHOW THE FOLLOWING PROPERTY AT FULL CASH VALUE IN West Princess Anne ELECTION DISTRICT FOR Joseph Armstrong Miles.

TOTAL OF LAND AND IMPROVEMENTS 6,180

Robert L. Lankford
SUPERVISOR OF ASSESSMENTS

BOOK 049 PAGE 439

Court House / Princess Anne, Maryland 21853 651-0868

Preston Miles 2859 8th Avenue New York, New York 10039	*	No. 11,682 Chancery
	*	
Complainant	*	In the Circuit Court
vs.	*	For Somerset County
Joseph Armstrong Miles Beckford Avenue Ext. Princess Anne, Maryland 21853	*	State of Maryland
and	*	
James Miles Fairhaven Subdivision Antioch Avenue Ext. Princess Anne, Maryland 21853	*	
	*	
Respondents		

STIPULATION AND CONSENT TO DECREE

Preston Miles, Complainant by Jones & Jones, his attorneys, and Joseph Armstrong Miles, Respondent by the law office of Logan C. Widdowson, his attorneys, stipulate and consent as follows:

1. The Respondent, Joseph Armstrong Miles acknowledges service upon him of the Bill of Complaint filed in this proceeding and consents to the jurisdiction of this Court.

2. The Complainant, Preston Miles acknowledges service upon him, through his attorney, of the Answer to the Bill of Complaint filed for and on behalf of Joseph Armstrong Miles, Respondent.

3. The Complainant, Preston Miles and the Respondent, Joseph Armstrong Miles agree that they are the sole owners, in equal shares, as tenants in common of the real estate described in paragraph 2 of the Bill of Complaint and that no one else has any interest, legal or equitable, in said real estate.

4. The Complainant, Preston Miles withdraws his prayer for relief that he be reimbursed for any funeral expenses which he advanced and paid unto James Funeral Home.

5. The Respondent, Joseph Armstrong Miles, waives any claim which he may have against the Complainant, Preston Miles or against the land subject of this proceeding resulting from expenses incurred by him for improvements to the premises.

6. That the property described in the Bill of Complaint, consisting of a small lot and residence located thereon is not susceptible to partition without material loss and injury to the Complainant and the Respondent.

7. That the Complainant, Preston Miles and the Respondent, Joseph Armstrong Miles consent to the entry of an Order for the appointment of Alexander G. Jones and Logan C. Widdowson, their respective counsel and officers of this Court as Trustees for the sale of the real estate described in paragraph 2 of the Bill of Complaint and a division of the money arising from said sale equally between them, subject to the claims of others entitled to share therein, if any, after the allowance of such costs, fees and expenses as may be approved by this Court.

Respectfully Submitted,

Preston Miles

By: Jones & Jones

By: _____
Alexander G. Jones

Joseph Armstrong Miles

By: _____
Logan C. Widdowson

Preston Miles 2859 8th Avenue New York, New York 10039	*	No. 11,682 Chancery
Complainant	*	In the Circuit Court
vs.	*	For Somerset County
Joseph Armstrong Miles Beckford Avenue Ext. Princess Anne, Maryland 21853	*	State of Maryland
and	*	
James Miles Fairhaven Subdivision Antioch Avenue Ext. Princess Anne, Maryland 21853	*	
Respondents	*	

DECREE

The Bill of Complaint and the Answer to the Bill of Complaint and the Stipulation and Consent to Decree having been read and considered by this Court and the matters and facts set forth therein having been determined to the satisfaction of this Court it is therefore, ORDERED this 12th day of March, 1984 that Alexander G. Jones and Logan C. Widdowson be and they are hereby appointed Trustees to make said sale, and that the course and manner of their proceedings shall be as follows: They shall first file with the Clerk of this Court a bond to the State of Maryland, executed by them, and a surety or sureties to be approved by this Court, in the penalty of $6,200.00, conditioned for the faithful performance of the trust reposed in them by this Decree, or to be reposed in them by any future Decree or Order in the premises; they shall then proceed to make the said sale, having given at least three weeks notice by advertisement, inserted in such weekly newspaper or newspapers published in Somerset County, Maryland, and published elsewhere as they shall think proper, and by the distribution of handbills and other appropriate means of advertisement, of the time, place, manner and terms of sale, which terms shall be $2500.00 cash on day of sale, and the balance to be paid upon the ratification of sale, or all cash, at the option of the purchaser or purchasers, the credit portions to

bear interest at the rate of ten per cent (10%) and to be secured to the satisfaction of the Trustees, and as soon as may be convenient after such sale or sales, the said Trustees shall return to this Court a full and particular account of their proceedings relative to such sale, with an annexed affidavit of the Trustees thereof and of the fairness of said sale; and, on obtaining the Court's ratification of the sale, and on the payment of the whole purchase money, the said Trustees shall, by a good and sufficient deed, to be executed, acknowledged and recorded according to law, convey to the purchaser or purchasers, his, her or their heirs, the property and estate to him, her or them sold, free and clear and discharged from all claims of the parties hereto, plaintiffs and defendant, and those claiming by, from or under them or either of them; and the said Trustees shall bring into this Court the money arising from said sale, to be distributed under the direction of this Court, after deducting the costs of this suit and such commission to said Trustees as this Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith they shall appear to have discharged their trust.

Lloyd L. Sumpleris
Judge

BOOK 649 PAGE 443

BOOK 049 PAGE 444

KNOW ALL MEN BY THESE PRESENTS, That we, Alexander G. Jones and Logan C. Widdowson, of Somerset County and State of Maryland, and The Fidelity and Deposit Company of Maryland, a body corporate, are held and firmly bound unto the State of Maryland, in the full and just sum of sixty-two hundred dollars ($6,200.00) current money to be paid to the State of Maryland or its certain attorney, to which payment well and truly to be made and done we bind ourselves and each of us, our and each of our heirs, executors, administrators and assigns, jointly and severally, firmly by these presents, sealed with our seals and dated this 2nd day of April, in the year nineteen hundred and eighty-four.

Whereas, the above bounden, Alexander G. Jones and Logan C. Widdowson, by virtue of a decree of the Circuit Court for Somerset County, have been appointed trustees to sell the property mentioned in the proceedings in the case of Preston Miles vs. Joseph Armstrong Miles et al, now pending in said Court, being No. 11,682 Chancery.

Now, the condition of the above obligation is such that if the above bounden, Alexander G. Jones and Logan C. Widdowson, do and shall, well and faithfully perform the trust reposed in them by said decree or order in the premises, then the above obligation shall be void, otherwise to be and remain in full force and virtue in law.

_____ (SEAL)
Alexander G. Jones

_____ (SEAL)
Logan C. Widdowson

THE FIDELITY AND DEPOSIT COMPANY OF MARYLAND

Witness: Patsy E. Ake

By _____ 19__
Attorney in Fact

BOND APPROVED AND FILED
PER: Theodore Chaetas, CLERK

FILED

APR 2 1 41 PM '84

RECORDED IN
LIBER NO. ____ FOLIO ____
THEODORE CHAETAS, CLK. CIR. CT.
BY _____ DEPUTY

Bond Book 11 Page 346

Preston Miles	:	No. 11,682 Chancery
vs	:	In the Circuit Court for
Joseph Armstrong Miles and James Miles	:	Somerset County, Maryland

REPORT OF SALE

The report of Alexander G. Jones and Logan C. Widdowson, Trustees appointed by this Court by Order dated March 12, 1984, respectfully represent that after giving bond with security approved by the Clerk of this Court, for the faithful performance of the trust so reposed in them by said Order, and having given at least three weeks notice of the time, place, manner, and terms of sale by advertisement in the Marylander and Herald, a weekly newspaper published in Somerset County, Maryland, for three weeks before the date of sale, they did, pursuant to said notice, attend at the steps in front of the Courthouse door in Princess Anne, Maryland, on the 3rd day of April, 1984, at 2:00 o'clock P.M. of said day, and then and there proceeded to sell the property described in said advertisement, to wit:

All that lot or parcel of land and improvements thereon located in West Princess Anne Election District, Somerset County, Maryland, and described on the 1983-84 Tax Assessment Maps of Somerset County on Map 15-24-401 and originally described in a deed to John Muir from Gordon Tull dated October 3, 1912 and recorded among the Land Records of Somerset County in Liber S F.D. No. 60, folio 287 as: All that lot, tract or parcel of land situate, lying and being in West Princess Anne Election District, Somerset County, Maryland, on the suburbs of Princess Anne and that part thereof known as "Greenwood" and described as follows, that is to say: Beginning for the same at a post set up by the side of the county road leading from Beckford Avenue through Greenwood at the southeast corner of Seth Whitney land, thance running by and with said county road South 42° 31' East 72 feet to the land of Louisa Jackson, thence by and with said Jackson land South 61° 30' West 48 feet to the land of George Handy, thence in a northerly direction a distance

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

of 63 feet to an oak post set up by the side of the said Whitney land, thence by and with the Whitney land 63 feet to the place of beginning; said land was subsequently conveyed unto William H. Miles, now deceased, by the said John Muir by deed dated November 19, 1917 and recorded among the aforesaid Land Records in Liber W.J.S. No. 73, folio 461.

And sold the same to Preston Miles who then and there was the highest bidder therefor at the for the sum of fifty-two hundred dollars ($5200.00), and the purchaser has complied with the terms of sale.

Respectfully submitted,

Alexander G. Jones

Logan C. Widdowson

Trustees

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 3rd day of April, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Alexander G. Jones and Logan C. Widdowson, Trustees named in the foregoing Report of Sale, and they made oath in due form of law that the matters and facts therein stated are true and correct, and that the sale therein mentioned and reported was fairly made.

As witness my hand and Notarial Seal.

Notary Public

Preston Miles	:	No. 11,682 Chancery
vs	:	In the Circuit Court for
Joseph Armstrong Miles and James Miles	:	Somerset County, Maryland
	:	

PURCHASER'S AFFIDAVIT

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 3rd day of April, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Preston Miles, the purchaser of the real estate in the above entitled proceeding, and made oath in due form of law:

1. That in making said purchase he was not acting as agent for anyone.
2. That others interested in said purchase, as principals, are none.
3. That he did not directly or indirectly discourage anyone from bidding for said property.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Aka
Notary Public

BOOK 049 PAGE 447

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

BOOK 049 PAGE 448

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing 3/15, 19 84, and ending 3/29, 19 84 inclusive, in the said Marylander and Herald aforementioned.

Attest: Lisa Price
Publisher.

Printer's Fee: 55.00 per insertion

Jones and Jones
Attorneys-at-Law
and
The Law Office of Logan C. Widdowson

NOTICE
OF TRUSTEE'S SALE

Under and by virtue of an Order of Court in Chancery Case No. 11,682 in the Circuit Court for Somerset County, Maryland, and as a result of a Bill of Complaint for Partition filed in said case, the undersigned as duly appointed Trustees will offer at public sale in front of the Courthouse door in Princess Anne, Somerset County, Maryland on April 3, 1984 at or about the hour of two o'clock p.m.:

All that lot or parcel of land and improvements thereon located in West Princess Anne Election District, Somerset County, Maryland, and described on the 1983-84 Tax Assessment Maps of Somerset County on Map 15-24-401 and originally described in a deed to John Muir from Gordon Tull dated October 3, 1912 and recorded among the Land Records of Somerset County in Liber S.F.D. No. 60, folio 287 as: All that lot, tract or parcel of land situate, lying and being in West Princess Anne Election District, Somerset County, Maryland, on the suburbs of Princess Anne and that part thereof known as "Greenwood" and described as follows, that is to say: Beginning for the same at a post set up by the side of the county road leading from Beckford Avenue through Greenwood at the southeast corner of Seth Whitney land, thence running by and with said county road South 42° 31' East 72 feet to the land of Louisa Jackson, thence by and with said Jackson land South 61° 30' West 48 feet to the land of George Hardy, thence in a northerly direction a distance of 63 feet to an oak post set up by the side of the said Whitney land, thence by and with the Whitney land 63 feet to the place of beginning.

Said land was subsequently conveyed unto William H. Miles, now deceased, by the said John Muir be deed dated November 19, 1917 and recorded among the aforesaid Land Records in Liber W.J.S. No. 73, folio 461.

This property is improved by a frame dwelling.

Terms of Sale: Two thousand four hundred dollars [$2,400.00] of purchase price payable in cash at the time of sale and the balance to be secured to the satisfaction of the undersigned Trustees, payable prior to ratification of said sale by the Circuit Court with interest from date of sale at the rate of ten percent [10%] per annum.

Settlement within thirty days of date of sale.

All public taxes and assessments will be prorated to date of sale. Title papers, documentary stamps, transfer tax and recording costs at the expense of the purchaser or purchasers.

Logan C. Widdowson, Trustee
Alexander G. Jones, Trustee

80-3/15-3t

Preston Miles 2859 8th Avenue New York, NY 10039	*	IN THE CIRCUIT COURT
Complainant	*	FOR SOMERSET COUNTY
vs.	*	
Joseph Armstrong Miles Beckford Avenue Extended Princess Anne, Maryland 21853	*	STATE OF MARYLAND
and	*	CHANCERY CASE NO. 11,682
James Miles Fairhaven Subdivision Antioch Avenue Extended Princess Anne, Maryland 21853	*	
Respondents	*	

PETITION TO APPOINT SPECIAL AUDITOR

Now comes Logan C. Widdowson, Attorney for the purpose of foreclosure and collection, in the above action who respectfully represents as follows:

1. That this matter stands ready for audit.

2. That Logan C. Widdowson is the Standing Auditor in this Court and it would be improper for him to audit this case.

WHEREFORE, Logan C. Widdowson prays this Honorable Court to pass an Order appointing R. Patrick Hayman, Esquire Special Auditor in this matter.

Logan C. Widdowson
47 North Somerset Avenue
Princess Anne, MD 21853
Telephone: 651-3800

ORDER OF COURT

Upon the aforegoing Petition, IT IS, this 8th day of May, 1984, by the Circuit Court for Somerset County, Maryland, In Equity, ORDERED that R. Patrick Hayman, Esquire be and he is hereby appointed Special Auditor in the above case.

JUDGE

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

Jones & Jones
and
Law Office of Logan C. Widdowson

ORDER NISI

Preston Miles	:	No. 11,682 Chancery
vs	:	In the Circuit Court for
Joseph Armstrong Miles and James Miles	:	Somerset County, Maryland

ORDERED by the Circuit Court for Somerset County, this 4th day of April, in the year nineteen hundred and eighty-four, that the sale of the property mentioned in these proceedings made and reported by Alexander G. Jones and Logan C. Widdowson, Trustees, be ratified and confirmed unless cause to the contrary thereto be shown on or before the 7th day of May, 1984, provided a copy of this order be inserted in some newspaper published in Somerset County once in each of three successive weeks before the 7th day of May, 1984.

The report states the amount of sale to be $5200.00.

Theodore Phoebus
Clerk of the Circuit Court
for Somerset County, Maryland

Preston Miles	:	No. 11,682 Chancery
vs	:	In the Circuit Court for
Joseph Armstrong Miles and James Miles	:	Somerset County, Maryland

ORDERED by the Circuit Court for Somerset County, in Equity, this 8th day of May, in the year nineteen hundred and eighty-four, that the sale of the real estate mentioned in these proceedings made and reported by Alexander G. Jones and Logan C. Widdowson, Trustees, be and the same is hereby finally ratified and confirmed, no cause to the contrary having been shown although due notice appears to have been given as required by the Order Nisi passed in said cause.

Lloyd L. Griffin
Judge

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing 4-12, 19 84, and ending 4-26, 19 84 inclusive, in the said Marylander and Herald aforementioned.

Attest: Lisa Price
Publisher.

Printer's Fee: 24.75 per insertion.

BOOK 049 PAGE 451

Jones & Jones
and
Law Office of Logan C. Widdowson

ORDER NISI

NO. 11,552 CHANCERY
IN THE CIRCUIT COURT
FOR SOMERSET COUNTY, MARYLAND

Preston Miles
vs.
Joseph Armstrong Miles
and
James Miles

ORDERED by the Circuit Court for Somerset County, this 4th day of April, in the year nineteen hundred and eighty-four, that the sale of the property mentioned in these proceedings made and reported by Alexander G. Jones and Logan C. Widdowson, Trustees, be ratified and confirmed unless cause to the contrary thereto be shown on or before the 7th day of May, 1984, provided a copy of this order be inserted in some newspaper published in Somerset County once in each of three successive weeks before the 7th day of May, 1984.

The report states the amount of sale to be $5,200.00.

True Copy, Test:
I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

80-4/12-3tMH

BOOK 049 PAGE 452

Preston Miles 2859 8th Avenue New York, NY 10039 Complainant vs. Joseph Armstrong Miles Beckford Avenue Extended Princess Anne, Maryland 21853 and James Miles Fairhaven Subdivision Antioch Avenue Extended Princess Anne, Maryland 21853 Respondents	*	IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND CHANCERY CASE NO. 11,682

FIRST AND FINAL AUDITOR'S REPORT

R. Patrick Hayman, Special Auditor, duly appointed by this Court, reports that he made an examination of the proceedings in the above entitled cause and from them and the list of expenses furnished him therein, states the following Account:

Amount of Sale			$ 5,200.00
Fees, Costs, Expenses, etc.:			
I. Theodore Phoebus, Clerk		$ 161.00	
Marylander and Herald			
Advertising	$165.00		
Order Nisi	74.25	239.25	
Wallace Dashiell, Auctioneer		50.00	
Fidelity & Deposit Company			
Bond Premium		30.00	
R. Patrick Hayman, Special Auditor		65.00	
Trustee's Commission		410.00	
Somerset County Sanitary District			
Water Rent	132.13		
Front Foot Assessment	16.31	148.44	
Total Fees, Costs, Expense, etc.		$ 1,103.69	
Balance to be Distributed			$ 4,096.31
Distribution			
½ to Preston Miles		$ 2,048.16	
½ to Joseph Miles		2,048.15	
		$ 4,096.31	-0-

ALL EXCEPTIONS to said report must be filed within fifteen days of the date of filing. If no exceptions are filed, the account may be ratified.

YOUR AUDITOR hereby certifies that the Maryland Rules of Procedure have been complied with by mailing on the date of the filing of the Audit notice of this report to the following parties by regular U.S. mail:

Logan C. Widdowson, Esquire
47 N. Somerset Avenue
Princess Anne, MD 21853

Alexander G. Jones, Esquire
Somerset Avenue
Princess Anne, MD 21853

R. Patrick Hayman, Special Auditor

Date of Filing: May 10, 1984

84 # 158

No. 11,682 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 11th day of May, 19 84 that the within Report of the Auditor be Ratified and Confirmed, unless cause to the contrary be shown by exceptions filed, on or before the 28th day of May, 19 84.

J. Theodore Phoebus
CLERK

No exceptions having been filed, and no cause to the contrary having been shown, IT IS ORDERED by the Circuit Court for Somerset County, in Equity, this 29th day of May, 19 84 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

J. Theodore Phoebus
CLERK

FEB 21 1985

End

BOOK 649 PAGE 454

JAN 19-84 B 226851D*****10.00
JAN 19-84 B 228850D*****60.00

WILLIAM KRIEWALD and CLARA KRIEWALD, His Wife P. O. Box 195 Marion Station, Maryland 21838	*	CHANCERY CASE NO. 11,708
COMPLAINANTS	*	IN THE CIRCUIT COURT FOR
VS.		
THOMAS J. DIXON, Address Unknown His Heirs, Assigns and Personal Representatives and all other persons unknown, claiming any right, title, estate, lien or interest in the real property described in the Complaint adverse to the Complainants' ownership or any cloud upon Complainants' title thereto.	*	SOMERSET COUNTY
	*	STATE OF MARYLAND
RESPONDENTS	*	

BILL OF COMPLAINT QUIA TIMET

William Kriewald and Clara Kriewald, his wife, by the Law Office of Logan C. Widdowson, their attorneys, respectfully represent to the Court:

1. That the Complainants, William Kriewald and Clara Kriewald, his wife, by a deed from Herschel Smith and Ruth Smith, dated January 14, 1984, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 342, page 47, were conveyed a parcel of land situate in the Brinkley's Election District of Somerset County, Maryland; said parcel containing one-half acre, more or less, and being shown as parcel 192 on map no. 57, grid 16 on the Somerset County Tax Maps.

2. That Alfred W. Dixon and Sarah A. Dixon, his wife, predecessors in the chain of title of William Kriewald and Clara Kriewald, encumbered the aforesaid property by virtue of a mortgage to Thomas J. Dixon, the Respondent, dated September 30, 1891, recorded among the aforesaid Land Records in Liber H.F.L. No. 9, page 533 and in the original amount of One Hundred Fifty Dollars ($150.00).

3. That the aforesaid mortgage has not been released of record in the Land Records of Somerset County.

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

4. That the aforesaid mortgage is presumed to have been paid pursuant to Real Property Article, Section 7-106 (c) of the Annotated Code of Maryland.

4. That said Complainants, William Kriewald and Clara Kriewald, his wife, and their predecessors in title, have held title to the aforesaid property since 1890, and since said time have had constructive and peaceable possession of it under color of title.

WHEREFORE, the Complainants pray to the Court:

1. That the Respondent and all persons claiming under him and any other persons claiming any interest in said property be required to set forth the nature of their claims to the real property described in the Bill of Complaint.

2. For a decree of this Court that the Complainants have absolute ownership and the right of disposition of the real property described in the Bill of Complaint.

3. For said decree to permanently enjoin Respondent and all persons claiming under him and all other persons, from asserting any claim, estate, right, title, lien or interest in or to said property, or any part thereof, adverse to the Complainants by any action at law or otherwise.

4. That Complainants shall have such other and further relief as their case may require.

AND, AS IN DUTY BOUND, ETC.

LAW OFFICE OF LOGAN C. WIDDOWSON

by Philip C. Widdowson
Philip C. Widdowson
47 North Somerset Avenue
Princess Anne, Maryland 21853
Telephone: 651-3800

William Kriewald
William Kriewald

Clara Kriewald
Clara Kriewald

COMPLAINANTS

STATE OF MARYLAND, COUNTY OF SOMERSET, TO WIT:

I hereby certify that on this 19th day of January, 1984, before me,

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

BOOK 049 PAGE 455

the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared William Kriewald and Clara Kriewald, his wife, who made oath in due form of law that the matters set down herein are true and correct to the best of their knowledge.

As witness my hand and Notarial Seal.

Laura M. Snyder
Notary Public

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

WILLIAM KRIEWALD and CLARA KRIEWALD, His Wife P. O. Box 195 Marion Station, Maryland 21838	*	CHANCERY CASE NO. 11,708
COMPLAINANTS	*	IN THE CIRCUIT COURT FOR
VS.		
THOMAS J. DIXON, Address Unknown His Heirs, Assigns and Personal Representatives and all other persons unknown, claiming any right, title, estate, lien or interest in the real property described in the Complaint adverse to the Complainants' ownership or any cloud upon Complainants' title thereto.	*	SOMERSET COUNTY
	*	STATE OF MARYLAND
RESPONDENTS	*	

PETITION FOR ORDER OF PUBLICATION

William Kriewald and Clara Kriewald, his wife, by the Law Office of Logan C. Widdowson, their attorneys, respectfully represent to the Court:

1. That the Complainants have signed a Bill of Complaint Quia Timet against all the persons as aforesaid in the above-entitled matter.

2. That the Complainants to the best of their knowledge believe that Thomas J. Dixon, Respondent, is no longer alive.

3. That the Complainants believe that any effort to contact the aforementioned Respondents would prove fruitless.

4. That Maryland Rule 180 requires publication of the Bill of Complaint.

WHEREFORE, Complainants pray an Order of Publication directing publication of the said Bill of Complaint Quia Timet.

LAW OFFICE OF LOGAN C. WIDDOWSON

by Philip C. Widdowson

Philip C. Widdowson
Attorneys for the Complainants
47 North Somerset Avenue
Princess Anne, Maryland 21853
Telephone: 651-3800

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

BOOK 049 PAGE 458

AFFIDAVIT

I, Philip C. Widdowson, do hereby make affidavit that I have made reasonable and bona fide efforts to determine the heirs of the Respondent and that as a result of my investigations, I believe the heirs of the Respondent cannot be served by personal service.

LAW OFFICE OF LOGAN C. WIDDOWSON

by Philip C. Widdowson
Philip C. Widdowson
Attorneys for the Complainants

Subscribed to, before me, this 19th day of January, 1984.

Dawn M. Dryden
Notary Public

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3900

WILLIAM KRIEWALD and CLARA KRIEWALD, His Wife P. O. Box 195 Marion Station, Maryland 21838	*	CHANCERY CASE NO. 11,708
COMPLAINANTS	*	IN THE CIRCUIT COURT FOR
VS.		
THOMAS J. DIXON, Address Unknown His Heirs, Assigns and Personal Representatives and all other persons unknown, claiming any right, title, estate, lien or interest in the real property described in the Complaint adverse to the Complainants' ownership or any cloud upon Complainants' title thereto.	*	SOMERSET COUNTY
	*	STATE OF MARYLAND
RESPONDENTS	*	

ORDER OF PUBLICATION

This is to give notice that on the 19th day of January, 1984, a Bill of Complaint Quia Timet was filed in the Circuit Court for Somerset County, Maryland, by the Complainants against the Respondent, his heirs and assigns, the whereabouts of whom are unknown.

The Bill alleges that the Complainants are the owners of a lot of land on the south side of the county road leading from Marion to Coulbourne's Creek, Brinkley's Election District, Somerset County, Maryland, shown on Somerset County Tax Map 57 in block 16 as parcel 192. The Bill further alleges that the Complainants and their predecessors have had constructive and peaceable possession of said property adverse to Respondents and all other persons for more than twenty years.

The relief prayed in the Bill is substantially as follows:

1. To require Respondents and all persons claiming an interest in said real property to set forth the nature of their claim.

2. To permanently enjoin Respondents and all persons claiming under him from asserting any claim, right, title, lien or interest to the Complainants by an action at law or otherwise.

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

BOOK 049 PAGE 460

3. To quiet title of said real property in Complainants and to remove any cloud from the title of said real property.

WHEREUPON, it is Ordered by the Circuit Court for Somerset County, Maryland, this 19th day of January, 1984, that the Complainants cause a copy of this Order to be inserted in a newspaper published in Somerset County, once a week in each of three successive weeks, before the 10th day of February, 1984, giving notice to the Respondents of the object and substance of the Bill and warning them to show cause, if any there may be, on or before the 19th day of March, 1984, why a decree should not be passed as prayed.

I. Theodore Phoebus

I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3600

PCW/dmd
83LD376

WILLIAM KRIEWALD and CLARA KRIEWALD, His Wife P. O. Box 195 Marion Station, Maryland 21838	*	CHANCERY CASE NO. 11,708
COMPLAINANTS	*	IN THE CIRCUIT COURT FOR
VS.		
THOMAS J. DIXON, Address Unknown His Heirs, Assigns and Personal Representatives and all other persons unknown, claiming any right, title, estate, lien or interest in the real property described in the Complaint adverse to the Complainants' ownership or any cloud upon Complainants' title thereto.	*	SOMERSET COUNTY
	*	STATE OF MARYLAND
RESPONDENTS	*	

ORDER

Upon the aforegoing Bill of Complaint Quia Timet and Petition for Order of Publication, it is this 19th day of JAN., 1984, ORDERED by the Circuit Court for Somerset County that the Respondents be proceeded against by giving notice by publication at least once a week in each of three successive weeks in a newspaper published in Somerset County, Maryland, before the 10th day of February, 1984, stating the substance and object of the original Bill and warning the said Respondents to file an initial pleading to said Bill on or before the 12th day of March, 1984.

Lloyd L. Simpkins
Judge

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2800

BOOK 049 PAGE 462

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the the enclosed notice has been published one week, Jan. 26, 19 84 in the said Marylander and Herald, aforementioned.

Attest: Elizabeth Bolden
~~Publisher.~~

Printer's Fee: _____.

Acct. # W04448

LOGAN C. WIDDOWSON
47 North Somerset Avenue
Princess Anne, Maryland 21853
Telephone: 651-3800

WILLIAM KRIEWALD

and

CLARA KRIEWALD, His wife
P.O. Box 195
Marion Station, Maryland 21838

vs.

THOMAS J. DIXON

Address unknown. His heirs, assigns and personal representatives and all other persons unknown, claiming any right, title, estate, lien or interest in the real property described in the Complaint adverse to the Complainants' ownership or any cloud upon Complainants' title thereto.

RESPONDENTS

No. 11,708 Chancery
In the Circuit Court for
Somerset County, Maryland

ORDER OF PUBLICATION

This is to give notice that on the 19th day of January, 1984, a Bill of Complaint Quia Timet was filed in the Circuit Court for Somerset County, Maryland, by the Complainants against the Respondent, his heirs and assigns, the whereabouts of whom are unknown.

The Bill alleges that the Complainants are the owners of a lot of land on the south side of the county road leading from Marion to Coulbourne's Creek, Brinkley's Election District, Somerset County, Maryland, shown on Somerset County Tax Map 57 in block 16 as parcel 192. The Bill further alleges that the Complainants and their predecessors have had constructive and peaceable possession of said property adverse to Respondents and all other persons for more than twenty years.

The relief prayed in the Bill is substantially as follows:

1. To require Respondents and all persons claiming an interest in said real property to set forth the nature of their claim.

2. To permanently enjoin Respondents and all persons claiming under him from asserting any claim, right, title, lein or interest to the Complainants by an action at law or otherwise.

3. To quiet title of said property in Complainants and to remove any cloud from the title of said real property.

WHEREUPON, it is Ordered by the Circuit Court of Somerset County, Maryland, this 19th day of January, 1984, that the Complainants cause a copy of this order to be inserted in a newspaper published in Somerset County, once a week in each of three successive weeks, before the 10th day of February, 1984, giving notice to the Respondents of the object and substance of the Bill and warning them to show cause, if any there may be, on or before the 12 day of March, 1984, why a decree should not be passed as prayed.

L. Theodore Phoebus
Clerk of Court

TRUE COPY, TEST:
L. Theodore Phoebus
CLERK

80/1/26/3tM

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the the enclosed notice has been published one week, Feb. 2, 1984 in the said Marylander and Herald, aforementioned.

Attest: Elizabeth Bolden
~~Publisher.~~

Printer's Fee: $66.00

W04448- Kriewald vs Dixon

BOOK 649 PAGE 463

LOGAN C. WIDDOWSON
47 North Somerset Avenue
Princess Anne, Maryland 21853
Telephone: 651-3800

WILLIAM KRIEWALD

and

CLARA KRIEWALD, His wife
P.O. Box 195
Marion Station, Maryland 21838

vs.

THOMAS J. DIXON

Address unknown. His heirs, assigns and personal representatives and all other persons unknown, claiming any right, title, estate, lien or interest in the real property described in the Complaint adverse to the Complainants' ownership or any cloud upon Complainants' title thereto.
RESPONDENTS

No. 11,708 Chancery
In the Circuit Court for
Somerset County, Maryland

ORDER OF PUBLICATION

This is to give notice that on the 19th day of January, 1984, a Bill of Complaint Quia Timet was filed in the Circuit Court for Somerset County, Maryland, by the Complainants against the Respondent, his heirs and assigns, the whereabouts of whom are unknown.

The Bill alleges that the Complainants are the owners of a lot of land on the south side of the county road leading from Marion to Coulbourne's Creek, Brinkley's Election District, Somerset County, Maryland, shown on Somerset County Tax Map 57 in block 16 as parcel 192. The Bill further alleges that the Complainants and their predecessors have had constructive and peaceable possession of said property adverse to Respondents and all other persons for more than twenty years.

The relief prayed in the Bill is substantially as follows:

1. To require Respondents and all persons claiming an interest in said real property to set forth the nature of their claim.
2. To permanently enjoin Respondents and all persons claiming under him from asserting any claim, right, title, lein or interest to the Complainants by an action at law or otherwise.
3. To quiet title of said property in Complainants and to remove any cloud from the title of said real property.

WHEREUPON, it is Ordered by the Circuit Court of Somerset County, Maryland, this 19th day of January, 1984, that the Complainants cause a copy of this order to be inserted in a newspaper published in Somerset County, once a week in each of three successive weeks, before the 10th day of February, 1984, giving notice to the Respondents of the object and substance of the Bill and warning them to show cause, if any there may be, on or before the 12 day of March, 1984, why a decree should not be passed as prayed.

I. Theodore Phoebus
Clerk of Court

TRUE COPY, TEST:
I. Theodore Phoebus
CLERK

80/1/26/3tM

BOOK 049 PAGE 464

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the the enclosed notice has been published one week, Feb 9, 19 84 in the said Marylander and Herald, aforementioned.

Attest: Elizabeth Bolden
~~Publisher.~~

Printer's Fee: $66.00

W 04448 - Kriewald
vs
Dixon

LOGAN C. WIDDOWSON
47 North Somerset Avenue
Princess Anne, Maryland 21853
Telephone: 651-3800

WILLIAM KRIEWALD

and

CLARA KRIEWALD, His wife
P.O. Box 195
Marion Station, Maryland 21838

vs.

THOMAS J. DIXON

Address unknown. His heirs, assigns and personal representatives and all other persons unknown, claiming any right, title, estate, lien or interest in the real property described in the Complaint adverse to the Complainants' ownership or any cloud upon Complainants' title thereto.

RESPONDENTS

No. 11,708 Chancery
In the Circuit Court for
Somerset County, Maryland

ORDER OF PUBLICATION

This is to give notice that on the 19th day of January, 1984, a Bill of Complaint Quia Timet was filed in the Circuit Court for Somerset County, Maryland, by the Complainants against the Respondent, his heirs and assigns, the whereabouts of whom are unknown.

The Bill alleges that the Complainants are the owners of a lot of land on the south side of the county road leading from Marion to Coulbourne's Creek, Brinkley's Election District, Somerset County, Maryland, shown on Somerset County Tax Map 57 in block 16 as parcel 192. The Bill further alleges that the Complainants and their predecessors have had constructive and peaceable possession of said property adverse to Respondent and all other persons for more than twenty years.

The relief prayed in the Bill is substantially as follows:

1. To require Respondents and all persons claiming an interest in said real property to set forth the nature of their claim.
2. To permanently enjoin Respondents and all persons claiming under him from asserting any claim, right, title, lein or interest to the Complainants by an action at law or otherwise.
3. To quiet title of said property in Complainants and to remove any cloud from the title of said real property.

WHEREUPON, it is Ordered by the Circuit Court of Somerset County, Maryland, this 19th day of January, 1984, that the Complainants cause a copy of this order to be inserted in a newspaper published in Somerset County, once a week in each of three successive weeks, before the 10th day of February, 1984, giving notice to the Respondents of the object and substance of the Bill and warning them to show cause, if any there may be, on or before the 12 day of March, 1984, why a decree should not be passed as prayed.

I. Theodore Phoebus
Clerk of Court

TRUE COPY, TEST:
I. Theodore Phoebus
CLERK

80/1/26/3tM

William Kriewald and Clara Kriewald, his wife	*	Chancery Case No. 11,708
vs.	*	In the Circuit Court for
Thomas J. Dixon, et al	*	Somerset County, Maryland

PETITION TO APPOINT SPECIAL EXAMINER IN CHANCERY

The Petition of the Complainants, by the Law Office of Logan C. Widdowson, their attorneys, respectfully represent:

FIRST: That the Petitioners stand ready to take testimony in the above-captioned matter in support of their Bill of Complaint filed herein.

SECOND: That Logan C. Widdowson, one of the Complainants' attorneys, is the Standing Examiner in this Court and it would be improper for him to examine the witnesses in this cause; therefore, it is necessary that a Special Examiner in Chancery be appointed.

WHEREFORE, your Petitioners pray this Honorable Court to pass an Order appointing a Special Examiner in Chancery to examine the Complainants' witnesses in said cause.

LAW OFFICE OF LOGAN C. WIDDOWSON

By _____
Attorneys for Complainants
47 North Somerset Avenue
Princess Anne, Maryland 21853
Telephone: 651-3800

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

BOOK 049 PAGE 466

William Kriewald and Clara Kriewald, his wife	*	Chancery Case No. 11,708
vs.	*	In the Circuit Court for
Thomas J. Dixon, et al	*	Somerset County, Maryland

ORDER OF COURT

Upon the aforegoing Petition, IT IS this 14th day of March, 1984, by the Circuit Court for Somerset County, Maryland, In Equity, ORDERED that Dawn M. Dryden be and she is hereby appointed Special Examiner in Chancery to take testimony in the above-captioned cause.

Lloyd L. Simkins
Judge

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

( ) ( )

William Kriewald and Clara Kriewald, his wife	*	Chancery Case No. 11,708
vs.	*	In the Circuit Court for Somerset County, Maryland
Thomas J. Dixon, et al	*	

PETITION FOR DECREE PRO CONFESSO

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of the Complainants, William Kriewald and Clara Kriewald, his wife, by their attorneys, the Law Office of Logan C. Widdowson, respectfully represent:

1. That the Respondents in this cause have been duly summoned to appear to the Bill of Complaint in this cause.

2. That the time for answering said Bill of Complaint has elapsed.

3. That the Respondents have neither appeared to nor answered the same.

WHEREFORE, your Petitioners pray this Honorable Court:

1. To issue a Decree Pro Confesso against the non-answering Respondents.

2. To grant the Complainants leave to take testimony before a Standing Examiner of this Court to support the allegations of the Bill of Complaint.

LAW OFFICE OF LOGAN C. WIDDOWSON

By _____
Attorneys for Complainants

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

BOOK 049 PAGE 458

William Kriewald and Clara Kriewald, his wife	*	Chancery Case No. 11,708
	*	In the Circuit Court for
vs.	*	Somerset County, Maryland
Thomas J. Dixon, et al	*	
	*	

ORDER OF COURT

IT appearing from the proceedings in the above cause that the Respondents have been duly notified to appear to the Bill of Complaint filed herein and have failed to appear or file an answer thereto, it is ORDERED thereupon, this 14th day of March, 1984, by the Circuit Court for Somerset County, Maryland, In Equity, that the Bill of Complaint be and the same is hereby taken Pro Confesso against the Respondents.

AND it is further ORDERED that the Complainants be granted leave to take testimony before one of the Standing Examiners in Equity to the Court in support of the allegations fo the Bill of Complaint.

Edward L. Dickerson, Jr.
Judge

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3600

WILLIAM KRIEWALD and CLARA KRIEWALD, His Wife Complainants	*	CHANCERY CASE NO. 11,708
	*	IN THE CIRCUIT COURT
VS.	*	FOR SOMERSET COUNTY
THOMAS J. DIXON, ET AL Respondents	*	STATE OF MARYLAND

TESTIMONY

On behalf of the Complainants in the above-entitled cause, the Respondents, having been duly summoned and failing to answer the Bill of Complaint filed herein, were not notified of the taking of Testimony. The following testimony was taken in the above-captioned proceeding by Dawn M. Dryden, Special Examiner in Chancery, in the Law Office of Logan C. Widdowson, on March 19, 1984; to wit:

Clara Kriewald, a witness of lawful age, produced to me on the part of the Complainants, being first sworn, deposes and says:

Q. Please state your name, residence and occupation.

A. I am Clara Kriewald, P. O. Box 195, Marion Station, Maryland 21838; and am a housewife. I and my husband, William Kriewald, are the Complainants in this proceeding.

Q. Are you familiar with the property described in paragraph 1 of the Bill of Complaint?

A. Yes, my husband and I purchased the property from Herschel and Ruth Smith on January 14, 1984. We currently reside there.

Q. Where is the property located?

A. It is on the south side of the county road leading from Marion to Coulbourne Creek. It contains about one-half acre.

Q. Are you familiar with the Respondent, Thomas J. Dixon?

A. I became aware of Thomas J. Dixon only after our attorney, Philip C. Widdowson, advised us that Mr. Dixon at one time, I believe around 1891, held a mortgage which encumbers our property. The mortgage had never been released.

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

Q. Since the commencement of this proceeding, has anyone, to your knowledge, made any adverse claims against the title?

A. No.

Clara Kriewald
Clara Kriewald

Now comes Philip C. Widdowson, a witness of lawful age, who being duly sworn, deposes and says:

Q. Please state your name, residence and occupation.

A. I am Philip C. Widdowson, and I reside at Revell's Neck, Maryland. I am an attorney at law with an office for the practice of my profession in Princess Anne, Somerset County, Maryland.

Q. Will you please state your connection with this proceeding?

A. I was retained by the Complainants, William Kriewald and Clara Kriewald, when they contracted to purchase a parcel of land in Brinkley's Election District owned by Herschel and Ruth Smith. My title examination of the property revealed an unreleased mortgage from Alfred W. Dixon and Sarah A. Dixon, his wife, to Thomas J. Dixon, dated September 30, 1891, and recorded in the Land Records of Somerset County, Maryland, in Liber H.F.L. No. 9, page 533 in the original amount of one hundred fifty dollars ($150.00).

Q. What legal actions did you take?

A. I personally examined the appropriate Somerset County records and prepared and filed the Bill of Complaint in this proceeding. I caused to be published the order of publication herein as fully appears by the printer's certificate heretofore filed in this proceeding.

Q. Since the filing of the Bill of Complaint, has the Respondent or any other person filed any claims against the property?

A. No such claims have been filed in this proceeding.

Q. Do you know of any reason why a decree permanently enjoining the Respondent and all persons claiming under him from asserting any claims,

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

estate, right, title, lien or interest in or to said property adverse to Complainants should not be entered?

A. No.

Philip C. Widdowson

There being no further witnesses produced for examination by me, and at the request of the attorney for the Complainants, I hereby return the above testimony to Court under my hand and seal and do hereby certify that I read over the testimony verbatim to the witnesses and thereupon they signed the same in my presence and that all requirements of the Maryland Rules of Procedure relating to such testimony have been complied with.

Given under my hand and seal this 19th day of March, 1984.

Dawn M. Dryden (SEAL)
Dawn M. Dryden
Special Examiner in Chancery

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2800

BOOK 049 PAGE 472

William Kriewald and Clara Kriewald, his wife	*	Chancery Case No. 11,708
vs.	*	In the Circuit Court for Somerset County, Maryland
Thomas J. Dixon, et al	*	

DECREE

The proceedings in the above cause, including the Bill of Complaint Quia Timet and the testimony having been read and considered, it is thereupon this 10th day of May, 1984, by the Circuit Court for Somerset County, Maryland, sitting in equity, ADJUDGED, ORDERED and DECREED:

1. That the Complainants, William Kriewald and Clara Kriewald, his wife, have absolute ownership and the right of disposition of the property described in the Bill of Complaint heretofore filed in this proceeding on behalf of said Complainants, and being described therein as being situated in the Brinkley's Election District of Somerset County, Maryland on the south side of the county road leading from Marion to Coulbourne's Creek, shown on Somerset County Tax Map 57 in block 16 as parcel 192, and having been conveyed unto the said Complainants by Herschel Smith and Ruth Smith, his wife, by a deed dated January 14, 1984 and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 342, page 47.

2. That the Complainants, William Kriewald and Clara Kriewald, his wife, have had constructive and peaceable possession of said property by themselves and by their predecessors in title, since 1890.

3. That the Respondents, Thomas J. Dixon, his heirs and assigns, and personal representatives and all other persons claiming under him be and they are hereby permanently enjoined from asserting any claim, right, title, estate, lien or interest in or to said property or any part thereof adverse to the said William Kriewald and Clara Kriewald, his wife, or their successors in interest by any action at law or otherwise.

4. That the Complainants pay the costs of this proceeding.

Lloyd L. Smith
Judge

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3600

May 10, 1984
DATE

I hereby acknowledge Receipt of a Certified copy of Decree filed in the case of William Kriewald, et ux vs. Thomas J. Dixon, et al being Chancery Case No. 11,708.

Philip R. Mahan
Philip R. Mahan, Treasurer

Robert L. Lankford
Robert L. Lankford, Assessor

FEB 21 1985
End

BOOK 049 PAGE 473

BOOK 649 PAGE 474

JAN 20-84 B 928908D*****30.00
JAN 20-84 B 928907D*****60.00

Arvy Peters and
Shirley Peters, his wife
Rt. 2, Box 255
Princess Anne, Md.,

Complainants

vs

Glenwood Kenneth Wallace
9020H North 96th Street
Milwaukee, Wisconsin 53224,

Joyce Wallace
1300 Kennwood Avenue
Baltimore, Maryland 21213,

Tanya Wallace
1300 Kennwood Avenue
Baltimore, Maryland 21213,

Troy Wallace
1300 Kennwood Avenue
Baltimore, Maryland 21213,

Craig Wallace
1300 Kennwood Avenue
Baltimore, Maryland 21213,

and all persons having or claiming any interest in certain real property described as follows: All that one acre, Polk's Road, northeast of Mt. Vernon, bearing County Tax Map #3-23-96, Liber 170, folio 475, located in Mt. Vernon Election District,

Respondents

Equity No. 11,710

In the Circuit Court for

Somerset County, Maryland

BILL OF COMPLAINT

Complainants, Arvy Peters and Shirley Peters, his wife, by their attorney, R. Patrick Hayman, respectfully represent as follows:

1. That Complainants are residents of Somerset County, Maryland.

2. That on November 16, 1982, there was issued to Complainants by Carlos Bozman, Treasurer for Somerset County, Maryland, and Collector of Taxes for Somerset County, Maryland, and Collector of State and County taxes therefor, a Certificate Of Sale showing payment made by Complainants to the said Treasurer and Collector, of the sum of $148.92, and the sale to Complainants on said date of:

ALL that lot or parcel of land situate in Mt. Vernon Election District, Somerset County, Maryland, on the south side of what is

known as Polk's Road, beginning for the same on the southerly side of said Road at a point 192 feet West of the extreme southeast corner of the land now or formerly of Roy Pinkett and Veda Pinkett, his wife, of which the parcel hereby conveyed is a part, from said point at which a stake has been placed, running by and with the southerly side of said Road a distance of 120 feet to another stake; thence in a southerly direction at right angle to the aforesaid Road a distance of 309 feet to a ditch; thence in an easterly direction by and with the center of said ditch and parallel with the aforesaid Road a distance of 120 feet to another stake; thence in a northerly direction and parallel with the second line above mentioned 309 feet to the southerly side of said Road and the place of beginning; being part only of all that lot of land conveyed unto Roy Pinkett and Veda Pinkett, by L. Creston Beauchamp, Trustee, by deed dated February 15, 1954, and recorded among the Land Records of Somerset County in Liber B.L.B. No. 162, folio 270; and being the same premises conveyed by Roy Pinkett and Veda Pinkett, his wife, unto Glenwood Wallace and George Wallace, as tenants in common, by deed dated January 31, 1955, and recorded as aforesaid in Liber B.L.B. No. 170, folio 475.

3. That the above property has not been redeemed by any party of interest, although more than one year from the date of the sale has expired.

4. That Complainants have caused the Land and Testamentary Records of Somerset County to be examined by R. Patrick Hayman, a member of the Bar of the State of Maryland, whose Affidavit is attached hereto, and in reliance upon which Complainants allege that the said Glenwood Wallace and George Wallace, or any heirs of Glenwood Wallace and George Wallace, have never conveyed, according to the Records, any of the real estate standing in the names of Glenwood Wallace and George Wallace, and that there are no liens or encumbrances of record against the same.

5. That the amount necessary to redeem the respective property is the amount shown on the respective Certificate aforesaid, and Court costs, and a reasonable Attorney's fee.

WHEREFORE, Complainants pray:

A. That a subpoena be issued for the named Respondents.

B. That the Court may grant unto Complainants the Order Of Publication directed to the said named Respondents, and all persons having or claiming any interest in the aforesaid property.

C. That the Court pass a final decree foreclosing all rights of redemption of the Respondents, and any of them, or any other persons having or claiming an interest in the aforesaid property.

D. That Complainants may have such other and further relief as their case may require.

Arvy Peters

Shirley Peters

R. Patrick Hayman
Attorney for Complainants
Prince William Street
Princess Anne, Md. 21853
Telephone: 651-3271

STATE OF MARYLAND, Somerset County:

I hereby certify that on this 6th day of January, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Arvy Peters and Shirley Peters, and they made oath in due form of law that the matters and facts set forth in the foregoing Bill Of Complainat are true to the best of their knowledge and belief, and that the Respondents are not in the military service of the United States of America, as defined by the Soldiers and Sailors Relief Act of 1940, and as defined by Chapter 710 of the Acts of the General Assembly of Maryland, 1941 Session.

Witness my hand and Notarial Seal.

Notary Public

AFFIDAVIT OF SOLICITOR

STATE OF MARYLAND, Somerset County:

I hereby certify that on this 6th day of January, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared R. Patrick Hayman, of Princess Anne, Maryland, personally known to me, and being duly sworn, deposes and says:

1. That he is a member of the Bar of the State of Maryland, and has been practicing his profession in Somerset County, Maryland for over 11 years, and that he has made an examination of the public records of Somerset County in regard to the following property:

ALL that lot or parcel of land situate in Mt. Vernon Election District, Somerset County, Maryland, on the south side of what is known as Polk's Road, beginning for the same on the southerly side of said Road at a point 192 feet West of the extreme southeast corner of the land now or formerly of Roy Pinkett and Veda Pinkett, his wife, of which the parcel hereby conveyed is a part, from said point at which a stake has been placed, running by and with the southerly side of said Road a distance of 120 feet to another stake; thence in a southerly direction at right angle to the aforesaid Road a distance of 309 feet to a ditch; thence in an easterly direction by and with the center of said ditch and parallel with the aforesaid Road a distance of 120 feet to another stake; thence in a northerly direction and parallel with the second line above mentioned 309 feet to the southerly side of said Road and the place of beginning; being part only of all that lot of land conveyed unto Roy Pinkett and Veda Pinkett, by L. Creston Beauchamp, Trustee, by deed dated February 15, 1954, and recorded among the Land Records of Somerset County in Liber B.L.B. No. 162, folio 270; and being the same premises conveyed by Roy Pinkett and Veda Pinkett, his wife, unto Glenwood Wallace and George Wallace, as tenants in common, by deed dated January 31, 1955, and recorded as aforesaid in Liber B.L.B. No. 170, folio 475.

He found no conveyances by or liens against Respondents, except a deed to the County Commissioners for Somerset County dated December 11, 1961, recorded in Liber 207, page 344, to widen the road on which the property fronts; and that he has made an examination of the Chancery Records of Somerset County and has found no chancery proceedings involving the lands described in these proceedings; and that he has examined the Testamentary Records of Somerset County with regard to Respondents, and has found no proceedings relative to Respondents.

Witness my hand and Notarial Seal.

R. Patrick Hayman

Notary Public

500-6/65

CERTIFICATE OF SALE

I, Carlos Bozman, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on November 16, 1982 I sold to Arvy Peters at public auction for the sum of $ 650.00 , of which $ 148.92 has been paid, the property in Somerset County, described as follows:

All that one acre, Polk's Road, northeast pf Mt. Vernon, bearing County Tax Map #3-23-96, Liber 170, folio 475, located in Mt. Vernon Election District

and assessed to Glenwood Wallace and George Wallace
The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price, together with interest thereon at the rate of 6% per annum from the date of payment to the date of redemption, together with all other amounts specified by Chapter 761 of the Acts of 1943, and acts amendatory thereof. The balance due on account of the purchase price and all taxes, together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After Nov. 17, 1983 a proceeding can be brought to foreclose all rights of redemption in the property. This certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

Witness my hand and seal, this 16th day of November, 1982

Carlos Bozman
Carlos Bozman, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on November 16, 1982 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Carlos Bozman, and he acknowledged the foregoing certificate of sale to be his act and deed, and I witnessed the execution of the same.

Witness my hand and Notarial Seal.

Gertrude T. Bozman
Notary Public

DIRRECTED TO:
R. Patrick Hayman
Prince William Street
Princess Anne, Maryland 21853

BOOK 049 PAGE 430

(Md. Rule 107 - Service of process outside the State)

No. 11,710 Chancery Case

STATE OF MARYLAND, Somerset County, To-Wit:

THE STATE OF MARYLAND to Glenwood Kenneth Wallace
9020H North 96th Street
Milwaukee, Wisconsin 53224

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of February next and ending sixty days from the date of the completion of service if made in the limits of the United States and ninety days if beyond cause your answer or other defense to be filed to the complaint of Arvy Peters and
Shirley Peters, his wife
Rt. 2, Box 255
Princess Anne, Md.

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt, Chief Judge of the First Judicial Circuit of Maryland.

Issued the 20th day of January, 19 84

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within sixty days from the date of the completion of service if made in the limits of the United States and ninety days if beyond. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final Decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

Name R. Patrick Hayman
Address Prince William Street
Princess Anne, Maryland 21853

L. Theodore Phoebus
Clerk

Arvy Peters and
Shirley Peters, his wife,

Complainants

vs

Glenwood Kenneth Wallace,
Joyce Wallace, Tanya Wallace,
Troy Wallace, Craig Wallace,
and all persons having or claiming
any interest in certain real property
described as follows: All that one
acre, Polk's Road, northeast of Mt.
Vernon, bearing County Tax Map #3-23-96,
Liber 170, folio 475, located in Mt.
Vernon Election District,

Respondents

Equity No. 11,710

In the Circuit Court for

Somerset County, Maryland

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in and to the property above described, lying and being in Somerset County, Maryland, and sold by Carlos Bozman, Treasurer of Somerset County, Maryland, and Collector of State and County taxes therein.

The Bill states, among other things, that the amount necessary for the redemption of the aforesaid property has not been paid, although more than a year and a day from date of sale has passed, the same being November 16, 1982; it is, thereupon, this 24th day of JAN., 1984, by the Circuit Court for Somerset County, Maryland, ORDERED that notice be given by publication by insertion of a copy of this Order in some newspaper having general circulation in Somerset County, once a week for four successive weeks, warning all persons interested in said property, to be and appear in this Court by the 27th day of March, 1984, and redeem the property, and answer the Bill Of Complaint, or thereafter a final decree will be rendered foreclosing the right of redemption in said property, and vesting in Complainants a title to said property, free and clear of all claims or encumbrances.

BOOK 049 PAGE 431

Lloyd L. Simpkins
Judge

P-1

WRIT OF SUBPOENA:

No. 11,710 Chancery Case
BOOK 049 PAGE 482

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO Craig Wallace
1300 Kennwood Avenue
Baltimore, Maryland 21213

6

P B/c Ex

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of February next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Arvy Peters and
Shirley Peters, his wife
Rt. 2, Box 255
Princess Anne, Md.

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 20th day of January, 1984

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 20th day of March, 1984. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final Decree will be rendered foreclosing all rights of redemption in the propery.

Solicitor for Complainant(s)

R. Patrick Hayman
Name

Prince William Street
Princess Anne, Maryland 21853
Address

J. Theodore Phoebus
Clerk

P-7

WRIT OF SUBPOENA: No. 11,710 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO Joyce Wallace
1300 Kennwood Avenue
Baltimore, Maryland 21213

6

P B/c Ex

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of February next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Arvy Peters and
Shirley Peters, his wife
Rt. 2, Box 255
Princess Anne, Md.

JAN 23 11 33 AM '84
ALL PAPERS FILED

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable ~~Daniel T. Rayman~~ Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 20th day of January, 1984

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 20th day of March, 1984. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final Decree will be rendered foreclosing all rights of redemption in the propery.

Solicitor for Complainant(s)

R. Patrick Hayman
Name

Prince William Street
Princess Anne, Maryland 21853
Address

J. Theodore Phoebus
Clerk

BOOK 049 PAGE 483

1/26/84 1002

BOOK 049 PAGE 484

WRIT OF SUBPOENA: No. 11,710 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

PBlc

TO Tanya Wallace
1300 Kennwood Avenue
Baltimore, Maryland 21213

6

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of February next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Arvy Peters and
Shirley Peters, his wife
Rt. 2, Box 255
Princess Anne, Md.

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 20th day of January, 1984

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 20th day of March, 1984. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final Decree will be rendered foreclosing all rights of redemption in the propery.

Solicitor for Complainant(s)

R. Patrick Hayman
Name
Prince William Street
Princess Anne, Maryland 21853
Address

N. Theodore Phoebus
Clerk

WRIT OF SUBPOENA: No. 11,710 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO Troy Wallace
1300 Kennwood Avenue
Baltimore, Maryland 21213

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of February next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Arvy Peters and
Shirley Peters, his wife
Rt. 2, Box 255
Princess Anne, Md.

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 20th day of January, 1984

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 20th day of March, 1984. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final Decree will be rendered foreclosing all rights of redemption in the propery.

Solicitor for Complainant(s)

R. Patrick Hayman
Name
Prince William Street
Princess Anne, Maryland 21853
Address

BOOK 049 PAGE 485

I. Theodore Phaelus
Clerk

Arvy Peters and
Shirley Peters, his wife,

Complainants

vs

Glenwood Kenneth Wallace, et al.,

Respondents

Equity No. 11,710

In the Circuit Court for

Somerset County, Maryland

TESTIMONY

In this cause, testimony having to be taken to support the allegations of the Bill of Complaint, I, Logan C. Widdowson, of Princess Anne, Maryland, Standing Examiner in Chancery in the Circuit Court for Somerset County, Maryland, in Equity, duly appointed, etc., do hereby certify that on this 23rd day of April, 1984, in Somerset County, I did take the following testimony, to wit:

Arvy Peters and Shirley Peters, witnesses of lawful age, the Complainants herein, being duly sworn, deposes and says:

Q. Mr. Peters, please state your name, residence, and occupation.
A. My name is Arvy Peters, I reside at Rt. 2, Box 255, Princess Anne, Maryland, and

Q. Mrs. Peters, please state your name, residence, and occupation.
A. My name is Shirley Peters, I reside at Rt. 2, Box 255, Princess Anne, Maryland, and

Q. Are you both familiar with the property mentioned in this action?
A. Yes we are. On November 16, 1982, we purchased the property mentioned in this proceeding at the tax sale conducted in Princess Anne, Maryland, by Mr. Carlos Bozman, the Collector of Taxes, and he issued to us the Certificate of Sale on that date. We paid $650.00 for the property.

Q. Is this the same Certificate which is mentioned in this proceeding?
A. Yes it is.

Q. Have you received from anyone any notice of redemption of this property, or has anyone attempted to redeem this property, or has any money or refund been paid to you for the Certificate which you have described?
A. No, no one has contacted me concerning this property.

Q. What, if anything, have you done to ascertain whether this property was properly assessed, or whether it has been conveyed away, or whether any other disposition of the property might have been made?
A. We had our attorney, R. Patrick Hayman, of Princess Anne, Maryland, make an examination of the public records to ascertain these matters, and to take such steps required by law to foreclose the rights of redemption.

COURT'S QUESTION:
A. No Sir.

Arvy Peters

Shirley Peters

Logan C. Widdowson,
Standing Examer

My name is R. Patrick Hayman, and I reside in Princess Anne, Maryland. I am an attorney at law and have my office in Princess Anne, Maryland. I am the attorney for Arvy Peters and Shirley Peters, his wife, the Complainants in this action, and I have made an examination of the Public Records of Somerset County in regard to the ownership and existence of liens on the property in question, and took such steps as were necessary by law to notify the former owners of record, or any person who might be interested in said property, of their right to redeem the same. I personally examined the said records and have previously filed an Affidavit in this proceeding, and I now reaffirm the contents of that Affidavit as my testimony in this proceeding. I also caused to be published the Order of Publication herein, as will more fully appear by the Printer's Certificate which has been filed herein. No person has made any offer to me or to my office to redeem the property described in this action; nor has anyone disclosed to me any intention to redeem the same.

COURT'S QUESTION:

A. No Sir.

R. Patrick Hayman

Logan C. Widdowson,
Standing Examiner

BOOK 049 PAGE 437

Philip Mahan, a witness of lawful age produced on behalf of the Complainants, being duly sworn, deposes and says:

Q. Please state your name, residence, and occupation.
A. My name is Philip Mahan, I reside in Somerset County, Maryland, and I am the duly elected and qualified Treasurer and Collector of State and County taxes for Somerset County. I am successor to Carlos Bozman, the former Treasurer of Somerset County.

Q. Did Mr. Bozman issue the Certificate of Sale filed in this proceeding?
A. Yes, he issued the Certificate of Sale on November 16, 1982, to Arvy Peters and Shirley Peters, his wife, as the purchasers of the property at the tax sale held on that date.

Q. Prior to the offering of this property for tax sale, did your office receive due notice of assessment of this property?
A. yes.

Q. Did your office issue tax bills for the property for the years for which it was sold?
A. Yes.

Q. Did your office comply with all the requirements of the law concerning the tax sale of this property?
A. Yes, the property was duly assessed, bills were forwarded, and my office complied with all the prerequisites of law in regard to the tax sale.

Q. Have you or your office received any notice from anyone of an intention to redeem the same, or any offer for payment on account of such redemption from any person?
A. No I have Not.

COURT'S QUESTION:
A. No Sir.

Philip R. Mahan
Philip Mahan, Treasurer of
Somerset County, Maryland

Logan C. Widdowson,
Standing Examiner

There being no further witnesses to be examined and at the suggestion of the Complainants, the papers are herewith returned to the Court, closed under my hand and seal. I hereby certify that the annexed bill of costs is correct and paid by the Complainants, and I further certify this examination was conducted in compliance with the General Equity Rule No. 580 g. In the judgment of the Examiner, no examination or cross-examination was proper or necessary for a full presentation of the true facts in the case. There were no irregularities or unusal circumstances in the taking of the testimony in this cause or in the conduct of the proceedings.

As witness my hand and seal.

Logan C. Widdowson, Standing Examiner

Bill of costs: $25.00

Arvy Peters and
Shirley Peters, his wife,

Complainants

vs

Glenwood Kenneth Wallace, et al.,

Respondents

Equity No. 11,710

In the Circuit Court for

Somerset County, Maryland

DECREE

The above entitled cause coming on for hearing, the proceedings were real and considered, and it is thereupon this 29th day of May, 1984, by the Circuit Court for Somerset County, Maryland, sitting in Equity, ADJUDGED, ORDERED, and DECREED that the property mentioned and described in this proceeding as having been sold to Arvy Peters and Shirley Peters, his wife, by Carlos Bozman, Treasurer and Collector of State and County taxes in said Somerset County on November 16, 1982, is the property of Arvy Peters and Shirley Peters, his wife, it appearing from the testimony that the property was sold at said tax sale unto the said Arvy Peters and Shirley Peters, his wife, and that all of the right, title, and interest of Glenwood Wallace and George Wallace, and all persons having or claiming to have any interest in and to the real estate mentioned and described in this proceeding, be and the same is hereby foreclosed to the end that the said Arvy Peters and Shirley Peters, his wife, may, and they are hereafter to have and to hold said property by good and merchantable fee simple title, said property being more particularly described as follows:

All that lot or parcel of land situate in Mt. Vernon Election District, Somerset County, Maryland, on the south side of what is known as Polk's Road, beginning for the same on the southerly side of said Road at a point 192 feet West of the extreme southeast corner of the land now or formerly of Roy Pinkett and Veda Pinkett, his wife, of which the parcel hereby conveyed is a part, from said point at which a stake has been placed, running by and with the

southerly side of said Road a distance of 120 feet to another stake; thence in a southerly direction at right angle to the aforesaid Road a distance of 309 feet to a ditch; thence in an easterly direction by and with the center of said ditch and parallel with the aforesaid Road a distance of 120 feet to another stake; thence in a northerly direction and parallel with the second line above mentioned 309 feet to the southerly side of said Road and the place of beginning; being part only of all that lot of land conveyed unto Roy Pinkett and Veda Pinkett, by L. Creston Beauchamp, Trustee, by deed dated February 15, 1954, and recorded among the Land Records of Somerset County in Liber B.L.B. No. 162, folio 270; and being the same premises conveyed by Roy Pinkett and Veda Pinkett, his wife, unto Glenwood Wallace and George Wallace, as tenants in common, by deed dated January 31, 1955, and recorded as aforesaid in Liber B.L.B. No. 170, folio 475.

And it is further ADJUDGED, ORDERED, and DECREED that the said Philip Mahan, successor to Carlos Bozman, Treasurer and Collector of State and County taxes, execute and deliver unto the said Arvy Peters and Shirley Peters, his wife, or their assigns, a good and sufficient deed under the laws of the State of Maryland, to convey unto them, their successors and assigns, forever in fee simple, the above described property, upon the payment of any balance of taxes due on said property, if any, from and after the last of the years to collect the taxes due for which said tax sale was made, together with all interest and penalties accrued thereon.

Lloyd L. Simpkins
Judge

May 29, 1984
DATE

I hereby acknowledge Receipt of a Certified copy of Decree filed in the case of Arvy Peters and Shirley Peters, his wife vs. Glenwood Kenneth Wallace, etal being Chancery Case No. 11,710.

Philip R. Mahan
Philip R. Mahan, Treasurer

Robert L. Lankford Jr.
Robert L. Lankford, Assessor

FEB 21 1985

Exd

BOOK 049 PAGE 491

JAN 20-84 B 928910D*****70.00
JAN 20-84 B 928909D*****60.00

Louise C. Brooks
1112 S. Peach Street
Philadelphia, Pa. 19143,

Complainant

vs

Harry W. Jones and
Olivia J. Jones, his wife,
and all persons having or claiming
any interest in certain real property
described as follows: All that 4-acre
lot off Champ Road, near Champ, bearing County Tax Map #22-13-130, Liber
73, folio 386, located in St. Peters
Election District

In Equity No. 11,711

In the Circuit Court for
Somerset County, Maryland

BILL OF COMPLAINT

Complainant, Louise C. Brooks, by her attorney, R. Patrick Hayman, respectfully represents as follows:

1. That Complainant is a resident of Philadelphia, Pennsylvania.

2. That on November 16, 1982, there was issued to Complainant by Carlos Bozman, Treasurer for Somerset County, Maryland, and Collector of Taxes for Somerset County, Maryland, and Collector of State and County taxes therefor, a Certificate of Sale showing payment made by Complainant to the said Treasurer and Collector, of the sum of $87.35, and the sale to Complainant on said date of:

ALL that lot or parcel of land lying and being situate in St. Peter's Election District, Somerset County, Maryland, on the east side of St. Peter's Creek in said District and County, and adjoining the lands now or formerly of Edward R. Jones and the heirs of William D. Wallace, deceased; and containing four acres of land, more or less; and being the same lot or parcel of land which was conveyed unto Upshur T. Jones and Harry W. Jones by George O. Jones and wife, by deed dated May 3, 1912, and recorded among the Land Records of Somerset County, Maryland in Liber S.F.D. No. 59, folio 350; and being the same premises conveyed by Upshur T. Jones and Mary L. Jones, his wife, being all their right, title, and interest, unto Harry W. Jones

and Olivia J. Jones, his wife, by deed dated October 4, 1917, and recorded as aforesaid in Liber W.J.S. No. 73, folio 386.

3. That the above property has not been redeemed by any party of interest, although more than one year from the date of the sale has expired.

4. That Complainant has caused the Land and Testamentary Records of Somerset County to be examined by R. Patrick Hayman, a member of the Bar of the State of Maryland, whose affidavit is attached hereto, and in reliance upon which Complainant alleges that Harry W. Jones and Olivia J. Jones, his wife, or any heirs of Harry W. Jones and Olivia J. Jones, his wife, have never conveyed, according to the records, any of the real estate standing in the name of Harry W. Jones and Olivia J. Jones, his wife, and that there are no liens or encumbrances of record against the same.

5. That the amount necessary to redeem the respective property is the amount shown on the respective Certificate aforesaid, and court costs, and a reasonable Attorney's fee.

Wherefore, Complainant prays:

A. That a subpoena be issued for the named Respondents, Harry W. Jones and Olivia J. Jones, whose last known address was c/o Mary L. Jones, 735 Spruce Street, Camden, New Jersey 08103.

B. That the Court may grant unto Complainant the Order of Publication directed to the said named Respondents, and all persons having or claiming any interest in the aforesaid property.

C. That the Court pass a final decree foreclosing all rights of redemption of the Respondents, and any of them, or any other persons having or claiming an interest in the aforesaid property.

D. That Complainant may have such other and further relief as her case may require.

Louise C. Brooks

Louise C. Brooks

R. Patrick Hayman
Attorney for Complainant
Prince William Street
Princess Anne, Md. 21853
Telephone: 651-3271

State of Maryland, Somerset County:

I hereby certify that on this 20th day of December, 1983, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Louise C. Brooks, the Complainant in the above entitled cause, and made oath in due form of law that the matters and facts set forth in the foregoing Bill Of Complainant are true to the best of her knowledge and belief, and that the Respondents are not in the military service of the United States of America, as defined by the Soldiers and Sailors Relief Act of 1940, and as defined by Chapter 710 of the Acts of the General Assembly of Maryland, 1941 Session.

Witness my hand and Notarial Seal.

Lula Mae Dize
Notary Public

AFFIDAVIT OF ATTORNEY

STATE OF MARYLAND, Somerset County:

I hereby certify that on this 20th day of December, 1983, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared R. Patrick Hayman, of Princess Anne, Somerset County, Maryland, personally known to me, and being duly sworn, deposes and says:

1. That he is a member of the Bar of the State of Maryland, and has been practicing his profession in Somerset County, Maryland for over eleven years, and that he has made an examination of the public records of Somerset County in regard to the following property:

ALL that lot or parcel of land lying and being situate in St. Peter's Election District, Somerset County, Maryland, on the east side of St. Peter's Creek in said District and County, and adjoining the lands now or formerly of Edward R. Jones and the heirs of William D. Wallace, deceased; and containing four acres of land, more or less; and being the same lot or parcel of land which was conveyed unto Upshur T. Jones and Harry W. Jones by George O. Jones and wife, by deed dated May 3, 1912, and recorded among the Land Records of Somerset County, Maryland in Liber S.F.D. No. 59, folio 350; and being the same premises conveyed by Upshur T. Jones and Mary L. Jones, his wife, being all their right, title, and interest, unto Harry W. Jones and Olivia J. Jones, his wife, by deed dated October 4, 1917, and recorded as aforesaid in Liber W.J.S. No. 73, folio 386.

He found no conveyances by or liens against Respondents, and that he has made an examination of the Chancery Records of Somerset County and has found no Chancery proceedings involving the lands described in these proceedings; and that he has examined the Testamentary Records of Somerset County with regard to Respondent, and has found no proceedings relative to Respondents.

BOOK 049 PAGE 496

Witness my hand and Notarial Seal.

R. Patrick Hayman

Notary Public
My commission expires 7/1/86

CERTIFICATE OF SALE

I, Carlos Bozman, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on November 16, 1982 I sold to Louise C. Brooks at public auction for the sum of $ 490.00 , of which $ 87.35 has been paid, the property in Somerset County, described as follows:

All that 4-acre lot off Champ Road, near Champ, bearing County Tax Map #22-13-130, Liber 73, folio 386, located in St. Peters Election District

and assessed to Harry W. Jones
The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price, together with interest thereon at the rate of 6% per annum from the date of payment to the date of redemption, together with all other amounts specified by Chapter 761 of the Acts of 1943, and acts amendatory thereof. The balance due on account of the purchase price and all taxes, together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. (After Nov. 17, 1983 a proceeding can be brought to foreclose all rights of redemption in the property. This certificate will be void unless such a proceeding is brought within two years from the date of this certificate.)

Witness my hand and seal, this 16th day of November, 1982

Carlos Bozman, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on November 16, 1982 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Carlos Bozman, and he acknowledged the foregoing certificate of sale to be his act and deed, and I witnessed the execution of the same.

Witness my hand and Notarial Seal.

Notary Public

BOOK 049 PAGE 497

DIRRECTED TO:
R. Patrick Hayman
Prince William Street
Princess Anne, Maryland 21853

BOOK 049 PAGE 498

(Md. Rule 107 - Service of process outside the State)

No. 11,711 Chancery Case

STATE OF MARYLAND, Somerset County, To-Wit:

THE STATE OF MARYLAND to Olivia J. Jones
c/o Mary L. Jones
735 Spruce Street
Camden, New Jersey 08103

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of February next and ending sixty days from the date of the completion of service if made in the limits of the United States and ninety days if beyond cause your answer or other defense to be filed to the complaint of Louise C. Brooks
1112 S. Peach Street
Philadelphia, Pa. 19143

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt, Chief Judge of the First Judicial Circuit of Maryland.

Issued the 20th day of January, 19 84

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within sixty days from the date of the completion of service if made in the limits of the United States and ninety days if beyond. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

Name R. Patrick Hayman

Address Prince William Street
Princess Anne, Maryland 21853

J. Theodore Phoebus
Clerk

DIRRECTED TO:
R. Patrick Hayman
Prince William Street
Princess Anne, Maryland 21853

(Md. Rule 107 - Service of process outside the State)

No. 11,711 Chancery Case

STATE OF MARYLAND, Somerset County, To-Wit:

THE STATE OF MARYLAND to Harry W. Jones
c/o Mary L. Jones
735 Spruce Street
Camden, New Jersey 08103

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of February next and ending sixty days from the date of the completion of service if made in the limits of the United States and ninety days if beyond cause your answer or other defense to be filed to the complaint of Louise C. Brooks
1112 S. Peach Street
Philadelphia, Pa. 19143

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt, Chief Judge of the First Judicial Circuit of Maryland.

Issued the 20th day of January, 19 84

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office within sixty days from the date of the completion of service if made in the limits of the United States and ninety days if beyond. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

Name R. Patrick Hayman
Address Prince William Street
Princess Anne, Maryland 21853

BOOK 049 PAGE 499

S. Theodore Phoebus
Clerk

Louise C. Brooks,

Complainant

vs

Harry W. Jones and Olivia J. Jones, his wife, and all persons having or claiming any interest in certain real property described as follows: All that 4-acre lot off Champ Road, near Champ, bearing County Tax Map #22-13-130, Liber 73, folio 386, located in St. Peters Election District

In Equity No. 11,711

In the Circuit Court for

Somerset County, Maryland

BOOK 049 PAGE 500

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in and to the property above described, lying and being in Somerset County, Maryland, and sold by Carlos Bozman, Treasurer of Somerset County, Maryland, and Collector of State and County taxes therein.

The Bill states, among other things, that the amount necessary for the redemption of the aforesaid property has not been paid, although more than a year and a day from date of sale has passed, the same being November 16, 1982; it is, thereupon, this 24th day of Jan., 1984, by the Circuit Court for Somerset County, Maryland, ORDERED that notice be given by publication by insertion of a copy of this Order in some newspaper having general circulation in Somerset County, once a week for four successive weeks, warning all persons interested in said property, to be and appear in this Court by the 27th day fo March, 1984, and redeem the property, and answer the Bill Of Complaint, or thereafter a final decree will be rendered foreclosing the right of redemption in said property, and vesting in Complainant a title to said property, free and clear of all claims or encumbrances.

Lloyd L. Smith

Judge

Louise C. Brooks,

Complainant

vs

Harry W. Jones and Olivia J. Jones, etc.,

Respondents

Equity No. 11,711

In the Circuit Court for

Somerset County, Maryland

DECREE PRO CONFESSO

The Petition of R. Patrick Hayman respectfully represents that the Order of Publication heretofore passed in this cause has been duly published, according to the terms thereof, and that the time for appearing to and answering the Bill of Complaint has elapsed, but the Respondents have neither appeared to nor answered the said Bill.

Wherefore, your Petitioner prays the Court to pass a Decree Pro Confesso against the adult non-answering Respondents named in these proceedings, and also requests an Order to take testimony in said cause.

R. Patrick Hayman
Attorney for Complainant

ORDER OF COURT

It appearing from the proceedings in the above cause that the adult Respondents named therein have been duly notified by publication to appear to the Bill of Complaint filed against them, and have failed to appear or file an answer thereto, it is this 11th day of April, 1984, by the Circuit Court for Somerset County, Maryland, in Equity, ORDERED that the Bill of Complaint in this cause be and the same is hereby taken pro confesso against the non-answering Respondents; and it is further ORDERED that testimony be taken before one of the Standing Examiners of this Court.

BOOK 049 PAGE 501

Lloyd L. Griffin
Judge

BOOK 049 PAGE 502

Louise C. Brooks, Complainant	:	No. 11,711 Case
vs.	:	In the Circuit Court for
Harry W. Jones and Olivia J. Jones, etc., Respondents	:	Somerset County
	:	State of Maryland
	:	DATE: April 11, 1984
	:	
	:	
	:	

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Harry W. Jones

c/o Mary L. Jones

735 Spruce Street

Camden, New Jersey 08103

In accordance with Maryland Rules of Procedure, you are notified that a XXXX

Louise C. Brooks, Complainant	:	No. 11,711 Case
vs.	:	In the Circuit Court for
	:	Somerset County
Harry W. Jones and Olivia J. Jones, etc., Respondents	:	State of Maryland
	:	DATE: April 11, 1984
	:	
	:	
	:	

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Olivia J. Jones

c/o Mary L. Jones

735 Spruce Street

Camden, New Jersey 08103

In accordance with Maryland Rules of Procedure, you are notified that a ~~judgment by default~~ decree pro confesso/ ~~summary decree~~ was entered against you in the above entitled case on April 11, 1984.

If you wish to take exception to this ~~Judgment~~/Decree/~~XXXXXXXXX~~, you have thirty days from the date of the ~~Judgment~~/Decree within which to do so.

I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

Louise C.Brooks,

Complainant

vs

Harry W. Jones and
Olivia J. Jones, etc.,

Respondents

Equity No. 11,711

In the Circuit Court for

Somerset County, Maryland

BOOK 049 PAGE 504

TESTIMONY

In this cause, testimony having to be taken to support the allegations of the Bill of Complaint, I, Logan C. Widdowson, of Princess Anne, Maryland, Standing Examiner in Chancery in the Circuit Court for Somerset County, Maryland, in Equity, duly appointed, etc., do hereby certify that on this 18th day of April, 1984, in Somerset County, I did take the following testimony, to wit:

Louise C. Brooks, a witness of lawful age, the Complainant herein, being duly sworn, deposes and says:

Q. Please state your name, residence, and occupation.
A. My name is Louise C. Brooks, I reside at 1112 S. Peach Street, Philadelphia, Pennsylvania 19143, and I am a housewife.

Q. Are you familiar with the property mentioned in this action?
A. Yes I am. On November 16, 1982, I purchased the property mentioned in this proceeding at the tax sale conducted in Princess Anne, Maryland by Mr. Carlos Bozman, the Collector of Taxes, and he issued to me the Certificate of Sale on that date. I paid $490.00 for the property.

Q. Is this the same Certificate which is mentioned in this proceeding?
A. Yes it is.

Q. Have you received from anyone any notice of redemption of this property, or has anyone attempted to redeem this property, or has any money or refund been paid to you for the Certificate which you have described?
A. No, no one has contacted me concerning this property.

Q. What, if anything, have you done to ascertain whether this property was properly assessed, or whether it has been conveyed away, or whether any other disposition of the property might have been made?
A. I had my attorney, R. Patrick Hayman, of Princess Anne, Maryland, make an examination of the public records to ascertain these matters, and to take such steps required by law to foreclose the rights of redemption.

COURT'S QUESTION:
A. No Sir.

Louise C. Brooks

Louise C. Brooks

Logan C. Widdowson
Standing Examiner

My name is R. Patrick Hayman, and I reside in Princess Anne, Maryland. I am an attorney at law and have my office in Princess Anne, Maryland. I am the attorney for Louise C. Brooks, the Complainant in this action, and I have made an examination of the Public Records of Somerset County in regard to the ownership and existence of liens on the property in question, and took such steps as were necessary by law to notify the former owners of record, or any person who might be interested in said property, of their right to redeem the same. I personally examined the said records and have previously filed an Affidavit in this proceeding, and I now reaffirm the contents of that Affidavit as my testimony in this proceeding. I also caused to be published the Order of Publication herein, as will more fully appear by the Printer's Certificate which has been filed herein. No person has made any offer to me or to my office to redeem the property described in this action; nor has anyone disclosed to me any intention to redeem the same.

COURT'S QUESTION:
A. No Sir.

R. Patrick Hayman

Logan C. Widdowson,
Standing Examiner

Philip Mahan, a witness of lawful age produced on behalf of the Complainant, being duly sworn, deposes and says:

Q. Please state your name, residence, and occupation.
A. My name is Philip Mahan, I reside in Somerset County, Maryland, and I am the duly elected and qualified Treasurer and Collector of State and County taxes for Somerset County. I am successor to Carlos Bozman, the former Treasurer of Somerset County.

Q. Did Mr. Bozman issue the Certificate of Sale filed in this proceeding?
A. Yes, he issued the Certificate of Sale on Novemb er 16, 1982, to Louise C. Brooks, as the purchaser of the property at the tax sale held on that date.

Q. Prior to the offering of this property for tax sale, did your office receive due notice of assessment of this property?
A. Yes.

Q. Did your office issue tax bills for the property for the years for which it was sold?
A. Yes.

Q. Did your office comply with all the requirements of the law concerning the tax sale of this property?
A. Yes, the property was duly assessed, bills were forwarded, and my office complied with all the prerequisites of law in regard to the tax sale.

Q. Have you or your office received any notice from anyone of an intention to redeem the same, or any offer for payment on account of such redemption from any person?
A. No I have not.

COURT'S QUESTION:
A. No Sir.

Philip R. Mahan
Philip Mahan, Treasurer of
Somerset County, Maryland

Logan C. Widdowson,
Standing Examiner

There being no further witnesses to be examined and at the suggestion of the Complainant, the papers are herewith returned to the Court, closed under my hand and seal. I hereby certify that the annexed bill of costs is correct and paid by the Complainant, and I further certify this examination was conducted in compliance with the General Equity Rule No. 580 g. In the judgment of the Examiner, no examination or cross-examination was proper or necessary for a full presentation of the true facts in the case. There were no irregularities or unusual circumstances in the taking of the testimony in this cause or in the conduct of the proceedings.

As witness my hand and seal.

Logan C. Widdowson,
Standing Examiner

Bill of Costs:

$25.00

Louise C. Brooks,

Complainant

vs

Harry W. Jones and
Olivia J. Jones, etc.,

Respondents

Equity No. 11,711

In the Circuit Court for

Somerset County, Maryland

DECREE

The above entitled cause coming on for hearing, the proceedings were read and considered, and it is thereupon this 29th day of May, 1984, by the Circuit Court for Somerset County, Maryland, sitting in Equity, ADJUDGED, ORDERED, and DECREED that the property mentioned and described in this proceeding as having been sold to Louise C. Brooks, by Carlos Bozman, Treasurer and Collector of State and County taxes in said Somerset County on November 16, 1982, is the property of Louise C. Brooks, it appearing from the testimony that the property was sold at said tax sale unto the said Louise C. Brooks, and that all of the right, title, and interest of Harry W. Jones and Olivia J. Jones, his wife, and all persons having or claiming to have any interest in and to the real estate mentioned and described in this proceeding, be and the same is hereby foreclosed to the end that the said Louise C. Brooks may, and she is hereafter to have and to hold said property by good and merchantable fee simple title, said property being more particularly described as follows:

ALL that lot or parcel of land lying and being situate in St. Peter's Election District, Somerset County, Maryland, on the east side of St. Peter's Creek in said District and County, and adjoining the lands now or formerly of Edward R. Jones and the heirs of William D. Wallace, deceased; and containing four acres of land, more or less; and being the same lot or parcel of land which was conveyed unto Upshur T. Jones and Harry W. Jones by George O. Jones and wife, by deed dated May 3, 1912, and recorded among the Land Records of Somerset County, Maryland, in Liber S.F.D. No. 59, folio 350; and being

the same premises conveyed by Upshur T. Jones and Mary L. Jones, his wife, being all their right, title, and interest unto Harry W. Jones and Olivia J. Jones, his wife, by deed dated October 4, 1917, and recorded as aforesaid in Liber W.J.S. No. 73, folio 386.

And it is further ADJUDGED, ORDERED, and DECREED that the said Philip Mahan, successor to Carlos Bozman, Treasurer and Collector of State and County taxes, execute and deliver unto the said Louise C. Brooks, or her assigns, a good and sufficient deed under the laws of the State of Maryland, to convey unto her, her successors and assigns, forever in fee simple, the above described property, upon the payment of any balance of taxes due on said property, if any, from and after the last of the years to collect the taxes due for which said tax sale was made, together with all interest and penalties accrued thereon.

Lloyd L. Smithson
Judge

May 29, 1984
DATE

I hereby acknowledge Receipt of a Certified copy of Decree filed in the case of Louise C. Brooks vs. Harry W. Jones and Olivia J. Jones, etc. being Chancery Case No. 11,711.

Philip R. Mahan
Philip R. Mahan, Treasurer

Robert L. Lankford xc
Robert L. Lankford, Assessor

FEB 21 1985
Eld

BOOK 049 PAGE 510

JAN 27-84 A 029035D *****10.00
JAN 27-84 A 029034D *****10.00
JAN 27-84 A 029033D *****60.00

Board of County Commissioners for Somerset County	:	CHANCERY NO. 11,718
	:	IN THE CIRCUIT COURT FOR
vs.	:	SOMERSET COUNTY, MARYLAND
Elizabeth Hyland and Marshall Hyland, et al.	:	

: : : : : : :

MR. CLERK:

Please file the within Bill of Complaint, Affidavit, Certificate of Sale and issue subpoenas for all party defendants named in said bill who are residents of this state and issue an Order of Publication as prescribed by Section 106 and 107 of Article 81 of the Annotated Code of Maryland.

Thomas S. Simpkins
P.O. Box 207
Princess Anne, Md. 21853
651-1400

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

Board of County Commissioners for Somerset County : CHANCERY NO. 11,718

vs. : IN THE CIRCUIT COURT FOR

: SOMERSET COUNTY, MARYLAND

Elizabeth Hyland and Marshall Hyland and all persons having, or claiming to have, any interest in certain property in Dames Quarter Election District, Somerset County, Maryland, described as follows: All that 0.75 acre lot, east side Riley Roberts Road, Dames Quarter, bearing County Tax Map #20-10-102; and assessed to Elizabeth Hyland and Marshall Hyland and whose last known address was Dames Quarter, Maryland 21810.

* *

BILL OF COMPLAINT

TO THE HONORABLE, THE JUDGE OF SAID COURT:

Your complainant, the Board of County Commissioners for Somerset County, Maryland, by its attorney, Thomas S. Simpkins, files this Bill of Complaint To Foreclose Certain Rights of Redemption as provided by Article 81, Section 97, et seq., of the Annotated Code of Maryland, and in support thereof, says:

1. That on the 16th day of November 1982, there was issued to the Board of County Commissioners for Somerset County, Prince William Street, Princess Anne, Maryland 21853, by Carlos Bozman, Collector of Taxes of the State and County taxes therein the following certificate of sale, to wit:

A certificate showing Carlos Bozman, Collector of taxes and Treasurer, sold to the said Board of County Commissioners for Somerset County, Maryland on said 16th day of November 1982 of the following real estate, namely: "All that 0.75 acre lot, east side of Riley Roberts Road, Dames Quarter, bearing County Tax Map #20-10-102, located in Dames Quarter Election District" and assessed to Elizabeth Hyland and Marshall Hyland.

2. That the said certificate of sale is attached to this Bill of Complaint as a part hereof.

THOMAS S. SIMPKINS
ATTORNEY AT LAW
61 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

3. That said property has not been redeemed by any parties in interest, although more than one year from the date of sale has expired.

4. That your complainant has caused the land and testamentary records of Somerset County to be examined by Thomas S. Simpkins, a member of the Bar of Maryland, whose affidavit is attached hereto, and in reliance upon which, your complainant alleges and avers that the said Elizabeth Hyland and Marshall Hyland never conveyed away of record the said real estate standing in their respective names and that there are no liens or encumbrances of record against the same.

5. That the amount necessary to redeem the said property is the amount shown on the respective certificate aforesaid and court costs, and reasonable attorney's fees.

WHEREFORE, your complainant prays your Honor:

(A) That summons be issued for the said named respondents.

(B) That your Honor may grant unto your complainant the Order of Publication directed to said named respondents, if living and absent from the jurisdiction, and all persons having or claiming to have any interest in the aforesaid property.

(C) That this Honorable Court may pass a final decree as provided by Article 81, Section 112 foreclosing all rights of redemption of the respondents and of any of them and to any and all of the real estate of which they are assessed.

(D) And further direct the Collector of Taxes for the State of Maryland and for Somerset County to execute a deed to the complainant as provided in Section 115, of Article 81.

(E) That your complainant may have such other and further assurances thereof as its case may require.

THOMAS S. SIMPKINS
ATTORNEY AT LAW
81 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1600

AND, AS IN DUTY BOUND, ETC.

BOARD OF COUNTY COMMISSIONERS FOR
SOMERSET COUNTY

Charles E. Massey (SEAL)
Charles Massey
County Administrator

Thomas S. Simpkins
Solicitor for complainant

STATE OF MARYLAND, COUNTY OF SOMERSET, SS:

I hereby certify that on this 27th day of January 1984, before me, the subscriber, a notary public in and for the state and county aforesaid, personally appeared Charles Massey, who is the County Administration for Somerset County, Maryland, and he acknowledged that the matters and facts as set forth in the foregoing Bill of Complaint are true and correct as therein set forth to the best of his knowledge, information and belief, and that he signed the same in his capacity as county administrator, being so authorized to do so.

As Witness my hand and Notarial Seal.

Jean Taylor
Notary Public

THOMAS S. SIMPKINS
ATTORNEY AT LAW
81 W. SOMERSET AVE.
P.O. BOX 807
PRINCESS ANNE, MD. 21853

TELEPHONE 651-1400

AFFIDAVIT

STATE OF MARYLAND, COUNTY OF SOMERSET, SS:

I hereby certify that on this 26th day of January 1984, before me, the subscriber, a notary public in and for the state and county aforesaid, personally appeared Thomas S. Simpkins, of Princess Anne, Maryland, personally known to me and duly sworn, deposes and says:

1. That he is a member of the Bar of the State of Maryland, and has been practicing his profession in Somerset County, Maryland, for more than twenty years prior to this date, and that he has made an examination of the public records of Somerset County in regard to the following property:

"All that 0.75 acre lot, east side Riley Roberts Road, Dames Quarter, bearing County Tax Map #20-10-102, located in Dames Quarter Election District" and assessed to Elizabeth Hyland and Marshall Hyland.

And found no conveyanes by or liens against any of the parties mentioned, and that he has made an examination of the Chancery records of Somerset County, Maryland and has found no Chancery proceedings involving the land described in these proceedings and that he has examined the Testamentary Records of Somerset County with regard to each of the aforesaid parties and has found no proceedings therein regarding either of them.

(SEAL)
Thomas S. Simpkins

Jean Taylor
Notary Public

THOMAS S. SIMPKINS
ATTORNEY AT LAW
21 W. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

500-6/65

CERTIFICATE OF SALE

I, Carlos Bozman, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on November 16, 1982 I sold to Somerset County Commissioners at public auction for the sum of $ 644.00 , of which $ .00 has been paid, the property in Somerset County, described as follows:

All that 0.75 acre lot, east side Riley Roberts Road, Dames Quarter, bearing County Tax Map #20-10-102, located in Dames Quarter Election District

and assessed to Elizabeth Hyland and Marshall Hyland
The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price, together with interest thereon at the rate of 6% per annum from the date of payment to the date of redemption, together with all other amounts specified by Chapter 761 of the Acts of 1943, and acts amendatory thereof. The balance due on account of the purchase price and all taxes, together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After Nov. 17, 1983 a proceeding can be brought to foreclose all rights of redemption in the property. This certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

Witness my hand and seal, this 16th day of November, 1982

Carlos Bozman
Carlos Bozman, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on November 16, 1982 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Carlos Bozman, and he acknowledged the foregoing certificate of sale to be his act and deed, and I witnessed the execution of the same.

Witness my hand and Notarial Seal.

Gertrude H. Bozman
Notary Public

BOOK 049 PAGE 515

WRIT OF SUBPOENA:

No. 11,718 Chancery Case
BOOK 049 PAGE 516

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO Elizabeth Hyland
Dames Quarter, Maryland 21810

Marshall Hyland
Dames Quarter, Maryland 21810

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of March next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Board of County Commissioners for Somerset County
Prince William Street
Princess Anne, Maryland 21853

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable ~~[illegible]~~ Chief Judge of the First Judicial Circuit of Maryland.

Issued the 27th day of January, 19 84

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 27th day of March, 19 84. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FIALURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

Thomas S. Simpkins
Name

51 N. Somerset Ave.
P.O. Box 207
Address Princess Anne, Maryland 21853

Nov. Ed 1-31-84
Suzy L. Jones, Deputy

Not living in Dames Quarter
possibly deceased.

I. Theodore Phoebus
Clerk

THOMAS S. SIMPKINS
Attorney at Law
Princess Anne, Md. 21853

Board of County Commissioners for Somerset County : CHANCERY NO. 11,718

: IN THE CIRCUIT COURT FOR

vs.

: SOMERSET COUNTY, MARYLAND

Elizabeth Hyland and
Marshall Hyland and all persons having, or claiming to have, any interest in certain property in Dames Quarter Election District, Somerset County, Maryland, described as follows: All that 0.75 acre lot, east side Riley Roberts Road, Dames Quarter, bearing County Tax Map #20-10-102; and assessed to Elizabeth Hyland and Marshall Hyland and whose last known address was Dames Quarter, Maryland 21820

* *

ORDER OF PUBLICATION

The object of this proceedings is to secure the foreclosure of all rights of redemption in the following property in Somerset County, Maryland, sold by Carlos Bozman, Collector of Taxes for Somerset County, and the State of Maryland, to the complaint in this proceeding: "All that 0.75 acre lot, east side Riley Roberts Road, Dames Quarter, bearing County Tax Map #20-10-102; and assessed to Elizabeth Hyland and Marshall Hyland, Dames Quarter, Maryland."

The Bill states, among other things, that the amounts necessary for redemption have not been paid although more than a year and a day from the date of said sale, being November 16,1982, has expired; IT IS thereupon this 2nd day of February 1984, by the Circuit Court for Somerset County, Maryland, ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in said Somerset County, once a week for three successive weeks before the 27th day of February 1984, warning all persons interested in said property to be and appear in this Court by the 27th day of March 1984, and redeem the property and answer the Bill,

THOMAS S. SIMPKINS
ATTORNEY AT LAW
31 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

or thereafter a final decree will be rendered foreclosing all rights of redemption in said property and vesting in the complainant a title free and clear of all encumbrances.

JUDGE

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 807
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

WRIT OF SUBPOENA: No. 11,718 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO Elizabeth Hyland
Dames Quarter, Maryland 21810

Marshall Hyland
Dames Quarter, Maryland 21810

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of March next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Board of County Commissioners for Somerset County
Prince William Street
Princess Anne, Maryland 21853

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 2 day of February, 19 84

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 27th day of March, 19 84. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

Thomas S. Simpkins
Name
51 N. Somerset Ave.
P.O. Box 207
Address Princess Anne, Maryland 21853

BOOK 049 PAGE 519

N. Theodore Phoelus
Clerk

Nov. Esq 2-3-84
Sheryl Jones, Deputy
Subjects not in Dames Quarter
possibly dead

BOOK 049 PAGE 520

Board of County Commissioners for Somerset County	:	CHANCERY NO. 11,718
Complainant	:	IN THE CIRCUIT COURT FOR
vs.	:	SOMERSET COUNTY, MARYLAND

Elizabeth Hyland and Marshall Hyland and all persons having, or claiming to have, any interest in certain property in Dames Quarter Election District, Somerset County, Maryland described as follows: All that 0.75 acre lot, east side Riley Roberts Road, Dames Quarter, bearing County Tax Map #20-10-102; and assessed to Elizabeth Hyland and Marshall Hyland and whose last known address was Dames Quarter, Maryland 21820.

: : : : :

AFFIDAVIT OF SERVICE

STATE OF MARYLAND, COUNTY OF SOMERSET:

I hereby certify that on this 29th day of February 1984, before me, the subscriber, a notary public in and for the state and county aforesaid, personally appeared Thomas S. Simpkins, solicitor for the complainant herein, and he did depose and say:

1. That he is the solicitor for the complainant herein.

2. That he did hand deliver a copy of these proceedings unto Philip Mahan, Collector of Taxes for Somerset County, Maryland on this 29th day of February 1984.

As Witness my hand and Notarial Seal.

Jean Taylor
Notary Public

Thomas S. Simpkins, Affiant

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 307
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1600

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the the enclosed notice has been published one week, Feb 9, 1984 in the said Marylander and Herald, aforementioned.

Attest: Elizabeth Bolden
Publisher.

Printer's Fee: $46.75

S05409 - Cty. Comm. vs Hyland

BOOK 049 PAGE 521

THOMAS S. SIMPKINS
Attorney at Law
Princess Anne, Md. 21853

No. 11,718 Chancery
In the Circuit Court for
Somerset County, Maryland

Board of County Commissioners
for Somerset County

vs

Elizabeth Hyland and Marshall Hyland and all persons having, or claiming to have, any interest in certain property in Dames Quarter Election District, Somerset County, Maryland, described as follows: All that 0.75 acre lot, east side Riley Roberts Road, Dames Quarter, bearing County Tax Map #20-10-102; and assessed to Elizabeth Hyland and Marshall Hyland and whose last known address was Dames Quarter, Maryland 21820.

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Somerset County, Maryland, sold by Carlos Bozman, Collector of Taxes for Somerset County, and the State of Maryland, to the complaint in this proceeding: "All that 0.75 acre lot, east side Riley Roberts Road, Dames Quarter, bearing County Tax Map #20-10-102; and assessed to Elizabeth Hyland and Marshall Hyland, Dames Quarter, Maryland."

The Bill states, among other things, that the amounts necessary for redemption have not been paid although more than a year and a day from the date of said sale, being November 16, 1982, has expired; IT IS thereupon this 2nd day of February 1984, by the Circuit Court for Somerset County, Maryland, ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in said Somerset County, once a week for three successive weeks before the 27th day of February 1984, warning all persons interested in said property to be and appear in this Court by the 27th day of March 1984, and redeem the property and answer the Bill, or thereafter a final decree will be rendered foreclosing all rights of redemption in said property and vesting in the complainant a title free and clear of all encumbrances.

W.B. Yates II, Judge

True Copy, Test:
I. Theodore Phoebus, Clerk

MH-80-2/9-3t

BOOK 049 PAGE 522

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the the enclosed notice has been published one week, Feb. 16, 19 84 in the said Marylander and Herald, aforementioned.

Attest: Elizabeth Bolden
~~Publisher.~~

Printer's Fee: $ 46.75

S05409 - Cty. Comm vs Hyland

THOMAS S. SIMPKINS
Attorney at Law
Princess Anne, Md. 21853

No. 11,718 Chancery
In the Circuit Court for
Somerset County, Maryland

Board of County Commissioners for Somerset County

vs

Elizabeth Hyland and Marshall Hyland and all persons having, or claiming to have, any interest in certain property in Dames Quarter Election District, Somerset County, Maryland, described as follows: All that 0.75 acre lot, east side Riley Roberts Road, Dames Quarter, bearing County Tax Map #20-10-102; and assessed to Elizabeth Hyland and Marshall Hyland and whose last known address was Dames Quarter, Maryland 21820.

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Somerset County, Maryland, sold by Carlos Bozman, Collector of Taxes for Somerset County, and the State of Maryland, to the complaint in this proceeding: "All that 0.75 acre lot, east side Riley Roberts Road, Dames Quarter, bearing County Tax Map #20-10-102; and assessed to Elizabeth Hyland and Marshall Hyland, Dames Quarter, Maryland."

The Bill states, among other things, that the amounts necessary for redemption have not been paid although more than a year and a day from the date of said sale, being November 16, 1982, has expired; IT IS thereupon this 2nd day of February 1984, by the Circuit Court for Somerset County, Maryland, ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in said Somerset County, once a week for three successive weeks before the 27th day of February 1984, warning all persons interested in said property to be and appear in this Court by the 27th day of March 1984, and redeem the property and answer the Bill, or thereafter a final decree will be rendered foreclosing all rights of redemption in said property and vesting in the complainant a title free and clear of all encumbrances.

W.B. Yates II, Judge

True Copy, Test:
I. Theodore Phoebus, Clerk

MH-86-2/9-3t

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the the enclosed notice has been published one week, Feb 23, 19 84 in the said Marylander and Herald, aforementioned.

Attest: Elizabeth Bolden
~~Publisher.~~

Printer's Fee: $46.75

S05409 - Thomas Simpkins

BOOK 6

THOMAS S. SIMPKINS
Attorney at Law
Princess Anne, Md. 21853

No. 11,718 Chancery
In the Circuit Court for
Somerset County, Maryland

Board of County Commissioners
for Somerset County

vs

Elizabeth Hyland and Marshall Hyland and all persons having, or claiming to have, any interest in certain property in Dames Quarter Election District, Somerset County, Maryland, described as follows: All that 0.75 acre lot, east side Riley Roberts Road, Dames Quarter, bearing County Tax Map #20-10-102; and assessed to Elizabeth Hyland and Marshall Hyland and whose last known address was Dames Quarter, Maryland 21820.

ORDER OF PUBLICATION.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Somerset County, Maryland, sold by Carlos Bozman, Collector of Taxes for Somerset County, and the State of Maryland, to the complaint in this proceeding: "All that 0.75 acre lot, east side Riley Roberts Road, Dames Quarter, bearing County Tax Map #20-10-102; and assessed to Elizabeth Hyland and Marshall Hyland, Dames Quarter, Maryland."

The Bill states, among other things, that the amounts necessary for redemption have not been paid although more than a year and a day from the date of said sale, being November 16, 1982, has expired; IT IS thereupon this 2nd day of February 1984, by the Circuit Court for Somerset County, Maryland, ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in said Somerset County, once a week for three successive weeks before the 27th day of February 1984, warning all persons interested in said property to be and appear in this Court by the 27th day of March 1984, and redeem the property and answer the Bill, or thereafter a final decree will be rendered foreclosing all rights of redemption in said property and vesting in the complainant a title free and clear of all encumbrances.

W.B. Yates II, Judge

True Copy, Test:
I. Theodore Phoebus, Clerk

MH-80-2/9-3t

Board of County Commissioners for Somerset County : No. 11,718 CHANCERY

vs. : IN THE CIRCUIT COURT FOR SOMERSET COUNTY, MARYLAND

Elizabeth Hyland and Marshall Hyland and all persons having, or claiming to have, any interest in certain property in Dames Quarter Election District, Somerset County, Maryland, described as follows: All that 0.75 acre lot, east side Riley Roberts Road, Dames Quarter, bearing County Tax Map #20-10-102; and assessed to Elizabeth Hyland and Marshall Hyland and whose last known address was Dames Quarter, Maryland 21820.

: : : : :

PETITION FOR DECREE PRO CONFESSO

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Petition of the Board of County Commissioners for Somerset County, Maryland, by its attorney, Thomas S. Simpkins, respectfully represents that the Order of Publication heretofore passed in this cause has been duly published according to the terms thereof and that the time for appearing to and answering the Bill of Complaint has elapsed but that the respondents have neither appeared to nor answered the same.

Wherefore, the petitioner prays this Court to pass a Decree Pro Confesso against the non-answering respondents named herein and request an Order to take testimony in said cause.

Thomas S. Simpkins, Solicitor
for the Complainant

ORDER OF COURT

It appearing from the proceedings in the above cause that the respondents therein have been duly notified by publication to appear to the Bill of Complaint filed against them and have failed to appear or file an answer thereto, IT IS, thereupon, this 9th day of April 1984, by the Circuit Court for Somerset

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

County, Maryland, in Equity No. 11,718, ADJUDGED, ORDERED AND DECREED that the Bill of Complaint in this cause be and the same is hereby taken pro confesso against the respondents; and it is further Ordered that testimony be taken before an Examiner in this Court.

JUDGE

THOMAS S. SIMPKINS
ATTORNEY AT LAW
31 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853

TELEPHONE 651-1400

Board of County Commissioners
for Somerset County

vs.
Elizabeth Hyland and
Marshall Hyland, etc.

: No. 11,718 Chancery Case
: In the Circuit Court for
: Somerset County
: State of Maryland
: DATE: April 9, 1984
:
:
:

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Marshall Hyland
Dames Quarter, Maryland 21820

In accordance with Maryland Rules of Procedure, you are notified that a ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~/decree pro confesso/ ~~XXXXXXXXXXXXXX~~ was entered against you in the above entitled case on April 9, 1984.

If you wish to take exception to this ~~XXXXXXXX~~/Decree/~~XXXXXXXX~~, you have thirty days from the date of the ~~XXXXXXXX~~/Decree within which to do so.

I. Theodore Phoebus
I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

Board of County Commissioners
for Somerset County

vs.
Elizabeth Hyland and
Marshall Hyland, etc.

: No. 11,718 Chancery Case

: In the Circuit Court for

: Somerset County

: State of Maryland

: DATE: April 9, 1984

:

:

:

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Elizabeth Hyland

Dames Quarter, Maryland 21820

In accordance with Maryland Rules of Procedure, you are notified that a ~~judgment/order/decree~~ decree pro confesso/ ~~XXXXXXXXXXXXXX~~ was entered against you in the above entitled case on April 9, 1984.

If you wish to take exception to this ~~XXXXXXXX~~Decree/~~XXXXXXXXX~~, you have thirty days from the date of the ~~XXXXXXXX~~/Decree within which to do so.

I. Theodore Phoebus

I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

I. THEODORE PHOEBUS
CLERK OF THE CIRCUIT COURT
FOR SOMERSET COUNTY
PRINCESS ANNE, MD. 21853

RETURNED TO SENDER
REASON CHECKED
Unclaimed ____ Refused ____
Addressee unknown ____
Insufficient Address ____
No such street ____ number ____
No such office in state ____
Do not remail in this envelope

Deceased

Elizabeth Hyland
Dames Quarter, Maryland 21820

PRINCESS ANNE MD. APR-9-81 U.S. POSTAGE 20

I. THEODORE PHOEBUS
CLERK OF THE CIRCUIT COURT
FOR SOMERSET COUNTY
PRINCESS ANNE, MD. 21853

RETURNED TO SENDER
REASON CHECKED
Unclaimed ____ Refused ____
Addressee unknown ____
Insufficient Address ____
No such street ____ number ____
No such office in state ____
Do not remail in this envelope

Deceased

Marshall Hyland
Dames Quarter, Maryland 21820

PRINCESS ANNE MD. APR-9-81 U.S. POSTAGE 20

BOOK 049 PAGE 528

BOARD OF COUNTY COMMISSIONERS FOR SOMERSET COUNTY	:	NO. 11,718 CHANCERY
vs.	:	IN THE CIRCUIT COURT FOR
ELIZABETH HYLAND AND MARSHALL HYLAND	:	SOMERSET COUNTY, MARYLAND

: : : : : :

TESTIMONY

In this cause, testimony having to be taken to support the allegations of the Bill of Complaint, I, Logan C. Widdowson, of Princess Anne, Maryland, Standing Examiner in this Court for Somerset County, Maryland, in Equity, duly appointed, sworn, etc., do hereby certify that on this 2nd day of May 1984, in Princess Anne, Maryland, I did take the following testimony, to wit:

EXAMINATION OF PHILIP R. MAHAN, ESQ:

Philip R. Mahan, a witness of lawful age produced on behalf of the complainant, being duly sworn, deposes and says:

Q. Please state your name, residence and occupation.

A. I am Philip R.Mahan, I live in Somerset County, Maryland, and I am the duly elected and qualified Treasurer of Somerset County, and as such collect the State and County taxes for said Somerset County.

Q. Mr. Mahan, I hand you a certain document previously filed in this proceeding and ask if you can identify it.

A. Yes, This document is a certificate of sale issued by Carlos Bozman, former County Treasurer, to Somerset County Commissioners as the purchaser at a tax sale held by Mr. Bozman in his official capacity on November 16, 1982.

Q. Will you please identify the certificate more specifically?

A. Yes, I am now testifying in reference to the certificate of sale dated November 16, 1982, signed by Carlos Bozman, as Collector, and notarized on November 16, 1982 by Gertrude H. Bozman, Notary Public. The certificate relates to the property assessed to Elizabeth Hyland and Marshall Hyland, referred to in the bill of complaint in paragraph 1. The certificate cites a sale to Somerset County Commissioners on November 16, 1982 in the sum of $644.00.

THOMAS S. SIMPKINS
ATTORNEY AT LAW
31 N SOMERSET AVE.
P O BOX 307
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

Q. Please state your name, residence and occupation.

A. I am Thomas S. Simpkins, I live in Princess Anne, Maryland and I practice law in the State of Maryland.

Q. Will you please state your connection with this proceeding?

A. I was retained by your complainant, Somerset County Commissioners, the purchaser of certain property at a tax sale held by the County Treasurer on November 16, 1982. The complainant asked me to make an examination of the public records of Somerset County, pertaining to the ownership of the property mentioned in the Bill of Complaint in paragraph 1 and to take all steps required by law to give notice of this proceeding to the attention of the former owners of record and to any other persons who might be interested in the property or the redemption of it.

Q. What legal actions did you take?

A. I caused the Somerset County records to be examined and prepared and filed the Bill of Complaint in these proceedings together with an affidavit of search signed by myself. I now affirm the contents of that affidavit as a part of this testimony. I also caused to be published the Order of Publication herein as appears by the printer's certificate heretofore filed in these proceedings and caused subpoenas to be issued and served upon those property owners subject to process

Q. Since the filing of the suit, the issuance of subpoenas and the publication of the Order of Publication, have there been any changes in the status of the property mentioned in the Bill of Complaint?

A. I can confirm the testimony of Philip R. Mahan, County Treasurer, filed in these proceedings. There have been no changes in the property described in paragraph 1 in the Bill of Complaint. As Mr. Mahan stated, all costs and interest levied by his office against the property have been paid in full by Somerset County Commissioners.

Q. Has any offer been made to you to redeem the property described in paragraph 1 of the Bill of Complaint?

A. No person has made any offer to me to redeem the property to which you refer nor has anyone disclosed to me any intention to redeem it.

Q. Do you know of any reason why the sale of this property should not be ratified by this Court?

A. No.

COURT QUESTION AND ANSWER
Nothing further.

Thomas S. Simpkins, affiant

THOMAS S. SIMPKINS
ATTORNEY AT LAW
61 N. SOMERSET AVE.
P.O. BOX 307
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

Q. Before this property was offered for sale at public auction for delinquent taxes, did you or your deputies receive due notice of assessment of this property and tax bills for it for the years for which they were sold, and did you or your deputies comply with all the prerequisites of law pertaining to the tax sale?

A. Yes. The property was assessed, the bill was received and my deputies and Mr. Bozman complied with all the prerequisites of law in advertizing and holding the tax sale.

Q. With reference to property which you have set forth in your testimony, have you received any notice of redemption of this property, any notice of intent to redeem it, of any offer for payment on account of such redemption from any person or persons?

A. None.

Q. Since the date of the tax sale and the filing of the bill of complaint, has the purchaser, Somerset County Commissioners, made any payment to you in your official capacity?

A. Yes. I wish to file as an exhibit a statement issued by my office showing that Somerset County Commissioners paid a total of $644.00 representing the total due on the bid or purchase price of the property.

Q. Does Somerset County Commissioners owe anything further to your office on account of this property?

A. No.

Q. Do you in your official capacity know of any reason why the sale of this property to Somerset County Commissioners should not be ratified by this Court or do you have any objection to such ratification?

A. I know of no reason why the sale should not be ratified, and I have no objection to its ratification.

COURT QUESTION AND ANSWER.
Nothing further.

Philip R. Mahan
Philip R. Mahan

EXAMINATION OF THOMAS S. SIMPKINS, ESQ.

Thomas S. Simpkins, a witness of lawful age, produced on behalf of the complainant, being duly sworn, deposes and says:

THOMAS S. SIMPKINS
ATTORNEY AT LAW
21 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

There being no further witnesses to be examined and at the suggestion of the Attorney for the complainant, I then and there closed these depositions. I certify that I did not deem it necessary to cross-examine the witnesses and that there were no irregularities or unusual circumstances in the taking of the testimony or in the manner in which the proceedings were conducted. I further certify that the examiner's costs was paid by the complainant.

As Witness my hand and seal.

Logan G. Widdowson, Examiner

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

Board of County Commissioners for Somerset County	:	NO. 11,718 CHANCERY
	:	IN THE CIRCUIT COURT FOR
vs.	:	SOMERSET COUNTY, MARYLAND
Elizabeth Hyland and Marshall Hyland, et al.	:	
	:	

: : : : : : : :

ORDER

Upon the foregoing Petition of the Board of County Commissioners for Somerset County to foreclose the equity of redemption of Elizabeth Hyland and Marshall Hyland, all requirements of Article 81, Sections 70-126, having been satisfied, it is hereby

ORDERED by the Circuit Court for Somerset County, Maryland, that the equity of redemption of Elizabeth Hyland and Marshall Hyland be and is foreclosed, and it is further

ORDERED that, upon satisfaction of the monies due thereon, the Collector of Taxes for Somerset County be and hereby is directed to execute a deed to the Board of County Commissioners for Somerset County to all that 0.75 acre lot, east side of Riley Roberts Road, Dames Quarter, bearing County Tax Map #20-10-102, located in Dames Quarter Election District, Somerset County, Maryland; and it is further

ORDERED that the Supervisor of Assessments enroll the Board of County Commissioners for Somerset County as the owner of the property in fee simple.

R. E. Dorsey
JUDGE
5/29/84

cc: Philip Mahan, Treasurer
Elizabeth Hyland
Marshall Hyland
Board of County Commissioners for Somerset County

THOMAS S. SIMPKINS
ATTORNEY AT LAW
31 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

BOOK 049 PAGE 534

May 31, 1984
DATE

I hereby acknowledge Receipt of a Certified copy of Decree filed in the case of Board of County Commissioners vs. Elizabeth Hyland, et al being Chancery Case No. 11,718.

Philip R. Mahan
Philip R. Mahan, Treasurer

Robert L. Lankford
Robert L. Lankford, Assessor

FEB 21 19

FEB -3-84 B 020185D*****15.00
FEB -3-84 B 020184D*****60.00

Victor Dryden	:	No. 11,730 Chancery
vs	:	In the Circuit Court for
Heirs of Charles T. Jones	:	Somerset County, Maryland

Mr. Clerk:

Please file the within bill of complaint affidavit, certificate of sale and issue subpoenas for all party defendants named in said bill who are residents of this state and issue an order of publication as prescribed by Sections 106 and 107 of Article 81 of the Annotated Code of Maryland.

JONES & JONES

By _____

Attorneys for Complainant
P.O. Box 186
Princess Anne, Md. 21853
Telephone: 651-2747

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

BOOK 649 PAGE 535

Victor Dryden : No. 11,730 Chancery
Rt. 1, Princess Anne, Md. 21853 : In the Circuit Court for
vs
: Somerset County, Maryland
Heirs of Charles T. Jones and all persons having, or claiming to have, any interest in certain property in Mt. Vernon Election District described as follows: "All that 0.50 acre, McIntyre Lane, Mt. Vernon, bearing County Tax Map #8-8-123, Liber 162, folio 580, located in Mt. Vernon Election District" and whose last known address is c/o John H. Jones, Rt. 1, Princess Anne, Maryland 21853.

* *

BILL OF COMPLAINT

To the Honorable, the Judge of said Court:

Your complainant, Victor Dryden, by Jones & Jones, his attorneys, files this Bill of Complaint to Foreclose Certain Rights of Redemption as provided by Article 81, Section 97 et seq. of the Annotated Code of Maryland, and in support thereof, says:

1. That on the 16th day of November, 1982, there was issued to Victor Dryden, the complainant herein, whose address appears above, by Carlos Bozman, Collector of Taxes of the State of Maryland and Treasurer of Somerset County and Collector of State and County taxes therein the following certificate of sale, to wit:

(a) A certificate showing payment by the said Victor Dryden unto the said Treasurer and Collector the sum of $204.61 for which he had issued a certificate of tax sale showing sale to the said Victor Dryden on said 16th day of November, 1982 of the following real estate, namely: "All that 0.50 acre, McIntyre Lane, Mt. Vernon, bearing County Tax Map #8-8-123, Liber 162, folio 580, located in Mt. Vernon Election District."

2. That said certificate of sale is attached to this Bill of Complaint as a part hereof.

3. That said property has not been redeemed by any parties in interest, although more than one year from the dateoof said sale has expired.

4. That the complainant has caused the Land and Testamentary Records of Somerset County, to be examined by Tony Bruce, a member of the Bar of Maryland, whose affidavit is attached hereto, and in reliance upon it your complainant alleges and advers as follows:

(a) That as to the property assessed to the Heirs of Charles T. Jones said records indicate that the property was conveyed by Prosser Smith,

Denwood Jones, Hattie Holbrook, Richard Smith, Bernie Jones, Mary L. Jones, Dora Jones, Margaret Gale, Sadie Jackson, Jerome Jones, Hattie Walters, Florence Holbrook, Douglas Jones, Edgar Jones, Sylvester Jones, and Bertha Dennis by deed dated April 12, 1954, recorded April 19, 1954 among the Land Records of Somerset County in Liber B.L.B. No. 162, folio 580 unto Maude Jones, all of whom were therein purported to be the children and only heirs at law of Margaret Jones. The record does not disclose a source of title to the said Margaret Jones nor any off conveyances by the said Maud Jones or any conveyance to or from the parties to whom the property is assessed, Charles T. Jones. There are no estate proceedings for the said Margaret Jones, Maud Jones or Charles T. Jones. The said Maud Jones did, however, execute a mortgage on said property on April 19, 1954 to the Bank of Somerset which has subsequently been released thereby exercising full control, ownership and possession under color of title adverse to the world, and further that the amount necessary for the redemption of said property is $218.93 including costs of sale, taxes and interest through January 1984 in addition to those costs and disbursements provided for in Article 81, Section 111 of the aforesaid code.

5. That in reliance upon the aforesaid affidavit your complainant alleges and avers that there has been no off conveyance of record against the real estate standing in the name of Charles T. Jones or heirs of him and further that there is no record of any administration in said Somerset County on the estate of Charles T. Jones. It is not known whether the said parties are living or dead or if dead, what heirs-at-law they left surviving them who might be entitled to the real estate of which they were seized as aforesaid, wherefore your complainant has joined in these proceedings all persons having or claiming to have any interest in any of said property.

WHEREFORE, the complainant prays your Honor:

(a) That summons may be issued for the said name defendant.

(b) That your Honor may grant unto your complainant the order of publication directed to said name defendant, if living and absent from the jurisdiction, and all persons having or claiming to have any interest in the aforesaid property.

(c) That this Honorable Court may pass a final decree as provided in Article 81, Section 112 foreclosing all rights or redemption of the defendant and of any of them in and to any and all of the real estate of which they are assessed.

(d) And further direct the Collector of Taxes for the State of Maryland and for Somerset County to execute a deed to the complainant as provided in Section 115 of Article 81.

(e) That your complainant may have such other and further relief as his case may require.

And as in duty bound, etc.

Victor Dryden (SEAL)
Victor Dryden, Complainant

JONES & JONES
By Tony Bruce
Attorneys for Complainant

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 2nd day of February, in the year nineteen hundred and eighty-four, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Victor Dryden and made oath in due form of law that the matters and facts set forth and contained in the aforegoing bill of complaint are true as therein stated, to the best of his knowledge, information and belief, and signed same in my presence.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Aker
Notary Public

500-6/65

CERTIFICATE OF SALE

I, Carlos Bozman, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on November 16, 1982 I sold to Victor Dryden at public auction for the sum of $ 300.00 , of which $ 204.61 has been paid, the property in Somerset County, described as follows:

All that 0.50 acre, McIntyre Lane, Mt. Vernon, bearing County Tax Map #8-8-123, Liber 162, folio 580, located in Mt. Vernon Election District

and assessed to Charles T. Jones, Heirs
The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price, together with interest thereon at the rate of 6% per annum from the date of payment to the date of redemption, together with all other amounts specified by Chapter 761 of the Acts of 1943, and acts amendatory thereof. The balance due on account of the purchase price and all taxes, together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After Nov. 17, 1983 a proceeding can be brought to foreclose all rights of redemption in the property. This certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

Witness my hand and seal, this 16th day of November, 1982

Carlos Bozman
Carlos Bozman, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on November 16, 1982 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Carlos Bozman, and he acknowledged the foregoing certificate of sale to be his act and deed, and I witnessed the execution of the same.

Witness my hand and Notarial Seal.

BOOK 049 PAGE 539

Gertrude H. Bozman
Notary Public

AFFIDAVIT

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 2nd day of February, in the year nineteen hundred and eighty-four, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Tony Bruce, and being first duly sworn, did depose and say that he is a member of the Bar of the State of Maryland and has been practicing his profession therein in said Somerset County for almost ten years and that he made an examination of the public records of Somerset County, Maryland, to ascertain whether there have been any conveyances by or liens against the owner of the property described in the bill of complaint filed in this proceeding with respect to the property described in said bill of complaint; that said examination reveals the following:

(a) The property described in the bill of complaint was assessed to the heirs of Charles T. Jones and the records indicate that the property was conveyed by Prosser Smith, Denwood Jones, Hattie Holbrook, Richard Smith, Bernie Jones, Mary L. Jones, Dora Jones, Margaret Gale, Sadie Jackson, Jerome Jones, Hattie Walters, Florence Holbrook, Douglas Jones, Edgar Jones, Sylvester Jones and Bertha Dennis by deed dated April 12, 1954, recorded April 19, 1954 among the Land Records of Somerset County in Liber B.L.B. No. 162, folio 580 unto Maude Jones, all of whom were therein purported to be the children and only heirs at law of Margaret Jones. The record does not disclose a source of title to the said Margaret Jones nor any off conveyances by the said Maude Jones or any conveyance to or from the parties to whom the property is assessed, Charles T. Jones. The said Maude Jones did, however, execute a mortgage on said property on April 19, 1954 to the Bank of Somerset which has subsequently been released thereby exercising full control, owernship and possession under color of title adverse to the world.

The said Tony Bruce did further depose and say that there have been no off conveyances of record against the real estate standing in the name of the heirs of Charles T. Jones and further that there is no record of any administration on the estates of Margaret Jones, Maude Jones or Charles T. Jones in Somerset

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

County. It is not known whether the said parties are living or dead or if dead, what heirs-at-law they left surviving them who might be entitled to the real estate.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Aker
Notary Public

Tony Bruce
Jones & Jones
Princess Anne, Md. 21853

BOOK 049 PAGE 542

Victor Dryden : No. 11,730 Chancery
: In the Circuit Court for
vs : Somerset County, Maryland

Heirs of Charles T. Jones and all persons having, or claiming to have, any interest in certain property in Mt. Vernon Election District described as follows: "All that 0.50 acre, McIntyre Lane, Mt. Vernon, bearing County Tax Map #8-8-123, Liber 162, folio 580, located in Mt. Vernon Election District" and whose last known address is c/o John H. Jones, Rt. 1, Princess Anne, Maryland 21853.

* *

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Somerset County, Maryland, sold by Carlos Bozman, Collector of Taxes for Somerset County and State of Maryland, to the complaint in this proceeding: "All that 0.50 acre, McIntyre Lane, Mt. Vernon, bearing County Tax Map #8-8-123, Liber 162, folio 580, located in Mt. Vernon Election District".

The bill states, among other things, that the amounts necessary for redemption have not been paid although more than a year and a day from the date of said sale, being November 16, 1982, has expired; it is thereupon this 3rd day of February, 1984, by the Circuit Court for Somerset County, Maryland, ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in said Somerset County, once a week for three successive weeks before the 27th day of February, 1984, warning all persons interested in said property to be and appear in this Court by the 3rd day of April, 1984, and redeem the property and answer the bill, or thereafter a final decree will be rendered foreclosing all rights of redemption in said property and vesting in the complainant a title free and clear of all encumbrances.

R. R. Hoisey
Judge

WRIT OF SUBPOENA: No. 11,730 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO Charles T. Jones
c/o John H. Jones
Rt. 1
Princess Anne, Maryland 21853

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of March next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Victor Dryden
Rt. 1,
Princess Anne, Maryland 21853

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 3rd day of February, 19 84

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 3rd day of April, 19 84. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

Tony Bruce
Name

Jones & Jones
P.O. Box 186
Address Princess Anne, Maryland 21853

BOOK 049 PAGE 543

J. Theodore Phoebus
Clerk

Mortgage Esd. 2-6-84
Sarah L. Jones, Deputy

BOOK 049 PAGE 544

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the the enclosed notice has been published one week, Feb 9, 19 84 in the said Marylander and Herald, aforementioned.

Attest: Elizabeth Bolden
~~Publisher.~~

Printer's Fee: $46.75

J02606 - Dryden vs Jones

TONY BRUCE
JONES & JONES
Princess Anne, Md. 21853

No. 11,730 Chancery
In the Circuit Court for
Somerset County, Maryland

Victor Dryden

vs

Heirs of Charles T. Jones and all persons having, or claiming to have, any interest in certain property in Mt. Vernon Election District described as follows: "All that 0.50 acre, McIntyre Lane, Mt. Vernon, bearing County Tax Map #8-8-123, Liber 162, folio 580, located in Mt. Vernon Election District" and whose last known address is c/o John H. Jones, Rt. 1, Princess Anne, Maryland 21853.

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R.D. Horsey, Judge

True Copy, Test:
L. Theodore Phoebus, Clerk

MH-80-2/9-3t

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the the enclosed notice has been published one week, Feb 16, 19 84 in the said Marylander and Herald, aforementioned.

Attest: Elizabeth Bolden
~~Publisher.~~

Printer's Fee: $46.75

J02606 - Dryden vs Jones

BOOK 049 PAGE 545

TONY BRUCE
JONES & JONES
Princess Anne, Md. 21853

No. 11,730 Chancery
In the Circuit Court for
Somerset County, Maryland

Victor Dryden

vs

Heirs of Charles T. Jones and all persons having, or claiming to have, any interest in certain property in Mt. Vernon Election District described as follows: "All that 0.50 acre, McIntyre Lane, Mt. Vernon, bearing County Tax Map #8-8-123, Liber 162, folio 580, located in Mt. Vernon Election District" and whose last known address is c/o John H. Jones, Rt. 1, Princess Anne, Maryland 21853.

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The bill states, among other things, that the amounts necessary for redemption have not been paid although more than a year and a day from the date of said sale being November 16, 1982, has expired; it is thereupon this 3rd day of February, 1984, by the Circuit Court for Somerset County, Maryland, ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in said Somerset County, once a week for three successive weeks before the 27th day of February, 1984, warning all persons interested in said property to be and appear in this Court by the 3rd day of April, 1984, and redeem the property and answer the bill, or thereafter a final decree will be rendered foreclosing all rights of redemption in said property and vesting in the complainant a title free and clear of all encumbrances.

R.D. Horsey, Judge

True Copy, Test:
I. Theodore Phoebus, Clerk

MH-80-2/9-3t

BOOK 649 PAGE 546

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the the enclosed notice has been published one week, Feb. 23, 19 84 in the said Marylander and Herald, aforementioned.

Attest: Elizabeth Balder ~~Publisher.~~

Printer's Fee: $46.75

J 02606

TONY BRUCE
JONES & JONES
Princess Anne, Md. 21853

No. 11,730 Chancery
In the Circuit Court for
Somerset County, Maryland

Victor Dryden

vs

Heirs of Charles T. Jones and all persons having, or claiming to have, any interest in certain property in Mt. Vernon Election District described as follows: "All that 0.50 acre, McIntyre Lane, Mt. Vernon, bearing County Tax Map #8-8-123, Liber 162, folio 580, located in Mt. Vernon Election District" and whose last known address is c/o John H. Jones, Rt. 1, Princess Anne, Maryland 21853.

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The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Somerset County, Maryland, sold by Carlos Bozman, Collector of Taxes for Somerset County and State of Maryland, to the complaint in this proceeding: "All that 0.50 acre, McIntyre Lane, Mt. Vernon, bearing County Tax Map #8-8-123, Liber 162, folio 580, located in Mt. Vernon Election District".

The bill states, among other things, that the amounts necessary for redemption have not been paid although more than a year and a day from the date of said sale being November 16, 1982, has expired; it is thereupon this 3rd day of February, 1984, by the Circuit Court for Somerset County, Maryland, ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in said Somerset County, once a week for three successive weeks before the 27th day of February, 1984, warning all persons interested in said property to be and appear in this Court by the 3rd day of April, 1984, and redeem the property and answer the bill, or thereafter a final decree will be rendered foreclosing all rights of redemption in said property and vesting in the complainant a title free and clear of all encumbrances.

R.D. Horsey, Judge

True Copy, Test:
L. Theodore Phoebus, Clerk

MH-80-2/9-3t

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 186
PRINCESS ANNE, MD. 21853-0186

EDGAR A. JONES (1902-1972)
ALEXANDER G. JONES
CHARLES A. BRUCE, JR.

AREA CODE 301
TELEPHONE 651-2747

March 5, 1984

Mr. Philip R. Mahan
Treasurer and Collector of Taxes
Court House
Princess Anne, Maryland 21853

Re: No. 11,730 Chancery

Dear Mr. Mahan:

Pursuant to the provisions of Article 81, Section 106b of the Annotated Code of Maryland I wish to notify you of the institution of a proceeding to foreclose the right of redemption filed by Victor H. Dryden on February 3, 1984 in No. 11,730 Chancery in the Circuit Court for Somerset County, Maryland, against the following named taxpayer whose property was sold by Carlos Bozman, former Treasurer, at public auction on November 16, 1982:

Heirs of Charles T. Jones, Mt. Vernon Election District, Tax Map 8-8-123

Very truly yours,

Tony Bruce

Tony Bruce
Attorney for Victor H. Dryden

TB:pea

I hereby acknowledge receipt of the above notice this 6 day of March, 1984.

Philip R. Mahan

Philip R. Mahan

BOOK 649

Victor Dryden	:	No. 11,730 Chancery
vs	:	In the Circuit Court for
Heirs of Charles T. Jones	:	Somerset County, Maryland

PETITION FOR DECREE PRO CONFESSO AND FOR
LEAVE TO TAKE TESTIMONY AND ORDER OF COURT THEREON

To the Honorable, the Judge of said Court:

The petition of Victor Dryden, Complainant in the above entitled action, by Jones & Jones, his attorneys, respectfully shows:

1. That as appears from the proceedings herein, all defendants subject to process have been duly subpoenaed and an order of publication has been duly published against all other persons having or claiming to have any interest in the real estate subject of this proceeding and the time in which the answer of any person having interest in the property mentioned and described in these proceedings, and the redemption thereof from the tax sale herein mentioned, has expired, and no appearance has been entered for such persons or any answer filed by, or on behalf of any person.

2. That your petitioner desires to take testimony to support certain of the allegations in his bill of complaint which may not be taken as a matter of course by this Honorable Court.

WHEREFORE, petitioner prays:

a. That the said bill of complaint may be taken against all defendants named in this proceeding and all persons having or claiming to have, any interest in and to the said properties mentioned and described in these proceedings; and

b. That your petitioner may be granted leave to take testimony before one of the Standing Examiners of this Court to substantiate the allegations of his bill of complaint.

And as in duty bound, etc.

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

JONES & JONES

By Tony Bu

Attorneys for Petitioner

ORDER OF COURT

The aforegoing petition having been read and considered, it is thereupon this 3rd day of April, 1984, by the Circuit Court for Somerset County, Maryland, sitting in Equity, ORDERED that the bill of complaint in this cause be and the same is hereby taken pro confesso against the named defendants and all other possible defendants, being all persons having or claiming to have any interest in and to the certain real estate mentioned and described in these proceedings, or in the right to redemption thereof, and the plaintiff be, and he is hereby granted leave to take testimony before one of the Standing Examiners of this Court, to substantiate the allegations of his said Bill of Complaint.

Floyd L. Anspher
Judge

Victor Dryden	:	No. 11,730 Chancery
vs	:	In the Circuit Court for
Heirs of Charles T. Jones	:	Somerset County, Maryland

TESTIMONY

In this cause, testimony having to be taken to support the allegtions of the bill, I, Logan C. Widdowson, of Princess Anne, Maryland, Standing Examiner of the Circuit Court for Somerset County, Maryland, in Equity, duly appointed, sworn, etc. do hereby certify that on this day of 1984, in Somerset County aforesaid, I did take the following testimony, to wit:

EXAMINATION OF PHILIP R. MAHAN, ESQ.:

Q. Please state your name, residence and occupation.

A. I am Philip R. Mahan, I reside in Somerset County, Maryland, and I am the duly elected and qualified Treasurer of Somerset County, and as such collect the State and County taxes for said Somerset County.

Q. Mr. Mahan, I hand you a document previously filed in this proceeding and ask if you can identify it.

A. Yes. This document is a certificate of sale issued by Carlos Bozman, the former Collector of Taxes for Somerset County and State of Maryland, to Victor Dryden as the purchaser at a certain tax sale held by Mr. Bozman in his official capacity on November 16, 1982.

Q. Will you please identify the certificate more specifically?

A. Yes. I am testifying in reference to a certificate of sale dated November 16, 1982 signed by Carlos Bozman, as Collector of Taxes, and notarized by Gertrude H. Bozman, Notary Public on November 16, 1982. The certificate relates to the property assessed to the Heirs of Charles T. Jones referred to in the bill of complaint in paragraph 1.(a) and in paragraph 4.(a). The certificate cites a sale to Mr. Dryden on November 16, 1982 in the sum of $300.00 of which $204.61 was paid on the date of sale.

Q. Prior to the offering of this property for sale at public auction for delinquent taxes, did you or your deputies receive due notice of assessment of this property and tax bills for it for the years for which it was sold, and did you or your deputies comply with all the prerequisites of law pertaining to said tax sale?

A. Yes. The property was so assessed and such bills were received and my deputies and Mr. Bozman complied with all the prerequisites of law in advertising and hold the tax sale.

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

Q. With reference to the property which you have set forth in your testimony, have you received any notice of redemption of this property, or any notice of intent to redeem this property, or any offers for payment on account of such redemption from any person or persons?

A. None whatsoever.

Q. Since the date of the tax sale and the filing of the bill of complaint, has the purchaser, Mr. Victor Dryden, made any further payments to you in your official capacity.

A. Yes. I wish to file as an exhibit a statement issued by my office showing that Mr. Dryden paid a total of $95.39 representing the total balance due on the bid or purchase price for this property. This figure represents the total difference between the amount bid and the amount paid on November 16, 1982.

Q. Does Mr. Dryden owe anything further to your office on account of this property?

A. No. As to this property Mr. Dryden has paid all charges made by my office and in addition has paid all taxes and interest thereon levied against this property through June 30, 1984.

Q. Do you in your official capacity know of any reason why the sale of this property to Mr. Dryden should not be ratified by this Court or do you have any objection to such ratification?

A. I know of no reason why the sale should not be ratified and I have no objection to its ratification.

Q. COURT QUESTION.

A. Nothing further.

Philip R. Mahan
Philip R. Mahan

EXAMINATION OF TONY BRUCE, ESQ.:

Tony Bruce, a witness produced on behalf of the Complainant, being duly sworn, deposes and says:

Q. Please state your name, residence and occupation.

A. I am Tony Bruce and I reside at Princess Anne, Maryland. I am an Attorney at Law with an office for the practice of my profession in Princess Anne, Somerset County, Maryland.

Q. Will you please state your connection with this proceeding?

A. I was retained by the complainant, Victor H. Dryden, the purchaser of a certain property at tax sale held by the County Treasurer on November 16, 1982. I was requested by Mr. Dryden to make an examination of the public records of Somerset County pertaining to the ownership of the property mentioned in the bill of complaint in paragraph 1.(a) and in paragraph 4.(a) and to take such steps as are required by law to give notice of this proceeding to the attention of the former owners of record and to any other persons who might be interested in said property or the redemption of it.

Q. What legal actions did you take?

A. I personally examined the appropriate Somerset County records and prepared and filed the bill of complaint in this proceeding together with an affidavit dated February 2, 1984 referring to my title examination. I now reaffirm the contents of that affidavit as a part of my testimony in this proceeding. I also caused to be published the order of publication herein as more fully appears by the printer's certificate heretofore filed in this proceeding and caused subpoenas to be issued and served upon those property owners subject to process.

Q. Since the filing of the suit, the issuance of subpoena and the publication of the order of publication have there been any changes in the status of the property mentioned in the bill of complaint?

A. I can confirm the testimony of Mr. Philip Mahan, County Treasurer, filed in this proceeding. There has been no change in the property described in paragraph 1.(a) andin paragraph 4.(a) of the bill of complaint. As Mr. Mahan stated all costs, taxes and interest levied by his office against the property has been paid in full by Mr. Dryden.

Q. Has any offer been made to you to redeem the property described in the bill of complaint?

A. No person has made any offer to me to redeem the property to which you refer nor has anyone disclosed to me any intention to redeem it.

Q. Do you know of any reason why the sale of the property should not be ratified by this Court?

A. No.

Q. COURT QUESTION

A. Nothing further.

Tony Bruce

There being no further witnesses to be examined and at the suggestion of the Attorney for the Complainant, the papers are herewith returned by the Court, and I further certify this annexed bill of costs is correct and paid by the Complainant. This examination was conducted in compliance with the Maryland Rules of Procedure. In the judgment of the examiner, no further examination or cross-examination was property or necessary a full presentation of the true facts in the case. There were no irregularities or unusual circumstances in the taking of the testimony or in the conduct of the proceedings.

Bill of Costs

Examiner	$25.00

Witness my hand and seal.

Logan C. Widdowson
Standing Examiner

Sandy

BOOK 049 PAGE 553

PLEASE REMIT TO:

CARLOS BOZMAN, TREASURER

PRINCESS ANNE, MARYLAND 21853

SOMERSET COUNTY

TAX BILL FOR 1982 - 83

RECEIPT

ACCT. NO. 05 080010
MAP REF. R - 3-3-123
INPS LOT 0.50 AC
MCINTYRE LANE
MT VERNON

DEED REF.
162/500

JONES, CHARLES T. HEIRS
C/O JOHN H. JONES
ROUTE 1
PRINCESS ANNE, MD 21853

APPLY BY SEPTEMBER 1, 1982
FOR HOMEOWNER'S TAX CREDIT
ACCORDING TO INCOME.

TOTAL ASSESSMENT	COUNTY RATE	STATE RATE	TOTAL AMOUNT DUE
	1.80	.31	
1,260	22.68	3.90	26.33

USE THIS SCHEDULE AFTER SEPT. 30, 1982			
IF PAID IN	COUNTY INTEREST	STATE INTEREST	PLEASE PAY THIS AMOUNT
OCT	.15	.02	$25.50
NOV	.30	.04	$25.67
DEC	.45	.05	$25.83
JAN	.60	.07	$26.00
FEB	.74	.09	$26.10
MAR	.91	.11	$26.35
APR	1.06	.12	$26.51
MAY	1.21	.14	$26.68
JUN	1.36	.16	$26.85

BOUGHT IN TAX SALE

by Victor Chaplin
Route 1
Berlin Md

DATE		
4/1/84	COUNTY INTEREST	2.87
	STATE INTEREST	34
	TOTAL	28 54

PAGE NO. 0428

COUNTY TREASURER'S OFFICE CLOSED SATURDAY

THIS IS A TWELVE MONTH BILL UNLESS STATED DIFFERENTLY ABOVE.

TAKE NOTICE - IF TAXES ARE NOT PAID ON OR BEFORE THE 1ST DAY OF JANUARY OF THE FOLLOWING YEAR, THE SAME MAY BE COLLECTED BY SALE OF PROPERTY AS PRESCRIBED BY LAW.

PLEASE REMIT TO:

PHILIP R. MAHAN, TREASURER

PRINCESS ANNE, MARYLAND 21853

SOMERSET COUNTY

TAX BILL FOR 1983 - 84

RECEIPT

ACCT. NO. 05 080010
MAP REF. R - 3-3-123
INPS LOT 0.50 AC
MCINTYRE LANE
MT VERNON

DEED REF.
162/500

JONES, CHARLES T. HEIRS
C/O JOHN H. JONES
ROUTE 1
PRINCESS ANNE, MD 21853

APPLY BY SEPTEMBER 1, 1983
FOR HOMEOWNER'S TAX CREDIT
ACCORDING TO INCOME.

TOTAL ASSESSMENT	COUNTY RATE	STATE RATE	TOTAL AMOUNT DUE
	1.80	.31	
1,260	22.68	3.90	

USE THIS SCHEDULE AFTER SEPT. 30, 1983			
IF PAID IN	COUNTY INTEREST	STATE INTEREST	PLEASE PAY THIS AMOUNT
OCT	.15	[illegible]	[illegible]
NOV	.31	[illegible]	[illegible]
DEC	[illegible]	[illegible]	[illegible]
JAN	[illegible]	[illegible]	[illegible]
FEB	.77	.09	[illegible]
MAR	.93	.11	[illegible]
APR	1.08	.12	[illegible]

1982 taxes 28.54
1983 taxes 26.94
mile offsets 55.48 taxes
Checks for taxes and penalties 95.39 Bal. penalties June April
150.87 total

COUNTY INTEREST	1.08
STATE INTEREST	12
TOTAL	26.94

COUNTY TREASURER'S OFFICE CLOSED SATURDAY

THIS IS A TWELVE MONTH BILL UNLESS STATED DIFFERENTLY ABOVE.

Victor Dryden	:	No. 11,730 Chancery
vs	:	In the Circuit Court for
Heirs of Charles T. Jones	:	Somerset County, Maryland

DECREE

The above entitled proceeding having been presented to this Court, and it appearing that all defendants named therein have been duly notified thereof by service of process or by publication as appropriate, and all pleadings, exhibits, affidavits, testimony and other matters having been duly read and considered by this Court, it is hereby

DECREED, this 4th day of May, 1984, by the Circuit Court for Somerset County, Maryland, in Equity, that as to the property hereinafter named and described in this decree there is hereby vested in the complainant, Victor Dryden, an absolute and indefeasible title in fee simple in said property, free and clear of all alienatins and descents of said property occurring prior to the time and date of this decree and free and clear of any encumbrances thereon, except taxes accruing subsequent to the date of sale of said property (if any of said taxes remain outstanding, due and unpaid), and except easements to which said property is subject and of which the complainant had actual or constructive knowledge at the time of said sale, and it is further

DECREED, that Philip R. Mahan, Treasurer of Somerset County and Collector of State and County taxes for Somerset County, shall execute a deed to Victor Dryden conveying the hereinafter described property upon payment to said Collector of the balance of the purchase price due on account of the purchase price of the property, together with all taxes and interest and penalties thereon accruing subsequent to the date of sale (if any of said purchase price, taxes, interest and penalties remain outstanding, due and unpaid); the said deed to be prepared by the complainant's attorney, and all expenses incident to the preparation and execution of said deed and shall be paid by the said Victor Dryden, and it is further

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 166
PRINCESS ANNE, MD. 21853-0166

DECREED, that the Clerk of the Circuit Court for Somerset County shall issue a certified copy of this decree to the aforesaid Philip R. Mahan, Treasurer and Collector of Taxes, who shall not be obligated to execute the deed hereinbefore provided for until such certified copy of said decree is served upon him and it is further

DECREED, that the Complainant, Victor Dryden, shall forthwith, and before delivery of said certified copy of this decree to said Collector by said Clerk, shall pay all Court costs accrued to date in this proceeding and it is further

DECREED, that the property subject of this decree is identified and described as follows:

All that 0.50 acre, McIntyre Lane, Mt. Vernon, bearing County Tax Map #8-8-123, Liber 162, folio 580, located in Mt. Vernon Election District and assessed to Charles T. Jones heirs.

Judge

FEB 21 1985
Eld.

BOOK 049 PAGE 558

JOHN C. NASON, ASSIGNEE
For the purpose of foreclosure and collection of a Mortgage to Doris Carmine Chelton
216 East Main Street
Salisbury, Maryland 21801

VS.

ROGER H. PIKE
MARY R. PIKE, his wife
Rt. 1, Box 381 B
Marion, Maryland 21838

* IN THE CIRCUIT COURT
* FOR SOMERSET COUNTY
* STATE OF MARYLAND
* CHANCERY NO. 11,746

CHNCRY 11746 #
CLRK FEE 60.00 L
APPEAR 10.00 L

* * * * * * * * * * * *

ORDER TO DOCKET SUIT

MR. CLERK:

Please docket this case as above, file for foreclosure the attached Mortgage from Roger H. Pike and Mary R. Pike, his wife, to Doris Carmine Chelton dated September 24, 1980 and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 323, Folio 848, which said Mortgage has been duly assigned to John C. Nason for the purpose of foreclosure and collection, default having occurred in the convenants of said Mortgage, and enter the appearance of Banks, Nason and Hickson, P.A., as attorneys for the said Assignee. Please additionally record the Assignment of said Mortgage, in the form as tendered herewith, among the Land Records of Somerset County, Maryland, so as to have the assignment of the same properly a matter of record.

John C. Nason
BANKS, NASON & HICKSON, P.A.
216 East Main Street
P.O. Box 44
Salisbury, Maryland 21801
Telephone: (301) 546-4644

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

JOHN C. NASON, ASSIGNEE For the purpose of foreclosure and collection of a Mortgage to Doris Carmine Chelton 216 East Main Street Salisbury, Maryland 21801	* IN THE CIRCUIT COURT * FOR SOMERSET COUNTY * STATE OF MARYLAND * CHANCERY NO. 11,746
VS.	*
ROGER H. PIKE MARY R. PIKE, his wife	*

* * * * * * * * * * * *

STATEMENT OF INDEBTEDNESS

Balance Due on principal of Mortgage from Roger H. Pike and Mary R. Pike, his wife, to Doris Carmine Chelton, dated September 24, 1980 and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 323, Folio 848, is Fifty-Seven Thousand One Hundred Dollars and Eighty-Five cents ($57,100.85), as of February 7, 1984, plus per diem interest thereafter of Thirteen Dollars and Ninety-One cents ($13.91), as well as late charges that may accrue after said date plus attorney's fees and other costs as provided for in said Mortgage.

JOHN C. NASON, Assignee for the purpose of foreclosure and collection
Banks, Nason & Hickson, P.A.
216 East Main Street
P.O. Box 44
Salisbury, Maryland 21801
Telephone: (301) 546-4644

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

BOOK 649 PAGE 558

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

On this 28th day of February, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared John C. Nason, Assignee for the purpose of foreclosure and collection, who acknowledged himself to be the Assignee for the purpose of foreclosure and collection of a certain Mortgage from Roger H. Pike and Mary R. Pike, his wife, to Doris Carmine Chelton, dated September 24, 1980 and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 323, Folio 848, and made oath in due form of law that the above State of Indebtedness is true and correct to the best of his knowledge, information and belief, and that he has authority to make said Affidavit on behalf of the said Mortgagee and at the same time, made oath in due form of law that the said Roger H. Pike and Mary R. Pike, his wife, are not now serving in the Armed Forces of the United States of America nor any of its allies and have not served in said Armed Forces for a period of ninety (90) days prior to the filing hereof.

AS WITNESS my hand and Notarial Seal.

Susan C. McCabe
NOTARY PUBLIC
My Commission Expires: 7/1/86

SUSAN C. McCABE
NOTARY PUBLIC
WICOMICO CO., MD.

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

MORTGAGEES OR TRUSTEES BOND

Bond #2593016

KNOW ALL MEN BY THESE PRESENTS, THAT we, John C. Nason, Assignee for Purpose of Foreclosure 11,746 Chancery

as principal, and the FIREMAN'S FUND INSURANCE COMPANY, a body corporate, duly incorporated under the laws of the State of California, as surety, are held and firmly bound unto the STATE OF MARYLAND, in the full and just sum of Sixty Thousand and 00/100----------

($ 60,000.) Dollars, to be paid to the said State or its certain Attorney, to which payment well and truly to be made and done, we bind ourselves and each of us, our and each of our heirs, executors, administrators, successors or assigns, jointly and severally, firmly by these presents, sealed with our seals and dated this 12th day of March, in the year of our Lord Nineteen Hundred Eighty-Four

WHEREAS, the above bounden John C. Nason, Assignee for Purpose of Foreclosure

by virtue of the power contained in a mortgage - deed of trust from Rogert H. Pike and Mary R. Pike to Doris Carmine Chelton

bearing date the day of

and recorded among the Land Records of Somerset County

in Liber No. , Folio and

is about to sell the land and premises described in said mortgage - deed of trust, default having been made in the payment of the money as specified, and in the conditions and covenants therein contained.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bounden John C. Nason, Assignee for Purpose of Foreclosure

do and shall well and truly and faithfully perform the trust reposed in John C. Nason

under the mortgage - deed of trust aforesaid, and shall abide by and fulfill any order or decree which shall be made by any Court of Equity in relation to the sale of said property, or the proceeds thereof, then the above obligation to be void; otherwise to be and remain in full force and virtue in law.

IN TESTIMONY WHEREOF, the above bounden John C. Nason, Assignee for Purpose of Foreclosure

has - have hereto set their hand and seal and the said body corporate has caused these presents to be duly signed by its duly authorized agent and attorney-in-fact, the day and year first herein above written.

Signed, sealed and delivered in the presence of

Edna Adron

John C. Nason (SEAL)

(SEAL)

FIREMAN'S FUND INSURANCE COMPANY

As to Surety

Edna Adron

by

Judith B. Calloway

Attorney-in-fact Judith B. Calloway

BOND APPROVED AND FILED
AS PER: Theodore Phoebus CLERK

BOOK 649 PAGE 553

Bond Book 11 Page 340

Bond Book 11 Page 341

GENERAL POWER OF ATTORNEY

THE AMERICAN INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That THE AMERICAN INSURANCE COMPANY, a Corporation duly organized and existing under the laws of the State of New Jersey, and having its principal office in the City and County of San Francisco, California, has made, constituted and appointed, and does by these presents make, constitute and appoint

BOOK 049 PAGE 560

ROBBIN W. GRAY, ANGELA D. GRAY,
CHARLES T. GRAY and JULIA ANN ESHAM
jointly or severally

SALISBURY, MD

its true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, seal, acknowledge and deliver any and all bonds, undertakings, recognizances or other written obligations in the nature thereof NOT TO EXCEED FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($500,000.00)----------

and to bind the Corporation thereby as fully and to the same extent as if such bonds were signed by the President, sealed with the corporate seal of the Corporation and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney(s)-in-Fact may do in the premises.

This power of attorney is granted pursuant to Article VIII, Section 30 and 31 of By-laws of THE AMERICAN INSURANCE COMPANY now in full force and effect.

"Article VIII, *Appointment and Authority of Resident Assistant Secretaries, and Attorney-in-Fact and Agents to accept Legal Process and Make Appearances.*

Section 30. *Appointment.* The Chairman of the Board of Directors, the President, any Vice-President or any other person authorized by the Board of Directors, the Chairman of the Board of Directors, the President or any Vice-President, may, from time to time, appoint Resident Assistant Secretaries and Attorneys-in-Fact to represent and act for and on behalf of the Corporation and Agents to accept legal process and make appearances for and on behalf of the Corporation.

Section 31. *Authority.* The Authority of such Resident Assistant Secretaries, Attorneys-in-Fact, and Agents shall be as prescribed in the instrument evidencing their appointment, and any such appointment and all authority granted thereby may be revoked at any time by the Board of Directors or by any person empowered to make such appointment."

This power of attorney is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of THE AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 28th day of September, 1966, and said Resolution has not been amended or repealed:

"RESOLVED, that the signature of any Vice-President, Assistant Secretary, and Resident Assistant Secretary of this Corporation, and the seal of this Corporation may be affixed or printed on any power of attorney, on any revocation of any power of attorney, or on any certificate relating thereto, by facsimile, and any power of attorney, any revocation of any power of attorney, or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Corporation."

IN WITNESS WHEREOF, THE AMERICAN INSURANCE COMPANY has caused these presents to be signed by its Vice-President, and its corporate seal to be hereunto affixed this 22nd day of May, 19 79.

THE AMERICAN INSURANCE COMPANY

By William W. Lauber
Vice-President

STATE OF CALIFORNIA,
CITY AND COUNTY OF SAN FRANCISCO } ss.

On this 22nd day of May, 1979, before me personally came William W. Lauber, to me known, who, being by me duly sworn, did depose and say: that he is Vice-President of THE AMERICAN INSURANCE COMPANY, the Corporation described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Corporation and that he signed his name thereto by like order.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year herein first above written.

OFFICIAL SEAL
SUSIE K. GILBERT
NOTARY PUBLIC - CALIFORNIA
CITY & COUNTY OF SAN FRANCISCO
My Commission Expires Nov. 17, 1980

Susie K. Gilbert
Notary Public

CERTIFICATE

STATE OF CALIFORNIA,
CITY AND COUNTY OF SAN FRANCISCO } ss.

I, the undersigned, Assistant Secretary of THE AMERICAN INSURANCE COMPANY, a NEW JERSEY Corporation, DO HEREBY CERTIFY that the foregoing and attached POWER OF ATTORNEY remains in full force and has not been revoked and furthermore that Article VIII, Sections 30 and 31 of the By-laws of the Corporation, and the Resolution of the Board of Directors, set forth in the Power of Attorney, are now in force.

Signed and sealed at the City and County of San Francisco, this 13th day of April '84 day of _____, 19____

RECORDED IN LIBER ___ FOLIO ___ ETHELDORE HOBBS, CLERK, BY ___ DEPUTY

Winifred H. Browne
Assistant Secretary

360711 (HO)—TA—3-78

JOHN C. NASON, ASSIGNEE
For the purpose of foreclosure and collection of a Mortgage to Doris Carmine Chelton
216 East Main Street
Salisbury, Maryland 21801

VS.

ROGER H. PIKE
MARY R. PIKE, his wife

* IN THE CIRCUIT COURT
* FOR SOMERSET COUNTY
* STATE OF MARYLAND
* CHANCERY NO. 11,746
*
*

* * * * * * * * * * * *

AFFIDAVIT OF COMPLIANCE

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

John C. Nason, Assignee for the purpose of foreclosure and collection of a Mortgage from Roger H. Pike and Mary R. Pike, his wife to Doris Carmine Chelton, dated September 24, 1980 and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 323, Folio 848, and makes oath and certifies that pursuant to Rule W74 (a) (2) (c) of the Maryland Rules of Procedure, that he, on the 15th day of March, 1984, did send by Registered Mail, return receipt requested to Mary R. Pike at her last known address, Rt. 1, Box 381B, Marion, Maryland 21838 notice of the time, place and terms of sale, the same having been sent no earlier than twenty (20) days and no later than five (5) before the date of sale. Attached herewith is a receipt showing that the said notice was given as above set forth and received by Mary R. Pike.

John C. Nason, Assignee for
the purpose of foreclosure
and collection of a Mortgage
BANKS, NASON & HICKSON
216 East Main Street
P.O. Box 44
Salisbury, Maryland 21801
Telephone: (301) 546-4644

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 22nd day of March, 1984, before me, the subscriber, a Notary Public in and for the State and County personally appeared John C.

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

Nason and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his knowledge, information and belief.

AS WITNESS my hand and Notarial Seal.

SUSAN C. McCABE NOTARY PUBLIC WICOMICO CO., MD.

Susan C. McCabe
NOTARY PUBLIC
My commission expires: 7/1/86

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

PS Form 3811, July 1982

● SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
   - ☒ Show to whom and date delivered ..... ____ $
   - ☐ Show to whom, date, and address of delivery .. ____ $
2. ☐ RESTRICTED DELIVERY..... ____ $
   (The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL $____

3. ARTICLE ADDRESSED TO:
Mary R. Pike
Rte 1, Box 381B
Marion MD 21838

4. TYPE OF SERVICE:
☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER
P409-974-983

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐ Addressee ☐ Authorized agent
Mary R. Pike

5. DATE OF DELIVERY
3/16/84

6. ADDRESSEE'S ADDRESS *(Only if requested)*

POSTMARK
(only be on return card)
MAR 16 PM 1984

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

RETURN RECEIPT

☆ GPO: 1982-370-693

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

BOOK 049 PAGE 563

JOHN C. NASON, ASSIGNEE For the purpose of foreclosure and collection of a Mortgage to Doris Carmine Chelton 216 East Main Street Salisbury, Maryland 21801	* IN THE CIRCUIT COURT * FOR SOMERSET COUNTY * STATE OF MARYLAND * CHANCERY NO. 11,746
VS.	* BOOK 049 PAGE 564
ROGER H. PIKE MARY R. PIKE, his wife	*

* * * * * * * * * * * *

AFFIDAVIT OF COMPLIANCE

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

John C. Nason, Assignee for the purpose of foreclosure and collection of a Mortgage from Roger H. Pike and Mary R. Pike, his wife to Doris Carmine Chelton, dated September 24, 1980 and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 323, Folio 848, and makes oath and certifies that pursuant to Rule W74 (a) (2) (c) of the Maryland Rules of Procedure, that he, on the 15th day of March, 1984, did send by Registered Mail, return receipt requested to United States Department of Agriculture, Farmers Home Administration, attn: Ms. Jean Lynch, County Office Asst., Chamberlin Building, Princess Anne, Maryland 21853, notice of the time, place and terms of sale, the same having been sent no earlier than twenty (20) days and no later than five (5) before the date of sale. Attached herewith is a receipt showing that the said notice was given as above set forth and received by The United States Department of Agriculture, Farmers Home Administration.

John C. Nason, Assignee for
the purpose of foreclosure
and collection of a Mortgage
BANKS, NASON & HICKSON
216 East Main Street
P.O. Box 44
Salisbury, Maryland 21801
Telephone: (301) 546-4644

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 22nd day of March, 1984, before me, the subscriber, a Notary Public

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

in and for the State and County personally appeared John C. Nason and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his knowledge, information and belief.

AS WITNESS my hand and Notarial Seal.

Susan C. McCabe
NOTARY PUBLIC
My commission expires: 7/1/86

SUSAN C. McCABE NOTARY PUBLIC WICOMICO CO., MD.

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

BOOK 049 PAGE 566

PS Form 3811, July 1982

● **SENDER:** Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
   - ☒ Show to whom and date delivered ..... ____¢
   - ☐ Show to whom, date, and address of delivery .. ____¢
2. ☐ RESTRICTED DELIVERY..... ____¢
   (The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL $____

3. ARTICLE ADDRESSED TO: USDA - FHA
Chamberlin Bldg
Princess Anne MD 21853
Attn: Sam Lynch
County Office Asst

4. TYPE OF SERVICE:
   - ☐ REGISTERED ☐ INSURED
   - ☒ CERTIFIED ☐ COD
   - ☐ EXPRESS MAIL

ARTICLE NUMBER
P409-974-984

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐ Addressee ☒ Authorized agent

5. DATE OF DELIVERY
3-16-84

POSTMARK
(may be on reverse side)
MAR 16 1984

6. ADDRESSEE'S ADDRESS *(Only if requested)*

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

RETURN RECEIPT

☆ GPO: 1982-370-603

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

JOHN C. NASON, ASSIGNEE
For the purpose of foreclosure and collection of a Mortgage to Doris Carmine Chelton
216 East Main Street
Salisbury, Maryland 21801

VS.

ROGER H. PIKE
MARY R. PIKE, his wife

* IN THE CIRCUIT COURT
* FOR SOMERSET COUNTY
* STATE OF MARYLAND
* CHANCERY NO. 11,746
*
*

* * * * * * * * * * * *

AFFIDAVIT OF COMPLIANCE

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

John C. Nason, Assignee for the purpose of foreclosure and collection of a Mortgage from Roger H. Pike and Mary R. Pike, his wife to Doris Carmine Chelton, dated September 24, 1980 and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 323, Folio 848, and makes oath and certifies that pursuant to Rule W74 (a) (2) (c) of the Maryland Rules of Procedure, that he, on the 15th day of March, 1984, did send by Registered Mail, return receipt requested to Roger H. Pike at his last known address, Rt. 1, Box 381B, Marion, Maryland 21838 notice of the time, place and terms of sale, the same having been sent no earlier than twenty (20) days and no later than five (5) before the date of sale. Attached herewith is a receipt showing that the said notice was given as above set forth and received by his wife, Mary R. Pike.

John C. Nason, Assignee for
the purpose of foreclosure
and collection of a Mortgage
BANKS, NASON & HICKSON
216 East Main Street
P.O. Box 44
Salisbury, Maryland 21801
Telephone: (301) 546-4644

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 28th day of March, 1984, before me, the subscriber, a Notary Public in and for the State and County personally appeared John C.

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

Nason and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his knowledge, information and belief.

BOOK 649 PAGE 563

AS WITNESS my hand and Notarial Seal.

SUSAN C. McCABE
NOTARY PUBLIC
WICOMICO CO., MD.

Susan C. McCabe
NOTARY PUBLIC
My commission expires: 7/1/86

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

PS Form 3811, July 1982

● SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
☒ Show to whom and date delivered ..... ____¢
☐ Show to whom, date, and address of delivery .. ____¢
2. ☐ RESTRICTED DELIVERY..... ____¢
(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL $____

3. ARTICLE ADDRESSED TO:
Roger H. Pike
Rte 1, Box 381B
Marion MD 21838

4. TYPE OF SERVICE:
☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER
P409-
974-982

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐ Addressee ☒ Authorized agent
Mary R. [illegible]

5. DATE OF DELIVERY
MAR 26 1984

POSTMARK (may be on reverse side)
MARION
26
PM
1984

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

PETURN RECEIPT

* GPO: 1982-370-593

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

BOOK 649 PAGE 569

JOHN C. NASON, ASSIGNEE
For the purpose of foreclosure and collection of a Mortgage to Doris Carmine Chelton
216 East Main Street
Salisbury, Maryland 21801

VS.

ROGER H. PIKE
MARY R. PIKE, his wife

* IN THE CIRCUIT COURT
* FOR SOMERSET COUNTY
* STATE OF MARYLAND
* CHANCERY NO. 11,746
*
*
*

* * * * * * * * * * * *

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The report of John C. Nason, Assignee for the purpose of foreclosure and collection in the above entitled cause, respectfully states as follows:

1. That after giving bond with security approved by the Clerk of Said Court for the faithful performance of their trust, and having complied with all prerequisites as required by law, and having given notice of the time, place, manner and terms of sale by advertisement in The Crisfield Times, a daily newspaper published in Somerset County, Maryland, once each week for three successive weeks before the day of sale, beginning on March 14, 1984, as will appear by reference of the attached Notice of Sale, he did, pursuant to said Notice, attend said sale conducted on the premises of the mortgaged property on March 29, 1984, at or about the hour of 1:00 p.m., and then and there did offer for sale the following described real estate to the highest bidder:

PARCEL No. 1 All that lot or parcel of land situate as aforesaid and being bound on the North by the land of Klaus Trepczyk and containing 6.3 acres, more or less, and being the same and all that property laid down and described on a plat prepared by G. Oliver Morrell, Surveyor dated September 3, 1980; and being the same real property conveyed unto Roger H. Pike and Mary R. Pike by deed from Doris Carmine Chelton, dated September 24, 1980, and recorded among the Land Records of Somerset County, Maryland at Liber I.T.P. No. 323, Folio 843.

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

PARCEL No. 2 All that lot or parcel of land situate as aforesaid and being Parcel No. 2 on plat duly recorded in Plat Book No. 2 Folio 44 and containing 15.23 acres, more or less, and the remainder of that property described as Parcel No. 1 on said plat and being the same and all that real property conveyed unto Roger H. Pike and Mary B. Pike, his wife, by deed from Doris Carmine Chelton dated September 24, 1980, and recorded among the Land Records of Somerset County, Maryland at Liber I.T.P. No. 323, Folio 846.

2. That the said Assignee did sell the above described parcel of land to George MacNamara, agent for Farmers Home Administration, at and for the sum of Seventy Five Thousand Dollars ($75,000.00), said amount being the highest and best bid for said property and said purchaser having complied with the terms of sale as set forth in the advertisement of sale.

AND AS IN DUTY BOUND, ETC.

Respectfully Submitted,

JOHN C. NASON, Assignee for the purpose of foreclosure and collection

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY that on this 23rd day of March, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared John C. Nason, Assignee for the purpose of foreclosure and collection of a mortgage to Doris Carmine Chelton and made oath in due form of law that the aforegoing matters and facts set forth in the Report of Sale herein are true and correct to the best of his knowledge, information and belief, and that the said sale was fairly made.

BOOK 049 PAGE 571

AS WITNESS my hand and Notarial Seal.

SANDRA C. WEBB NOTARY PUBLIC WICOMICO CO., MD.

NOTARY PUBLIC
My commission expires 7/1/86

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

JOHN C. NASON, ESQ.
BANKS, NASON & HICKSON, P.A.
216 East Main Street
Salisbury, Maryland 21801

BOOK 049 PAGE 572

ASSIGNEE'S SALE OF EXTREMELY VALUABLE REAL PROPERTY

Rt. 1, Box 381 B
Marion
Somerset
MARYLAND

Under and by virtue of the power of sale contained in a Mortgage from Roger H. Pike and Mary R. Pike, his wife to Doris Carmine Chelton dated September 24, 1980 and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 323 Folio 848, which said Mortgage was duly assigned, to the undersigned Assignee for the purpose of foreclosure and collection, default having occurred therein, said Assignee will offer for sale, at public auction, on the site of the said real property hereinafter described, on

March 29, 1984
at or about the hour of
1:00 o'clock p.m.

PARCEL No. 1 All that lot or parcel of land situate as aforesaid and being bound on the North by the land of Klaus Trepczyk and containing 6.3 acres, more or less, and being the same and all that property laid down and described on a plat prepared by G. Oliver Morrell, Surveyor dated September 3, 1980; and being the same real property conveyed unto Roger H. Pike and Mary R. Pike by a deed from Doris Carmine Chelton, dated September 24, 1980, and recorded among the Land Records of Somerset County, Maryland at Liber I.T.P. No. 323, Folio 843.

PARCEL No. 2 All that lot or parcel of land situate as aforesaid and being Parcel No. 2 on plat duly recorded in Plat Book No. 2 Folio 44 and containing 15.23 acres, more or less, and the remainder of that property described as Parcel No. 1 on said plat and being the same and all that real property conveyed unto Roger H. Pike and Mary R. Pike by deed from Doris Carmine Chelton, dated September 24, 1980, and recorded among the Land Records of Somerset County, Maryland at Liber I.T.P. No. 323, Folio 846.

TO WHICH said deeds and records aforesaid on all the references therein contained, special reference is here made and as a part hereof for a more full and complete description of the property hereby mortgaged.

The property will be sold subject to all covenants, agreements, conditions, easements, rights-of-way, and restrictions as may appear amond the Land Records of Somerset County, Maryland, or elsewhere, affecting the same including that right-of-way granted to Lola R. Trepczyk or any of her successors in title by Order of the Circuit Court for Somerset County dated September 30, 1983 in Civil Case No. 5035.

DIRECTIONS ON SALE: South on Route 13 to Md. Rt. 413, go 7 or 8 miles on 413 through Marion to Texaco filling station on right, turn right after station and it is 1st lane on right, back approximately 300 yds. to grain silo.

TERMS OF SALE: A deposit of Three Thousand Dollars ($3,000.00) in the form of cash or certified check will be required at the time and place of sale from the successful bidder. The balance in cash or certified check is to be paid by the purchaser no later than twenty (20) days after final ratification of the within sale by the Circuit Court for Somerset County, Maryland, unless aid period is extended by the Assignee, his successors or assigns, for good cause shown, time being of the essence. The said unpaid portion of the purchase money shall bear interest at the rate of twelve percent (12%) per annum from the date of sale to the date of settlement and shall be secured to the satisfaction of the undersigned Assignee. In the event the successful bidder fails to consummate the purchase in accordance with the terms of sale as herein provided, said deposit, at the option of the Assignee, will be forfeited and applied to the costs and expenses of this sale and the balance, if any, shall be retained by the Assignee as compensation for said sale. Said forfeiture shall not limit any right of the Assignee, or of the holder of the Mortgage being herein foreclosed upon, to further avail himself of any additional legal or equitable remedies resulting from said failure to consummate the purchase. All taxes, water and sewer charges to be adjusted to the date of sale. All costs of title examination, documentary stamps, transfer taxes and title papers to be at the expense of the purchaser. This sale may be subject to the Maryland Agricultural Transfer Tax, the payment of which and responsibility therefor shall be borne by the purchaser. The improvements are being sold in an "as is" condition or suitability for a particular or general purpose, either expressed or implied, made by the below-named Assignee or by the holder of the said Mortgage. Risk of loss or of damage to the property shall pass to the successful bidder at the time of the ratification of the sale.

Inquiries regarding the subject sale should be directed to the undersigned Assignee.

John C. Nason, Esq.
Banks, Nason & Hickson, P.A.
216 East Main Street
P.O. Box 44
Salisbury, Maryland 21801
Telephone: (301) 546-4644

JOHN C. NASON, ASSIGNEE
For the purpose of foreclosure and collection of a Mortgage to Doris Carmine Chelton
216 East Main Street
Salisbury, Maryland 21801

VS.

ROGER H. PIKE
MARY R. PIKE, his wife

* IN THE CIRCUIT COURT
* FOR SOMERSET COUNTY
* STATE OF MARYLAND
* CHANCERY NO. 11,746
*
*
*

* * * * * * * * * * * *

AFFIDAVIT BY PURCHASERS

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I, George MacNamara

do hereby make oath in due form of law that I/we have purchased as Agent for FmHA

the property fully set forth in these proceedings at and for the sum of Seventy-Five Thousand

Dollars ($75,000.00), and that I/we was/were acting solely as the Agent of/for said

in bidding on said property and I/we have not directly or indirectly discouraged anyone from bidding for said property.

George MacNamara

SUBSCRIBED AND SWORN TO before me this 29th day of March, 1984.

NOTARY PUBLIC
My commission expires: 7/1/86

JOHN C. NASON
NOTARY PUBLIC
WICOMICO CO., MD.

BOOK 049 PAGE 573

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

BOOK 049 PAGE 574

JOHN C. NASON, ASSIGNEE
For the purpose of foreclosure and collection of a Mortgage to Doris Carmine Chelton
216 East Main Street
Salisbury, Maryland 21801

VS.

ROGER H. PIKE
MARY R. PIKE, his wife

* IN THE CIRCUIT COURT
* FOR SOMERSET COUNTY
* STATE OF MARYLAND
* CHANCERY NO. 11,746
*
*
*

* * * * * * * * * * * *

ORDER NISI

ORDERED, by the Circuit Court for Somerset County, this 30th day of March, 1984, that the sale of the property mentioned in these proceedings to George MacNamara, Agent for Farmers Home Administration, made and reported by John C. Nason, Assignee for the purpose of foreclosure and collection, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of April next;

Provided a copy of this Order be inserted in some newspaper published in Somerset County once each week for three (3) successive weeks before the 30th day of April next.

The Report Of Sale states the amount of the sale to be Seventy Five Thousand Dollars ($75,000.00).

Clerk of the Circuit Court for
Somerset County, Maryland

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

JOHN C. NASON, ASSIGNEE
For the purpose of foreclosure and collection of a Mortgage to Doris Carmine Chelton
216 East Main Street
Salisbury, Maryland 21801

VS.

ROGER H. PIKE
MARY R. PIKE, his wife

* IN THE CIRCUIT COURT
* FOR SOMERSET COUNTY
* STATE OF MARYLAND
* CHANCERY NO. 11,746
*
*

* * * * * * * * * * * *

INSTRUCTIONS TO CLERK

MR. CLERK:

Attached find the Certificate of Publication in the above captioned case.

JOHN C. NASON, Assignee for the purpose of forclosure and collection
Banks, Nason & Hickson, P.A.
216 East Main Street
P.O. Box 44
Salisbury, Maryland 21801
Telephone: (301) 546-4644

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

Area Code 302, 674-3730

BOOK 049 PAGE 576

ASSIGNEE'S SALE / PIKE

INDEPENDENT NEWSPAPERS INCORPORATED • P.O. BOX 7001, DOVER, DEL. 19901

County of Kent :
: s.s.
State of Delaware:

Before me, a Notary Public for the County and State aforesaid, personally appeared JENNILEE GRANDFIELD of Independent Newspapers, Inc., who deposes and swears that the notice, a copy of which is hereto attached, was published in THE CRISFIELD TIMES, CRISFIELD, MARYLAND, in its issue of MARCH 14,21,28, 1984.

Jennilee Grandfield
Independent Newspapers, Inc.

Sworn to and subscribed before me this fourth day of April, A.D. 1984.

Wendolyn A. Roberts
Notary Public

COMMISSION EXPIRES TERM 2 YEARS

JOHN C. NASON, ESQ.
BANKS, NASON & HICKSON, P.A.
216 East Main Street
Salisbury, Maryland 21801

ASSIGNEE'S SALE OF EXTREMELY VALUABLE REAL PROPERTY

Rt. 1, Box 381 B
Marion
Somerset
MARYLAND

Under and by virtue of the power of sale contained in a Mortgage from Roger H. Pike and Mary R. Pike, his wife to Doris Carmine Chelton dated September 24, 1980 and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 323 Folio 848, which said Mortgage was duly assigned, to the undersigned Assignee for the purpose of foreclosure and collection, default having occurred therein, said Assignee will offer for sale, at public auction, on the site of the said real property hereinafter described, on

March 29, 1984
at or about the hour of
1:00 o'clock p.m.

PARCEL No. 1 All that lot or parcel of land situate as aforesaid and being bound on the North by the land of Klaus Trepczyk and containing 6.3 acres, more or less, and being the same and all that property laid down and described on a plat prepared by G. Oliver Morrell, Surveyor dated September 3, 1980; and being the same real property conveyed unto Roger H. Pike and Mary R. Pike by a deed from Doris Carmine Chelton, dated September 24, 1980, and recorded among the Land Records of Somerset County, Maryland at Liber I.T.P. No. 323, Folio 843.

PARCEL No. 2 All that lot or parcel of land situate as aforesaid and being Parcel No. 2 on plat duly recorded in Plat Book No. 2 Folio 44 and containing 15.23 acres, more or less, and the remainder of that property described as Parcel No. 1 on said plat and being the same and all that real property conveyed unto Roger H. Pike and Mary R. Pike by deed from Doris Carmine Chelton, dated September 24, 1980, and recorded among the Land Records of Somerset County, Maryland at Liber I.T.P. No. 323, Folio 846.

TO WHICH said deeds and records aforesaid on all the references therein contained, special reference is here made and as a part hereof for a more full and complete description of the property hereby mortgaged.

The property will be sold subject to all covenants, agreements, conditions, easements, rights-of-way, and restrictions as may appear amond the Land Records of Somerset County, Maryland, or elsewhere, affecting the same including that right-of-way granted to Lola R. Trepczyk or any of her successors in title by Order of the Circuit Court for Somerset County dated September 30, 1983 in Civil Case No. 5035.

DIRECTIONS ON SALE: South on Route 13 to Md. Rt. 413, go 7 or 8 miles on 413 through Marion to Texaco filling station on right, turn right after station and it is 1st lane on right, back approximately 300 yds. to grain silo.

TERMS OF SALE: A deposit of Three Thousand Dollars ($3,000.00) in the form of cash or certified check will be required at the time and place of sale from the successful bidder. The balance in cash or certified check is to be paid by the purchaser no later than twenty (20) days after final ratification of the within sale by the Circuit Court for Wicomico County, Maryland, unless said period is extended by the Assignee, his successors or assigns, for good cause shown, time being of the essence. The said unpaid portion of the purchase money shall bear interest at the rate of twelve percent (12%) per annum from the date of sale to the date of settlement and shall be secured to the satisfaction of the undersigned Assignee. In the event the successful bidder fails to consummate the purchase in accordance with the terms of sale as herein provided, said deposit, at the option of the Assignee, will be forfeited and applied to the costs and expenses of this sale and the balance, if any, shall be retained by the Assignee as compensation for said sale. Said forfeiture shall not limit any right of the Assignee, or of the holder of the Mortgage being herein foreclosed upon, to further avail himself of any additional legal or equitable remedies resulting from said failure to consummate the purchase. All taxes, water and sewer charges to be adjusted [illegible]. All costs of title examination, documentary stamps, transfer taxes and title papers to be at the expense of the purchaser. This sale may be subject to the Maryland Agricultural Transfer Tax, the payment of which and responsibility therefor shall be borne by the purchaser. The improvements are being sold in an "as is" condition or suitability for a particular or general purpose, either expressed or implied, made by the below-named Assignee or by the holder of the said Mortgage. Risk of loss or of damage to the property shall pass to the successful bidder at the time of the ratification of the sale.

Inquiries regarding the subject sale should be directed to the undersigned Assignee.

John C. Nason, Esq.
Banks, Nason & Hickson, P.A.
216 East Main Street
P.O. Box 44
Salisbury, Maryland 21801
Telephone: (301) 546-4644

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

BOOK 620 PAGE 578

JOHN C. NASON, ASSIGNEE For the Purpose of Foreclosure and Collection of a Mortgage to Doris Carmine Chelton	:	IN THE CIRCUIT COURT
	:	FOR SOMERSET COUNTY
	:	STATE OF MARYLAND
vs.	:	CHANCERY NO. 11,746
ROGER H. PIKE and MARY R. PIKE, HIS WIFE	:	

: : : : : :

MR. CLERK:

Please file the enclosed Supplemental Bond in the above entitled proceeding.

John C. Nason, Assignee

BANKS, NASON & HICKSON, P.A.
216 East Main Street
P. O. Box 44
Salisbury, Maryland 21801
301-546-4644

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

GENERAL
POWER OF
ATTORNEY

Bond Book No. 11, Page 358

FIREMAN'S FUND INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That FIREMAN'S FUND INSURANCE COMPANY, a Corporation duly organized and existing under the laws of the State of California, and having its principal office in the City and County of San Francisco, in said State, has made, constituted and appointed, and does by these presents make, constitute and appoint

ROBBIN W. GRAY, ANGELA D. GRAY, CHARLES T. GRAY and JUDY CALLAWAY

SALISBURY, MD jointly or severally

its true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, seal, acknowledge and deliver any and all bonds, undertakings, recognizances or other written obligations in the nature thereof ----------

and to bind the Corporation thereby as fully and to the same extent as if such bonds were signed by the President, sealed with the corporate seal of the Corporation and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney(s)-in-Fact may do in the premises.

This power of attorney is granted pursuant to Article VIII, Section 30 and 31 of By-laws of FIREMAN'S FUND INSURANCE COMPANY now in full force and effect.

"Article VIII, *Appointment and Authority Assistant secretaries, and Attorney-in-Fact and Agents to accept Legal Process and Make Appearances.*

Section 30, *Appointment.* The Chairman of the Board of Directors, the President, any Vice-President or any other person authorized by the Board of Directors, the Chairman of the Board of Directors, the President or any Vice-President, may, from time to time, appoint Resident Assistant Secretaries and Attorneys-in-Fact to represent and act for and on behalf of the Corporation and Agents to accept legal process and make appearances for and on behalf of the Corporation.

Section 31, *Authority.* The Authority of such Resident Assistant Secretaries, Attorneys-in-Fact, and Agents shall be as prescribed in the instrument evidencing their appointment, and any such appointment and all authority granted thereby may be revoked at any time by the Board of Directors or by any person empowered to make such appointment."

This power of attorney is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of FIREMAN'S FUND INSURANCE COMPANY at a meeting duly called and held on the 15th day of July, 1966, and said Resolution has not been amended or repealed:

"RESOLVED, that the signature of any Vice-President, Assistant Secretary, and Resident Assistant Secretary of this Corporation, and the seal of this Corporation may be affixed or printed on any power of attorney, on any revocation of any power of attorney, or on any certificate relating thereto, by facsimile, and any power of attorney, any revocation of any power of attorney, or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Corporation."

IN WITNESS WHEREOF, FIREMAN'S FUND INSURANCE COMPANY has caused these presents to be signed by its Vice-President, and its corporate seal to be hereunto affixed this 9th day of April, 19 84.

FIREMAN'S FUND INSURANCE COMPANY

By Richard Williams
Vice-President

STATE OF CALIFORNIA,
CITY AND COUNTY OF SAN FRANCISCO } ss.

On this 9th day of April, 19 84, before me personally came Richard Williams to me known, who, being by me duly sworn, did depose and say: that he is Vice-President of FIREMAN'S FUND INSURANCE COMPANY, the Corporation described in and which executed the above instrument; that he knows the seal of said Corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said Corporation and that he signed his name thereto by like order.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year herein first above written.

OFFICIAL SEAL
SUSIE K. GILBERT
NOTARY PUBLIC - CALIFORNIA
CITY & COUNTY OF SAN FRANCISCO
My Commission Expires Nov. 17, 1984

Susie K. Gilbert
Notary Public

CERTIFICATE

STATE OF CALIFORNIA,
CITY AND COUNTY OF SAN FRANCISCO } ss.

BOOK 049 PAGE 573

I, the undersigned, Resident Assistant Secretary of FIREMAN'S FUND INSURANCE COMPANY, a CALIFORNIA Corporation, DO HEREBY CERTIFY that the foregoing and attached POWER OF ATTORNEY remains in full force and has not been revoked; and furthermore that Article VIII, Sections 30 and 31 of the By-laws of the Corporation, and the Resolution of the Board of Directors, set forth in the Power of Attorney, are now in force.

Signed and sealed at the City and County of San Francisco this 26 day of APR '84, 19 ____.

RECORDED
LIEN
ATTACHED
BY
DEPUTY

Loretta C. Anstey
Resident Assistant Secretary

360711-FF-5-81

MORTGAGEES OR TRUSTEES BOND

Bond #2593016
ADDITIONAL

BOOK 049 PAGE 580

KNOW ALL MEN BY THESE PRESENTS, THAT we, John C. Nason, Assignee for Purpose of Foreclosure

as principal, and the FIREMAN'S FUND INSURANCE COMPANY, a body corporate, duly incorporated under the laws of the State of California, as surety, are held and firmly bound unto the STATE OF MARYLAND, in the full and just sum of Sixteen Thousand and 00/100

($ 16,000.) Dollars, to be paid to the said State or its certain Attorney, to which payment well and truly to be made and done, we bind ourselves and each of us, our and each of our heirs, executors, administrators, successors or assigns, jointly and severally, firmly by these presents, sealed with our seals and dated this 24th day of April, in the year of our Lord Nineteen Hundred Eighty-Four

WHEREAS, the above bounden John C. Nason, Assignee for Purpose of Foreclosure

by virtue of the power contained in a mortgage - deed of trust from Robert H. Pike and Mary R. Pike to Doris Carmine Chelton

bearing date the day of

and recorded among the Land Records of Somerset County

in Liber No. , Folio and

is about to sell the land and premises described in said mortgage - deed of trust, default having been made in the payment of the money as specified, and in the conditions and covenants therein contained.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bounden John C. Nason, Assignee for Purpose of Foreclosure

do and shall well and truly and faithfully perform the trust reposed in John C. Nason under the mortgage - deed of trust aforesaid, and shall abide by and fulfill any order or decree which shall be made by any Court of Equity in relation to the sale of said property, or the proceeds thereof, then the above obligation to be void; otherwise to be and remain in full force and virtue in law.

IN TESTIMONY WHEREOF, the above bounden John C. Nason, Assignee for Purpose of Foreclosure

has - have hereto set their hand and seal and the said body corporate has caused these presents to be duly signed by its duly authorized agent and attorney-in-fact, the day and year first herein above written.

Signed, sealed and delivered
in the presence of

Susan C. McCabe

(SEAL)

(SEAL)

FIREMAN'S FUND INSURANCE COMPANY

As to Surety

FILED by

Angela D. Gray

APR 26 9 22 AM '84

Judy Calloway

Attorney-in-fact Judy Calloway

THE WITHIN SUPPLEMENTAL BOND
APPROVED.

RECORDED IN LIBER FOLIO ATTEST: CLERK OF CT. BY DEPUTY

PER: S. Theodore Phelps, CLERK.

Bond Book No. 11, Page 359

JOHN C. NASON, ASSIGNEE For the purpose of foreclosure and collection of a Mortgage to Doris Carmine Chelton 216 East Main Street Salisbury, Maryland 21801	* IN THE CIRCUIT COURT * FOR SOMERSET COUNTY * STATE OF MARYLAND
VS.	* CHANCERY NO. 11,746
ROGER H. PIKE MARY R. PIKE, his wife	* *

* * * * * * * * * * * *

CERTIFICATE OF PUBLICATION OF ORDER NISI

MR. CLERK:

Please find attached the Certificate of Publication Of Order NISI in the above captioned case.

John C. Nason, Assignee for
the purpose of foreclosure
and collection,
BANKS, NASON & HICKSON, P.A.
216 East Main Street
P.O. Box 44
Salisbury, Maryland 21801
Telephone: (301) 546-4644

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

BOOK 049 PAGE 532

INDEPENDENT NEWSPAPERS INCORPORATED • P O BOX 7001, DOVER, DEL 19901

County of Kent :
: s.s.
State of Delaware:

Before me, a Notary Public for the County and State aforesaid, personally appeared Jennilee Grandfield of Independent Newspapers, Inc., who deposes and swears that the notice, a copy of which is hereto attached, was published in Crisfield Times. Crisfield, Maryland, in its issue of April 4, 11 & 18, 1984.

Jennilee Grandfield
Independent Newspapers, Inc.

Sworn to and subscribed before me this third day of May, A.D. 1984.

Wendolyn A. Roberts
Notary Public

JOHN H. NASON
ASSIGNEE
For the purpose of foreclosure and collection of a Mortgage to Doris Carmine Chelton
216 East Main Street
Salisbury, Md. 21801
vs
Roger H. Pike
Mary R. Pike, his wife

In the Circuit Court for Somerset County, State of Maryland. Chancery No. 11,746

Order Nisi

Ordered, by the Circuit Court for Somerset County, this 30th day of March, 1984, that the sale of the property mentioned in these proceedings to George MacNamara, Agent for Farmers Home Administration, made and reported by John C. Nason, Assignee for the purpose of foreclosure and collection, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of April next;

Provided a copy of this Order be inserted in some newspaper published in Somerset County once each week for three (3) successive weeks before the 30th day of April next.

The Report of Sale states the amount of the sale to be Seventy Five Thousand Dollars ($75,000.00).

I, Theodore Phoebus
Clerk of the Circuit Court for Somerset County, Maryland
True Copy, Test:
I Theodore Phoebus, Clerk.

4-4-3t

JOHN C. NASON, ASSIGNEE For the purpose of foreclosure and collection of a Mortgage to Doris Carmine Chelton 216 East Main Street Salisbury, Maryland 21801	* IN THE CIRCUIT COURT * FOR SOMERSET COUNTY * STATE OF MARYLAND
VS.	* CHANCERY NO. 11,746
ROGER H. PIKE MARY R. PIKE, his wife	* *

* * * * * * * * * * * *

FINAL ORDER

ORDERED, by the Circuit Court for Somerset County, this 5th day of May, 1982, that the sale made and reported by John C. Nason, Assignee for the purpose of foreclosure and collection, herein be and the same is hereby finally ratified and confirmed, no cause to the contrary having been timely shown, although due notice appears to have been given as required by the Order Nisi passed in said cause; and the Assignee shall be allowed the usual commissions and such proper expenses as he shall produce vouchers for to the Auditor.

Lloyd L. Simpkins
JUDGE

BOOK 649 PAGE 533

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

BOOK 049 PAGE 534

JOHN C. NASON, ASSIGNEE For the purpose of foreclosure and collection of a Mortgage to Doris Carmine Chelton 216 East Main Street Salisbury, Maryland 21801	*	IN THE CIRCUIT COURT FOR SOMERSET COUNTY
vs.	*	STATE OF MARYLAND
ROGER H. PIKE MARY R. PIKE, his wife	*	CHANCERY NO. 11,746

FIRST AND FINAL AUDITOR'S REPORT

Logan C. Widdowson, Auditor, duly appointed by this Court, reports that he made an examination of the proceedings in the above entitled cause and from them and the list of expenses furnished him therein, states the following Account:

Amount of Sale			$ 75,000.00
Fees, Costs, Expenses, etc.:			
I. Theodore Phoebus, Clerk		$ 182.00	
Crisfield Times			
Advertising	235.20		
Order Nisi	44.80		
Service Charge	3.52	283.52	
Auctioneer's Fee		100.00	
Gray Insurance Company			
Original Bond	240.00		
Supplemental Bond	64.00	304.00	
Attorney's Fee per mortgage		150.00	
Auditor's Fee		65.00	
Trustee's Commission		3,900.00	
Photocopies		20.00	
Certified Mail		4.65	
Total Fees, Costs, Expense, etc.		$ 5,009.17	
Balance to be Distributed			$ 69,990.83
Balance on Mortgage at date of sale			-57,810.24
Surplus			$ 12,180.59

Surplus to be applied to Second Mortgage

ALL EXCEPTIONS to said report must be filed within fifteen days of the date of filing. If no exceptions are filed, the account may be ratified.

YOUR AUDITOR hereby certifies that the Maryland Rules of Procedure have been complied with by mailing on the date of the filing of the Audit notice of this report to the following parties by regular U.S. mail:

Roger H. Pike
Rt. 1, Box 381B
Marion Station, MD 21838

Mary R. Pike
Rt. 1, Box 381B
Marion Station, MD 21838

John C. Nason, Esquire
216 E. Main Street
P.O. Box 44
Salisbury, MD 21801

Logan C. Widdowson, Auditor

Filing Date: May 15, 1984

Copy also mailed to George MacNamara, Farmers Home Administration, Chamberlain Building, Princess Anne, Maryland 21853.

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

LCW/gjb
5/15/84
84 # 159

No. 11,746 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 15th day of May, 19 84 that the within Report of the Auditor be Ratified and Confirmed, unless cause to the contrary be shown by exceptions filed, on or before the 31st day of May, 19 84.

S. Theodore Phoebus
CLERK

No exceptions having been filed, and no cause to the contrary having been shown, IT IS ORDERED by the Circuit Court for Somerset County, in Equity, this 1st day of June, 19 84 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

S. Theodore Phoebus
CLERK

FEB 21 1985
Exd

APPLICANT'S EXHIBIT NO. 1

BOOK 049 PAGE 586

Form FmHA 1940-17
(11-1-78)

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

PROMISSORY NOTE

KIND OF LOAN	
Type: FO - Limited Resource	
Pursuant to:	
☒ Consolidated Farm & Rural Development Act	
☐ Emergency Agricultural Credit Adjustment Act of 1978	
ACTION REQUIRING NOTE	
☒ Initial loan	☐ Rescheduling
☐ Subsequent loan	☐ Reamortization
☐ Consolidation & subsequent loan	☐ Credit sale
	☐ Deferred payments
☐ Consolidation	

Name	
Roger H. Pike, Sr., and Mary R. Pike	
State: Maryland	County: Somerset
Case No.: 24-20-149349208	Date: September 24, 1980

FOR VALUE RECEIVED, the undersigned Borrower(s) and any comakers jointly and severally promise to pay to the order of the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, (herein called the "Government"), or its assigns, at its office in Chamberlin Building, Princess Anne, MD, or at such other place as the Government may hereafter designate in writing, the principal sum of ONE HUNDRED TWENTY-ONE THOUSAND AND NO/100 ---------- dollars ($ 121,000.00), plus interest on the unpaid principal balance at the RATE of FIVE percent (5.0 %) per annum. If this note is for a Limited Resource loan (indicated in the "Kind of Loan" box above) the Government may CHANGE THE RATE OF INTEREST, in accordance with regulations of the Farmers Home Administration, not more often than quarterly, by giving the Borrower thirty (30) days prior written notice by mail to the Borrower's last known address. The new interest rate shall not exceed the highest rate established in regulations of the Farmers Home Administration for the type of loan indicated above.

Principal and interest shall be paid in 41 installments as indicated below, except as modified by a different rate of interest, on or before the following dates:

$ 200.00 on January 1, 1981; $ N/A on January 1, 19__;
$ N/A on January 1, 19__; $ N/A on January 1, 19__;
$ N/A on January 1, 19__; $ N/A on January 1, 19__;
$ N/A on January 1, 19__; $ N/A on January 1, 19__;
$ N/A on January 1, 19__; $ N/A on January 1, 19__;
and $ 7,091.00 thereafter on January 1st of each year until the principal and interest are fully paid except that the final installment of the entire indebtedness evidenced hereby, if not sooner paid, shall be due and payable 40 years from the date of this note, and except that prepayments may be made as provided below. The consideration for this note shall also support any agreement modifying the foregoing schedule of payments.

If the total amount of the loan is not advanced at the time of loan closing, the loan funds shall be advanced to the Borrower as requested by Borrower and approved by the Government. Approval by the Government will be given provided the advance is requested for a purpose authorized by the Government. Interest shall accrue on the amount of each advance from its actual date as shown in the Record of Advances at the end of this note. Borrower authorizes the Government to enter the amount(s) and date(s) of such advance(s) in the Records of Advances.

For each rescheduled, reamortized or consolidated note, interest accrued to the date of this instrument shall be added to principal and such new principal shall accrue interest at the rate evidenced by this instrument.

Every payment made on any indebtedness evidenced by this note shall be applied first to interest accrued as of the date of receipt of the payment and then to principal.

Prepayments of scheduled installments, or any portion thereof, may be made at any time at the option of the Borrower. Refunds and extra payments, as defined in the regulations (7 CFR §1861.2) of the Farmers Home Administration according to the source of funds involved, shall, after payment of interest, be applied to the last installment to become due under this note and shall not affect the obligation of Borrower to pay the remaining installments as scheduled herein.

If the Government at any time assigns this note and insures the payment thereof, Borrower shall continue to make payments to the Government as collection agent for the holder. While this note is held by an insured holder, prepayments made by Borrower may, at the option of the Government, be remitted by the Government to the holder promptly or, except for final payment, be retained by the Government and remitted to the holder on an installment due date basis. The effective date of every payment made by Borrower, except payments retained and remitted by the Government on an installment due date basis, shall be the date of the United States Treasury check by which the Government remits the payment to the holder. The effective date of any prepayment retained and remitted by the Government to the holder on an installment due date basis shall be the date of the prepayment by Borrower, and the Government will pay the interest to which the holder is entitled accruing between such date and the date of the Treasury check to the holder.

Any amount advanced or expended by the Government for the collection of this note or to preserve or protect any security for the loan or otherwise expended under the terms of any security agreement or other instrument executed in connection with the loan evidenced hereby, at the option of the Government shall become a part of and bear interest at the same rate as the principal of the debt evidenced hereby and be immediately due and payable by Borrower to the Government without demand.

Property constructed, improved, purchased, or refinanced in whole or in part with the loan evidenced hereby shall not be leased, assigned, sold, transferred, or encumbered, voluntarily or otherwise, without the written consent of the Government. Unless the Government consents otherwise in writing, Borrower will operate such property as a farm if this is a Farm Ownership loan.

If "Consolidation and subsequent loan," "Consolidation," "Rescheduling," or "Reamortization" is indicated in the "Action Requiring Note" block above, this note is given to consolidate, reschedule or reamortize, but not in satisfaction of the unpaid principal and interest on the following described note(s) or assumption agreement(s) (new terms):

FACE AMOUNT	INT. RATE	DATE	ORIGINAL BORROWER	LAST INSTALL. DUE
$	%	, 19		, 19
$	%	, 19		, 19
$	%	, 19		, 19
$	%	, 19		, 19
$	%	, 19		, 19
$	%	, 19		, 19
$	%	, 19		, 19

Security instruments taken in connection with the loans evidenced by these described notes and other related obligations are not affected by this consolidating, rescheduling or reamortizing. These security instruments shall continue to remain in effect and the security given for the loans evidenced by the described notes shall continue to remain as security for the loan evidenced by this note, and for any other related obligations.

REFINANCING (GRADUATION) AGREEMENT: If at any time it shall appear to the Government that the Borrower may be able to obtain financing from a responsible cooperative or private credit source at reasonable rates and terms for loans for similar purposes and periods of time, Borrower will, at the Government's request, apply for and accept a loan(s) in sufficient amount to pay this note in full and, if the lender is a cooperative, to pay for any necessary stock.

DEFAULT: Failure to pay when due any debt evidenced hereby or perform any covenant of agreement hereunder shall constitute default under this and any other instrument evidencing a debt of Borrower owing to, insured or Guaranteed by the Government or securing or otherwise relating to such debt; and default under any such other instrument shall constitute default hereunder. **UPON ANY SUCH DEFAULT**, the Government at its option may declare all or any part of any such indebtedness immediately due and payable.

This Note is given as evidence of a loan to Borrower made or insured by the Government pursuant to the Consolidated Farm and Rural Development Act, or the Emergency Agricultural Credit Adjustment Act of 1978 and for the type of loan as indicated in the "Kind of Loan" block above. This Note shall be subject to the present regulations of the Farmers Home Administration and to its future regulations not inconsistent with the express provisions hereof.

Presentment, protest, and notice are hereby waived.

BOOK 049 PAGE 538

Roger H. Pike, Sr. (Borrower)

Mary R. Pike (Borrower)

Box 381-B

Marion, MD 21838

RECORD OF ADVANCES					
AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE
$ 121,000.00	9/24/80	$		$	
$		$		$	
$		$		$	
$		$		$	
			TOTAL	$121,000.00	

APPLICANT'S EXHIBIT NO. 4 ( )

Form FmHA 1940-17
(Rev. 7-8-80)

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

PROMISSORY NOTE

KIND OF LOAN
Type: OL LR
Pursuant to: [X] Consolidated Farm & Rural Development Act [ ] Emergency Agricultural Credit Adjustment Act of 1978

Name		ACTION REQUIRING NOTE
Roger H. and Mary R. Pike		[ ] Inital loan [X] Rescheduling [ ] Subsequent loan [ ] Reamortization [ ] Consolidation & subsequent loan [ ] Credit sale [ ] Consolidation [ ] Deferred payments
State: Maryland	County: Somerset	
Case No.: 24-20-149349208	Date: May 1, 1983	

FOR VALUE RECEIVED, the undersigned Borrower(s) and any comakers jointly and severally promise to pay to the order of the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, (herein called the "Government"), or its assigns, at its office in Chamberlin Building, Princess Anne, MD 21853, or at such other place as the Government may hereafter designate in writing, the principal sum of EIGHTEEN THOUSAND FOUR HUNDRED SIXTY-ONE AND 95/100 ---------- dollars ($ 18,461.95), plus interest on the unpaid principal balance at the RATE of SEVEN AND ONE-FOURTH percent (7.25 %) per annum. If this note is for a Limited Resource loan (indicated in the "Kind of Loan" box above) the Government may CHANGE THE RATE OF INTEREST, in accordance with regulations of the Farmers Home Administration, not more often than quarterly, by giving the Borrower thirty (30) days prior written notice by mail to the Borrower's last known address. The new interest rate shall not exceed the highest rate established in regulations of the Farmers Home Administration for the type of loan indicated above.

Principal and interest shall be paid in 8 installments as indicated below, except as modified by a different rate of interest, on or before the following dates:

$ 100.00 on January 1, 19 84; $ 2,137.00 on January 1, 19 85;
$ N/A on January 1, 19 __; $ N/A on January 1, 19 __;
$ N/A on January 1, 19 __; $ N/A on January 1, 19 __;
$ N/A on January 1, 19 __; $ N/A on January 1, 19 __;
$ N/A on January 1, 19 __; $ N/A on January 1, 19 __;
and $ 4,533.00 thereafter on January 1st of each year until the principal and interest are fully paid except that the final installment of the entire indebtedness evidenced hereby, if not sooner paid, shall be due and payable 7 years from the date of this note, and except that prepayments may be made as provided below. The consideration for this note shall also support any agreement modifying the foregoing schedule of payments.

If the total amount of the loan is not advanced at the time of loan closing, the loan funds shall be advanced to the Borrower as requested by Borrower and approved by the Government. Approval by the Government will be given provided the advance is requested for a purpose authorized by the Government. Interest shall accrue on the amount of each advance from its actual date as shown in the Record of Advances at the end of this note. Borrower authorizes the Government to enter the amount(s) and date(s) of such advance(s) in the Records of Advances.

For each rescheduled, reamortized or consolidated note, interest accrued to the date of this instrument shall be added to principal and such new principal shall accrue interest at the rate evidenced by this instrument.

Every payment made on any indebtedness evidenced by this note shall be applied first to interest accrued as of the date of receipt of the payment and then to principal.

BOOK 049 PAGE 589

Prepayments of scheduled installments, or any portion thereof, may be made at any time at the option of the Borrower. Refunds and extra payments, as defined in the regulations (7 CFR §1951.8) of the Farmers Home Administration according to the source of funds involved, shall, after payment of interest, to be applied to the last installment to become due under this note and shall not affect the obligation of Borrower to pay the remaining installments as scheduled herein.

If the Government at any time assigns this note and insures the payment thereof, Borrower shall continue to make payments to the Government as collection agent for the holder. While this note is held by an insured holder, prepayments made by Borrower may, at the option of the Government, be remitted by the Government to the holder promptly or, except for final payment, be retained by the Government and remitted to the holder on an installment due date basis. The effective date of every payment made by Borrower, except payments retained and remitted by the Government on an installment due date basis, shall be the date of the United States Treasury check by which the Government remits the payment to the holder. The effective date of any prepayment retained and remitted by the Government to the holder on an installment due date basis shall be the date of the prepayment by Borrower, and the Government will pay the interest to which the holder is entitled accruing between such date and the date of the Treasury check to the holder.

Any amount advanced or expended by the Government for the collection of this note or to preserve or protect any security for the loan or otherwise expended under the terms of any security agreement or other instrument executed in connection with the loan evidenced hereby, at the option of the Government shall become a part of and bear interest at the same rate as the principal of the debt evidenced hereby and be immediately due and payable by Borrower to the Government without demand.

Property constructed, improved, purchased, or refinanced in whole or in part with the loan evidenced hereby shall not be leased, assigned, sold, transferred, or encumbered, voluntarily or otherwise, without the written consent of the Government. Unless the Government consents otherwise in writing, Borrower will operate such property as a farm if this is a Farm Ownership loan.

If "Consolidation and subsequent loan," "Consolidation," "Rescheduling," or "Reamortization" is indicated in the "Action Requiring Note" block above, this note is given to consolidate, reschedule or reamortize, but not in satisfaction of the unpaid principal and interest on the following described note(s) or assumption agreement(s) (new terms):

FACE AMOUNT	INT. RATE	DATE	ORIGINAL BORROWER	LAST INSTALL. DUE
$ 18,500.00	14.25 %	April 13 ,1982	Roger H. Pike	April 13 ,1986
$	%	,19		,19
$	%	,19		,19
$	%	,19		,19
$	%	,19		,19
$	%	,19		,19
$	%	,19		,19

Security instruments taken in connection with the loans evidenced by these described notes and other related obligations are not affected by this consolidating, rescheduling or reamortizing. These security instruments shall continue to remain in effect and the security given for the loans evidenced by the described notes shall continue to remain as security for the loan evidenced by this note, and for any other related obligations.

REFINANCING (GRADUATION) AGREEMENT: If at any time it shall appear to the Government that the Borrower may be able to obtain financing from a responsible cooperative or private credit source at reasonable rates and terms for loans for similar purposes and periods of time, Borrower will, at the Government's request, apply for and accept a loan(s) in sufficient amount to pay this note in full and, if the lender is a cooperative, to pay for any necessary stock.

DEFAULT: Failure to pay when due any debt evidenced hereby or perform any covenant of agreement hereunder shall constitute default under this and any other instrument evidencing a debt of Borrower owing to, insured or Guaranteed by the Government or securing or otherwise relating to such debt; and default under any such other instrument shall constitute default hereunder. **UPON ANY SUCH DEFAULT,** the Government at its option may declare all or any part of any such indebtedness immediately due and payable.

This Note is given as evidence of a loan to Borrower made or insured by the Government pursuant to the Consolidated Farm and Rural Development Act, or the Emergency Agricultural Credit Adjustment Act of 1978 and for the type of loan as indicated in the "Kind of Loan" block above. This Note shall be subject to the present regulations of the Farmers Home Administration and to its future regulations not inconsistent with the express provisions hereof.

Presentment, protest, and notice are hereby waived.

(SEAL) Roger H. Pike (Borrower)

(SEAL) Mary R. Pike (Borrower)

Route 1, Box 381 B

Marion, MD 21838

BOOK 049 PAGE 591

RECORD OF ADVANCES					
AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE
$		$		$	
$		$		$	
$		$		$	
$		$		$	
			TOTAL	$	

Form FmHA 1940-17
(11-1-78)

RESCHEDULED

BOOK 049 PAGE 592

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

PROMISSORY NOTE

KIND OF LOAN
Type: OL
Pursuant to:
☒ Consolidated Farm & Rural Development Act
☐ Emergency Agricultural Credit Adjustment Act of 1978

Name		ACTION REQUIRING NOTE	
Roger H. and Mary R. Pike		☒ Initial loan	☐ Rescheduling
State: Maryland	County: Somerset	☐ Subsequent loan	☐ Reamortization
Case No.: 24-20-149349208	Date: April 13, 1982	☐ Consolidation & subsequent loan	☐ Credit sale
		☐ Consolidation	☐ Deferred payments

FOR VALUE RECEIVED, the undersigned Borrower(s) and any comakers jointly and severally promise to pay to the order of the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, (herein called the "Government"), or its assigns, at its office in Chamberlin Building, Princess Anne, MD 21853, or at such other place as the Government may hereafter designate in writing, the principal sum of

EIGHTEEN THOUSAND FIVE HUNDRED AND NO/100 ---------- dollars

($18,500.00), plus interest on the unpaid principal balance at the RATE of

FOURTEEN AND ONE-QUARTER percent (14.25 %) per annum. If this note is for a Limited Resource loan (indicated in the "Kind of Loan" box above) the Government may **CHANGE THE RATE OF INTEREST**, in accordance with regulations of the Farmers Home Administration, not more often than quarterly, by giving the Borrower thirty (30) days prior written notice by mail to the Borrower's last known address. The new interest rate shall not exceed the highest rate established in regulations of the Farmers Home Administration for the type of loan indicated above.

Principal and interest shall be paid in 4 installments as indicated below, except as modified by a different rate of interest, on or before the following dates:

$ 2,637.00	on January 1, 19 83;	$ 16,887.00	on January 1, 19 84;
$ 4,856.00	on January 1, 19 85;	$ N/A	on January 1, 19 ___;
$ N/A	on January 1, 19 ___;	$ N/A	on January 1, 19 ___;
$ N/A	on January 1, 19 ___;	$ N/A	on January 1, 19 ___;
$ N/A	on January 1, 19 ___;	$ N/A	on January 1, 19 ___;

and $ -0- thereafter on January 1st of each year until the principal and interest are fully paid except that the final installment of the entire indebtedness evidenced hereby, if not sooner paid, shall be due and payable 3 years from the date of this note, and except that prepayments may be made as provided below. The consideration for this note shall also support any agreement modifying the foregoing schedule of payments.

If the total amount of the loan is not advanced at the time of loan closing, the loan funds shall be advanced to the Borrower as requested by Borrower and approved by the Government. Approval by the Government will be given provided the advance is requested for a purpose authorized by the Government. Interest shall accrue on the amount of each advance from its actual date as shown in the Record of Advances at the end of this note. Borrower authorizes the Government to enter the amount(s) and date(s) of such advance(s) in the Records of Advances.

For each rescheduled, reamortized or consolidated note, interest accrued to the date of this instrument shall be added to principal and such new principal shall accrue interest at the rate evidenced by this instrument.

Every payment made on any indebtedness evidenced by this note shall be applied first to interest accrued as of the date of receipt of the payment and then to principal.

Prepayments of scheduled installments, or any portion thereof, may be made at any time at the option of the Borrower. Refunds and extra payments, as defined in the regulations (7 CFR §1861.2) of the Farmers Home Administration according to the source of funds involved, shall, after payment of interest, be applied to the last installment to become due under this note and shall not affect the obligation of Borrower to pay the remaining installments as scheduled herein.

If the Government at any time assigns this note and insures the payment thereof, Borrower shall continue to make payments to the Government as collection agent for the holder. While this note is held by an insured holder, prepayments made by Borrower may, at the option of the Government, be remitted by the Government to the holder promptly or, except for final payment, be retained by the Government and remitted to the holder on an installment due date basis. The effective date of every payment made by Borrower, except payments retained and remitted by the Government on an installment due date basis, shall be the date of the United States Treasury check by which the Government remits the payment to the holder. The effective date of any prepayment retained and remitted by the Government to the holder on an installment due date basis shall be the date of the prepayment by Borrower, and the Government will pay the interest to which the holder is entitled accruing between such date and the date of the Treasury check to the holder.

Any amount advanced or expended by the Government for the collection of this note or to preserve or protect any security for the loan or otherwise expended under the terms of any security agreement or other instrument executed in connection with the loan evidenced hereby, at the option of the Government shall become a part of and bear interest at the same rate as the principal of the debt evidenced hereby and be immediately due and payable by Borrower to the Government without demand.

Property constructed, improved, purchased, or refinanced in whole or in part with the loan evidenced hereby shall not be leased, assigned, sold, transferred, or encumbered, voluntarily or otherwise, without the written consent of the Government. Unless the Government consents otherwise in writing, Borrower will operate such property as a farm if this is a Farm Ownership loan.

If "Consolidation and subsequent loan," "Consolidation," "Rescheduling," or "Reamortization" is indicated in the "Action Requiring Note" block above, this note is given to consolidate, reschedule or reamortize, but not in satisfaction of the unpaid principal and interest on the following described note(s) or assumption agreement(s) (new terms):

FACE AMOUNT	INT. RATE	DATE	ORIGINAL BORROWER	LAST INSTALL. DUE
$	%	, 19		, 19
$	%	, 19		, 19
$	%	, 19		, 19
$	%	, 19		, 19
$	%	, 19		, 19
$	%	, 19		, 19
$	%	, 19		, 19

Security instruments taken in connection with the loans evidenced by these described notes and other related obligations are not affected by this consolidating, rescheduling or reamortizing. These security instruments shall continue to remain in effect and the security given for the loans evidenced by the described notes shall continue to remain as security for the loan evidenced by this note, and for any other related obligations.

REFINANCING (GRADUATION) AGREEMENT: If at any time it shall appear to the Government that the Borrower may be able to obtain financing from a responsible cooperative or private credit source at reasonable rates and terms for loans for similar purposes and periods of time, Borrower will, at the Government's request, apply for and accept a loan(s) in sufficient amount to pay this note in full and, if the lender is a cooperative, to pay for any necessary stock.

DEFAULT: Failure to pay when due any debt evidenced hereby or perform any covenant of agreement hereunder shall constitute default under this and any other instrument evidencing a debt of Borrower owing to, insured or Guaranteed by the Government or securing or otherwise relating to such debt; and default under any such other instrument shall constitute default hereunder. **UPON ANY SUCH DEFAULT, the Government at its option may declare all or any part of any** such indebtedness immediately due and payable.

This Note is given as evidence of a loan to Borrower made or insured by the Government pursuant to the Consolidated Farm and Rural Development Act, or the Emergency Agricultural Credit Adjustment Act of 1978 and for the type of loan as indicated in the "Kind of Loan" block above. This Note shall be subject to the present regulations of the Farmers Home Administration and to its future regulations not inconsistent with the express provisions hereof.

Presentment, protest, and notice are hereby waived.

BOOK 049 PAGE 594

(SEAL) Roger H. Pike (Borrower)

(SEAL) Mary R. Pike (Borrower)

Route 1, Box 381B

Marion, MD 21838

RECORD OF ADVANCES					
AMOUNT	DATE	AMOUNT	DATE	AMOUNT	DATE
$ 10,000.00	4/13/87	$		$	
$		$		$	
$		$		$	
$		$		$	
			TOTAL	$	

John C. Nason, Assignee For The Purpose Of Foreclosure and Collection of a Mortgage From Roger H. Pike and Mary R. Pike, his wife, to Doris Carmine Chelton	:	No. 11,746 Chancery
	:	In the Circuit Court for
	:	Somerset County, Maryland

APPLICATION FOR SURPLUS OF PROCEEDS OF SALE

To the Honorable, the Judge of said Court:

United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, pursuant to Rule W75(a) of the Maryland Rules of Procedure, hereby makes application to have the surplus of the proceeds of the sale reported in this proceeding paid over to the said United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, and in support of said application submits the following:

1. That the properties subject of this foreclosure proceeding were subject to a second mortgage from Roger H. Pike and Mary R. Pike, his wife, to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, dated September 24, 1980 and recorded among the Land Recordsof Somerset County in Liber I.T.P. No. 323, folio 852, in the amount of $121,000.00, and to a third mortgage from Roger H. Pike and Mary R. Pike, his wife, to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, dated April 13, 1982 and recorded among the aforesaid Land Records in Lib er I.T.P. No. 332, folio 197, for an additional amount of $18,500.00, being described as PARCEL ONE and PARCEL TWO therein.

2. That said mortgages are delinquent and as of the date of sale of said properties in this proceeding on March 29, 1984, the mortgage debt due and outstanding on the mortgage dated September 24, 1980 was $121,000.00 principal and $6867.59 interest, and on the mortgage dated April 13, 1982 was $18,461.95 principal and $1121.15 interest.

3. That said mortgages are second and third liens, respectively, against said real estate and the improvements thereon and have priority over all other liens except the mortgage subject of this proceeding and all costs reported therein.

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 186
PRINCESS ANNE, MD. 21853-0186

4. That a copy of the mortgage dated September 24, 1980 opon which the applicant's claim si based is filed herewith as "Applicant's Exhibit No. 1" and secures a note from Roger H. Pike and Mary R. Pike dated September 24, 1980, attached hereto as "Applciant's Exhibit No. 2"; that a copy of the mortgage dated April 13, 1982 upon which the applicant's claim is also based is filed herewith as "Applicant"s Exhibit No. 3" and secures a note from Roger H. Pike and Mary R. Pike dated April 13, 1982, attached hereto as "Applicant's Exhibit No. 4".

5. That the applicant believes there will be surplus funds resulting from the sale reported in this proceeding and that such surplus funds will amount to less than the indebtedness owned by the mortgagors to the applicant herein.

6. That the applicant respectfully represents that it has an interest in the equity of redemption superior to all other persons and that such surplus as remains after payment to the first mortgagee of its claim and expenses should be paid over to the applicant since the amount of surplus will be less than applicant's claim.

WHEREFORE, the applicant applies for an order of this Court directing that the surplus of the proceeds of sale, after payment to the first mortgagee of its claim and expenses, be paid over to the applicant.

JONES & JONES

By Tony Bruce

Attorneys for Applicant
311 S. Somerset Avenue
Princess Anne, Maryland 21853
Telephone: 301-651-2747

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 7th day of June, 1984, before me, the subscriber, a Notary Public of the State of Maryland, in and for Somerset County aforesaid, personally appeared George MacNamara, County Supervisor for the applicant named in the foregoing Application for Surplus of Proceeds of sale, and made oath in due form of law that the matters and things therein stated are true to the best of his knowledge and belief, and that the principal balance due and outstanding on the mortgage debts to applicant are $121,000.00 plus accrued interest to March 29, 1984 in the amount of $6867.59, and $18,461.95 plus accrued interest to March 29, 1984 in the amount of $1121.15, respectively.

As witness my hand and Notarial Seal the day and year above written.

Notary Public

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BOOK 649 PAGE 597

BOOK 049 PAGE 598

John C. Nason, Assignee For The Purpose Of Foreclosure and Collection of a Mortgage From Roger H. Pike and Mary R. Pike, his wife, to Doris Carmine Chelton	: : :	No. 11,746 Chancery In the Circuit Court for Somerset County, Maryland

SHOW CAUSE ORDER

ORDERED by the Circuit Court for Somerset County, Maryland, this 8th day of June, 1984, that the surplus proceeds derived from the sale of the property mentioned in these proceeding made and reported by John C. Nason, Assignee for the purpose of foreclosure and collection of said mortgage from Roger H. Pike and Mary R. Pike to United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, be remitted to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, unless cause to the contrary thereof be shown on or before the 3RD day of July, 1984, provided a copy of this Order be served on Roger H. Pike and Mary R. Pike, his wife, and on John C. Nason, Assignee, together with a copy of the Application for Surplus of Proceeds of Sale, on or before the 18th day of June, 1984.

Lloyd L. Simpson
Judge

FILED
JUN 8 3 PM '84
RECORDED IN LIBER 40 FOLIO
STRECORDE & ELECTRONIC CIRCUIT
BY DEPUTY

John C. Nason, Assignee For The Purpose Of Foreclosure and Collection of a Mortgage From Roger H. Pike and Mary R. Pike, his wife, to Doris Carmine Chelton	:	No. 11,746 Chancery
	:	In the Circuit Court for
	:	Somerset County, Maryland

SHOW CAUSE ORDER

ORDERED by the Circuit Court for Somerset County, Maryland, this 8th day of June, 1984, that the surplus proceeds derived from the sale of the property mentioned in these proceeding made and reported by John C. Nason, Assignee for the purpose of foreclosure and collection of said mortgage from Roger H. Pike and Mary R. Pike to United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, be remitted to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, unless cause to the contrary thereof be shown on or before the 3RD day of July, 1984, provided a copy of this Order be served on Roger H. Pike and Mary R. Pike, his wife, and on John C. Nason, Assignee, together with a copy of the Application for Surplus of Proceeds of Sale, on or before the 18th day of June, 1984.

Lloyd L. Anderson
Judge

SHERIFF'S RETURN

Copy of Petition and Show Cause Order served upon and left with Roger & Mary Pike this 13 day of June, 1984.

Bobby L. Jones
Sheriff/Deputy 2011

TRUE COPY, TEST: Theodore Phillips Clerk.

BOOK 049 PAGE 599

FILED

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BOOK 049 PAGE 600

John C. Nason, Assignee For The Purpose Of Foreclosure and Collection of a Mortgage From Roger H. Pike and Mary R. Pike, his wife, to Doris Carmine Chelton	*	NO. 11,746 CHANCERY
	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND

* * * * * * * * * * * *

ANSWER TO APPLICATION FOR SURPLUS OF PROCEEDS OF SALE

To the Honorable, the Judge of said Court:

Comes now John C. Nason, Assignee for the Purpose of Foreclosure and Collection of a Mortgage from Roger H. Pike and Mary R. Pike, his wife, to Doris Carmine Chelton, and in response to the Application For Surplus Of Proceeds Of Sale states as follows:

1. That the surplus of proceeds to be distributed in the above captioned case pursuant to the audit submitted by the undersigned to Logan C. Widdowson, Court Auditor, which has been duly approved, is Twelve Thousand One Hundred Eighty Dollars and Fifty-Nine Cents ($12,180.59).

2. That the undersigned has no objection to turning over the above said surplus proceeds to whomever the Court authorizes.

WHEREFORE, the undersigned has no objection to the Application For Surplus Of Proceeds Of Sale filed by United States of America, acting through the Farmers Home Administration, United States Department of Agriculture.

JOHN C. NASON, Assignee For The Purpose Of Foreclosure And Collection
216 East Main Street
P.O. Box 44
Salisbury, Maryland 21801
Telephone: (301) 546-4644

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of June, 1984, a copy of the foregoing Answer was mailed by first class U.S. mail, postage prepaid, to Tony Bruce, Esquire, Jones & Jones, 311 South Somerset Avenue, Princess Anne, Maryland 21853, and to Roger H. Pike and Mary R. Pike, Box 381-B, Marion Station, Maryland 21838.

JOHN C. NASON

FEB 21 1985
End.

LAW OFFICES OF
BANKS, NASON &
HICKSON
PROFESSIONAL ASSOC.
216 EAST MAIN ST.
P.O. BOX 44
SALISBURY, MD
21801

BOOK 649 PAGE 601

BOOK 049 PAGE 602

City of Crisfield City Hall Crisfield, Maryland 21817	:	No. 11,406 Chancery In the Circuit Court for
vs	:	Somerset County, Maryland
Marion L. Burton, et al	:	

NOV -5-82 B 528438D*****60.00
NOV -5-82 B 528437D*****60.00

Mr. Clerk:

Please file the within bill of complaint, affidavit, certificates of sale and issue subpoenas for all party defendants named in said bill who are residents of this State and issue an order of publication as prescribed by Sections 106 and 107 of Article 81 of the Annotated Code of Maryland.

JONES & JONES

By Tony Bruce

Attorneys for Complainant
P.O. Box 186
Princess Anne, Maryland 21853
Telephone: 651-2747

City of Crisfield
City Hall
Crisfield, Maryland 21817

vs

No. 11406 Chancery

In the Circuit Court for

Somerset County, Maryland

Marion L. Burton and Eva L. Burton, and all persons having, or claiming to have any interest in certain property in Crisfield Election District described as follows: "All that lot assessed as 50' x 150' fronting on the North side of Cove Street and the South side of Tyler Street conveyed unto Marion L. and Eva L. Burton by deed dated February 14, 1972 from Wilson L. Somers and recorded in Liber I.T.P. No. 264, folio 550 shown on Tax Map No. 3 in Block 30 as Parcel 5," and whose last known address is Marion, Maryland 21838.

and

Robert L. Daugherty, and all persons having, or claiming to have any interest in certain property in Crisfield Election District described as follows: "All that lot or parcel of land assessed as 50' x 85' on the South side of Chesapeake Avenue devised unto Robert L. Daugherty by Isaac T. Daugherty by Will dated January 20, 1926 recorded in Liber F.E.D. No. 33 at folio 245 shown on Tax Map No. 4 in Block 39 as Parcel 3," and whose last known address is 15 Pear Street, Crisfield, Maryland 21817.

and

Virginia Tawes Sterling, and all persons having, or claiming to have any interest in certain property in Crisfield Election District described as follows: "All that lot assessed as 32' x 50' on the East side of Fourth Street known as #129-131 devised unto Virginia Tawes Sterling by Marion V. Tawes by item XIV of his Will dated January 28, 1958 recorded in Liber E.L.F. No. 36 at folio 327 shown on Tax Map 3 in Block 30 as Parcel 26," and whose last known address is 12 South Somerset Avenue, Crisfield, Maryland 21817.

and

Virginia Tawes Sterling, and all persons having, or claiming to have any interest in certain property in Crisfield Election District described as follows: "All that lot assessed as 16' x 50' on the East side of Fourth Street known as #125 devised unto Virginia Tawes Sterling by Marion V. Tawes by item XIV of his Will dated January 28, 1958 recorded in Liber E.L.F. No. 36 at folio 327 shown on Tax Map 3 in Block 30 as Parcel 28," and whose last known address is 12 South Somerset Avenue, Crisfield, Maryland 21817.

and

Mary F. Ward, Doris Pieters, Melvin Ward and Lorraine Ward, and all persons having, or claiming to have any interest in certain property in Crisfield Election District, described as follows: "All that lot assessed as 34' x 90' on the East side ofDavis Lane off Chesapeake Avenue to Mary F. Ward (1/3), Doris Pieters (2/9), Melvin Ward (2/9) and Lorraine Ward (2/9) as heirs at law of Austin Paul Ward with special reference to Estate No. 1180 and deed recorded in Liber B.L.B. No. 145, folio 32 shown on Tax Map 3 in Block 43 as Parcel 27," and whose last known address is 210 Davis Lane, Crisfield, Maryland 21817.

and

The State of Maryland, serve on David C. Brown, Esq., Attorney for Income Tax Division of the State of Maryland, Income Tax Building, Annapolis, Maryland 21407.

BILL OF COMPLAINT

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

To the Honorable, the Judge of said Court:

Your Complainant, City of Crisfield, by Jones & Jones, its attorneys, files this Bill of Complaint to Foreclose Certain Rights of Redemption as provided by Article 81, Section 97 et seq. of the Annotated Code of Maryland, and in support thereof, says:

1. That on the 19th day of May, 1981, there was issued to the City of Crisfield, the Complainant herein, whose address appears above, by Julian C. Tyler, Collector of Taxes for the City of Crisfield, the following certificates of sale, to wit:

(a) A certificate showing payment by the said City of Crisfield unto the said Collector the sum of $3163.68 for which he had issued a certificate of tax sale showing sale to the said City of Crisfield, on said 19th day of May, 1981 of the following real estate, namely: "All that lot assessed as 50' by 150' fronting on the North side of Cove Street and the South side of Tyler Street conveyed unto Marion L. Burton and Eva L. Burton by deed dated February 14, 1972 from Wilson L. Somers and recorded in Liber I.T.P No. 264, folio 550 shown on Tax Map No. 3 in Block 30 as Parcel 5."

(b) A certificate showing payment by the said City of Crisfield unto the said Collector the sum of $1958.25 for which he had issued a certificate of tax sale showing sale to the said City of Crisfield, on said 19th day of May, 1981 of the following real estate, namely: "All that lot or parcel of land assessed as 50' x 85' on the South side of Chesapeake Avenue devised unto Robert L. Daugherty by Isaac T. Daugherty by Will dated January 20, 1926 recorded in Liber F.E.D. No. 33, folio 245 shown on Tax Map No. 4 in Block 39 as Parcel 3."

(c) A certificate showing payment by the said City of Crisfield unto the said Collector the sum of $1554.71 for which he had issued a certificate of tax sale showing sale to the said City of Crisfield, on said 19th day of May, 1981 of the following real estate, namely: "All that lot assessed as 32' x 50' on the East side of Fourth Street known as #129-131 devised unto Virginia Tawes Sterling by Marion V. Tawes by item XIV of his Will dated January 28, 1958 recorded in Liber E.L.F. No. 36 at folio 327 shown on Tax Map 3 in Block 30 as Parcel 26."

(d) A certificate showing payment by the said City of Crisfield unto the said Collector the sum of $1071.12 for which he had issued a certificate of tax sale showing sale to the said City of Crisfield, on said 19th day of May, 1981 of the following real estate, namely: "All that lot assessed as 16' x 50'

on the East side of Fourth Street known as #125 devised unto Virginia Tawes Sterling by Marion V. Tawes by item XIV of his Will dated January 28, 1958 recorded in Liber E.L.F. No. 36, at folio 327 shown on Tax Map 3 in Block 30 as Parcel 28."

(e) A certificate showing payment by the said City of Crisfield unto the said Collector the sum of $1076.16 for which he had issued a certificate of tax sale showing sale to the said City of Crisfield, on said 19th day of May, 1981 of the following real estate, namely: "All that lot assessed as 34' x 90' on the East side of Davis Lane off Chesapeake Avenue to Mary F. Ward (1/3), Doris Pieters (2/9), Melvin Ward (2/9) and Lorraine Ward (2/9) as heirs at law of Austin Paul Ward with special reference to Estate No. 1180 and deed recorded in Liber B.L.B. No. 145, folio 32 shown on Tax Map 3 in Block 43 as Parcel 27."

2. That said certificates of sale are attached to this Bill of Complaint as a part hereof.

3. That the above properties have not been redeemed by any parties in interest, although more than one year from the date of sale has expired.

4. That the Complainant has caused the Land and Testamentary Records of Somerset County, Maryland, to be examined by Tony Bruce, a member of the Bar of Maryland, whose affidavit is attached hereto, and in reliance upon it your Complainant alleges and avers as follows:

(a) That the records indicate the property assessed to Marion L. Burtnn and Eva L. Burton was conveyed to Marion L. Burton and Eva L. Burton by Wilson L. Somers by deed dated February 14, 1972 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 264, folio 550. The records reveal no off conveyance of said property and that there is a Tax Lien filed among the Tax Lien Records for the State of Maryland, Income Tax Division, against Marion Burton, for which reason the State of Maryland has been named a party Respondent. There are no other liens or encumbrances of record against said Marion Burton. The amount necessary for the redemption of said property is $3467.88 including costs of sale, taxes and interest through October 1982 in addition to those costs and disbursements provided for in Article 81, Section 111 of the aforesaid Code.

(b) That the records indicate the property assessed to Robert L. Daugherty was devised unto Robert L. Daugherty by Isaac T. Daugherty under his Will dated January 20, 1926 and recorded among the Testamentary Records of Somerset County in Liber F.E D. No. 33, folio 245. The records reveal no off conveyance of said property. However, there is an unreleased mortgage from Isaac T. Daugherty, predecessor in title, to George R. Crockett in the amount of $300.00 dated July 1, 1902 and recorded among the aforesaid Land Records in Liber O.T.B. No. 33, folio 303. Pursuant to the provisions of Real Property Article 7-106 (c)(1) ii this mortgage is presumbed to have been paid. There are no other liens or encumbrances of record and further the amount necessary for the redemption of said property is $2157.92 including costs of sale, taxes and interest through October 1982 in addition to those costs and disbursements provided for in Article 81, Section 111 of the aforesaid Code.

(c) That the records indicate the property assessed to Virginia Tawes Sterling was conveyed to Marion V. Tawes by Charles L. Matthews by deed dated February 12, 1921 and recorded among the Land Records of Somerset County in Liber W.J.S. No. 84, folio 101. Parcel 3-30-26 was conveyed by Itesm 4 and part of 3 of said deed (being H.F.L. No. 13, folio 294, Items 9 and 6 respectively). Said parcel was devised unto Virginia Tawes Sterling by Marion V. Tawes who died October 17, 1950 (Estate 589) by ITEM XIV of his Will dated January 28, 1958 and probated November 10, 1959 among the Testamentary Records of Somerset County in Liber E.L.F. No. 36, folio 327. The records reveal no off conveyance of said property and further that the amount necessary for the redemption of said property is $1707.91 including costs of sale, taxes and interest through October 1982 in addition to those costs and disbursements provided for in Article 81, Section 111 of the aforesaid Code.

(d) The records indicate that the property assessed to Virginia Tawes Sterling was conveyed to Marion V. Tawes by Charles L. Matthews by deed dated February 12, 1921 and recorded in Liber W.J.S. No. 84, folio 101 by part of Item 3 of said deed (being H.F.L. No. 13, folio 294, Item 5). Said parcel was devised unto Virginia Tawes Sterling by Marion V. Tawes who died October 17, 1950 (Estate 589) by Item XIV of his Will dated January 28, 1958

and probated November 10, 1959 among the Testamentary Records of Somerset County in Liber E.L.F. No. 36, folio 327. The records reveal no off conveyance of said property except a deed dated October 13, 1969, recorded October 14, 1969 in Liber I.T P. No. 253, folio 388 from Virginia Tawes Sterling and husband to Cane's Rental's Inc. the property subject of this proceeding describing Item 3 (being 33 1/3 feet south of Tyler Street) of a deed to Marion V. Tawes from Charles L Matthews dated February 12, 1921 and recorded in Liber W.J.S. No. 84, folio 101 should have referred to item 6 (being 16 2/3 feet south of Tyler Street H.F.L. No. 13, folio 303 #4), the grantee having occupied and possessed said item 6 (tax parcel 3-30-29). The records reveal no further off conveyances of said property and further that the amount necessary for the redemption of said property is $1180.02 including costs of sale, taxes and interest through October 1982 in addition to those ocsts and disbursements provided for in Article 81, Section 111 of the aforesaid Code.

(e) That the records indicate the property assessed to Mary F. Ward, Doris Pieters, Melvin Ward and Lorraine Ward was conveyed to Austin Paul Ward (as Paul A. Ward) by the Bank of Crisfield by deed dated June 16, 1948 and recorded among the Land Records of Somerset County in Liber B.L.B. No. 145, folio 32. Said parcel was devised unto Mary F. Ward,widow of Austin Paul Ward, a one-third interest, and to his children, Doris Pieters, two-ninths, Melvin Ward, two-ninths, and Lorraine Ward, two-ninths, by Austin Paul Ward by his Will dated October 10, 1965 and recorded in Liber E.L.F. No. 37, folio 320. The records reveal no off conveyan ce of said property and further that the amount necessary for the redemption of said property is $1190.96 including costs of sale, taxes and interest through October 1982 in addition to those costs and disbursements provided for in Article 81, Section 111 of the aforesaid Code.

5. That in reliance upon the aforesaid affidavit your complainant alleges and avers that there have been no off conveyances of record against the real estate standing in the name of the aforesaid property owners or heirs of them and further there is no record of any administration in said Somerset County on the estates of any of the parties, except as set forth herein. It is not

known whether the parties left heirs-at-law surviving them who might be entitled to the real estate, wherefore, your complainant has joined in these proceedings all persons having or claiming to have any interest in any of said property.

WHEREFORE, the complainant prays your Honors:

(a) That summons may be issued for the said named defendants.

(b) That your Honor may grant unto your Complainant the order of publication directed to said named defendant, if living and absent from the jurisdiction, and all persons having or claiming to have any interest in the aforesaid property.

(c) That this Honorable Court may pass a final decree as provided in Article 81, Section 112 foreclosing all rights of redemption of the defendants and of any of them in and to any and all of the real estate of which they are assessed.

(d) And further direct the Collector of Taxes for the City of Crisfield to execute a deed to the complainant as provided in Section 115 of Article 81.

(e) That your Complainant may have such other and further relief as its case may require.

And as in duty bound, etc.

CITY OF CRISFIELD

By Frederick B. Gerald, III

Frederick B. Gerald, III, Mayor

JONES & JONES

By Tony Bruce

Tony Bruce
Attorneys for Complainant
Princess Anne, Md. 21853
Telephone: 651-2747

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 21st day of October, 1982, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Frederick B. Gerald, III, Mayor of the City of Crisfield, and made oath in due form of law that the matters and facts set forth and contained in the aforegoing bill of complaint are true as therein stated, to the best of his knowledge, information and belief, and signed same in my presence.

As witness my hand and Notarial Seal the day and year above written.

Joyce Lynn Howard
Notary Public

JOYCE LYNN HOWARD
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 7, 1986

CERTIFICATE OF SALE

I, Julian C. Tyler, Collector of Taxes for the City of Crisfield, a municipal corporation of the State of Maryland and the Clerk-Treasurer of the City of Crisfield, hereby certify that on May 19, 1981, I sold to City of Crisfield, of the following address Crisfield, Maryland, at public auction for the sum of Thirty-one hundred sixty-three dollars and sixty-eight cents ($3163.68) of which Thirty-one hundred sixty-three dollars and sixty-eight cents ($ 3163.68) represent the total amount due for collection, the receipt of which is hereby acknowledged, the property located in the City of Crisfield, Crisfield Election District, Somerset County, Maryland described as # 3 in the advertisement of sale (which is incorporated by reference) and assessed to Marion L. and Eva L. Burton. The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price together with interest thereon at the rate of six per cent per annum from the date hereof to the date of redemption together with all other amounts specified by Chapter 761 of the Acts of 1943 and acts amendatory thereof. All taxes, liens and costs together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After one year from date, a proceeding can be brought to foreclose all rights of redemption in the property. This Certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

As witness my hand and seal this nineteenth day of May, 1981.

Julian C. Tyler (SEAL)
Collector

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 19th day of May in the year nineteen hundred and eighty-one, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Julian C. Tyler, and acknowledged the aforegoing Certificate of Sale to be his act and deed, and signed same in my presence.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Pike
Notary Public

BOOK 049 PAGE 609

BOOK 049 PAGE 610

CERTIFICATE OF SALE

I, Julian C. Tyler, Collector of Taxes for the City of Crisfield, a municipal corporation of the State of Maryland and the Clerk-Treasurer of the City of Crisfield, hereby certify that on May 19, 1981, I sold to City of Crisfield, of the following address Crisfield, Maryland, at public auction for the sum of Nineteen hundred fifty-eight dollars and twenty-five cents ($ 1958.25) of which Nineteen hundred fifty-eight dollars and twenty-five cents ($ 1958.25) represent the total amount due for collection, the receipt of which is hereby acknowledged, the property located in the City of Crisfield, Crisfield Election District, Somerset County, Maryland described as # 7 in the advertisement of sale (which is incorporated by reference) and assessed to Robert L. Daugherty. The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price together with interest thereon at the rate of six per cent per annum from the date hereof to the date of redemption together with all other amounts specified by Chapter 761 of the Acts of 1943 and acts amendatory thereof. All taxes, liens and costs together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After one year from date, a proceeding can be brought to foreclose all rights of redemption in the property. This Certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

As witness my hand and seal this nineteenth day of May, 1981.

Julian C. Tyler (SEAL)
Julian C. Tyler
Collector

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 19th day of May in the year nineteen hundred and eighty-one, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Julian C. Tyler, and acknowledged the aforegoing Certificate of Sale to be his act and deed, and signed same in my presence.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Aker
Notary Public

CERTIFICATE OF SALE

I, Julian C. Tyler, Collector of Taxes for the City of Crisfield, a municipal corporation of the State of Maryland and the Clerk-Treasurer of the City of Crisfield, hereby certify that on May 19, 1981, I sold to City of Crisfield, of the following address Crisfield, Maryland, at public auction for the sum of Fifteen hundred fifty-four dollars and seventy-one cents ($ 1554.71) of which Fifteen hundred fifty-four dollars and seventy-one cents ($ 1554.71) represent the total amount due for collection, the receipt of which is hereby acknowledged, the property located in the City of Crisfield, Crisfield Election District, Somerset County, Maryland described as #12 in the advertisement of sale (which is incorporated by reference) and assessed to Virginia Tawes Sterling. The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price together with interest thereon at the rate of six per cent per annum from the date hereof to the date of redemption together with all other amounts specified by Chapter 761 of the Acts of 1943 and acts amendatory thereof. All taxes, liens and costs together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After one year from date, a proceeding can be brought to foreclose all rights of redemption in the property. This Certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

As witness my hand and seal this nineteenth day of May, 1981.

Julian C. Tyler (SEAL)
Collector

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 19th day of May, in the year nineteen hundred and eighty-one, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Julian C. Tyler, and acknowledged the aforegoing Certificate of Sale to be his act and deed, and signed same in my presence.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Oke
Notary Public

BOOK 049 PAGE 612

CERTIFICATE OF SALE

I, Julian C. Tyler, Collector of Taxes for the City of Crisfield, a municipal corporation of the State of Maryland and the Clerk-Treasurer of the City of Crisfield, hereby certify that on May 19, 1981, I sold to City of Crisfield, of the following address Crisfield, Maryland, at public auction for the sum of One thousand seventy-one dollars and twelve cents ($ 1071.12) of which One thousand seventy-one dollars and twelve cents ($ 1071.12) represent the total amount due for collection, the receipt of which is hereby acknowledged, the property located in the City of Crisfield, Crisfield Election District, Somerset County, Maryland described as # 13 in the advertisement of sale (which is incorporated by reference) and assessed to Virginia Tawes Sterling. The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price together with interest thereon at the rate of six per cent per annum from the date hereof to the date of redemption together with all other amounts specified by Chapter 761 of the Acts of 1943 and acts amendatory thereof. All taxes, liens and costs together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After one year from date, a proceeding can be brought to foreclose all rights of redemption in the property. This Certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

As witness my hand and seal this nineteenth day of May, 1981.

Julian C. Tyler (SEAL)
Collector

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 19th day of May in the year nineteen hundred and eighty-one, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Julian C. Tyler, and acknowledged the aforegoing Certificate of Sale to be his act and deed, and signed same in my presence.

As witness my hand and Notarial Seal the day and year above written.

Patty E. Ake
Notary Public

CERTIFICATE OF SALE

I, Julian C. Tyler, Collector of Taxes for the City of Crisfield, a municipal corporation of the State of Maryland and the Clerk-Treasurer of the City of Crisfield, hereby certify that on May 19, 1981, I sold to City of Crisfield, of the following address Crisfield, Maryland, at public auction for the sum of One thousand seventy-six dollars and sixteen cents ($1076.16) of which One thousand seventy-six dollars and sixteen cents ($ 1076.16) represent the total amount due for collection, the receipt of which is hereby acknowledged, the property located in the City of Crisfield, Crisfield Election District, Somerset County, Maryland described as # 14 in the advertisement of sale (which is incorporated by reference) and assessed to Mary F. Ward, et al. The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price together with interest thereon at the rate of six per cent per annum from the date hereof to the date of redemption together with all other amounts specified by Chapter 761 of the Acts of 1943 and acts amendatory thereof. All taxes, liens and costs together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After one year from date, a proceeding can be brought to foreclose all rights of redemption in the property. This Certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

As witness my hand and seal this nineteenth day of May, 1981.

Julian C. Tyler (SEAL)
Collector

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 19th day of May, in the year nineteen hundred and eighty-one, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Julian C. Tyler, and acknowledged the aforegoing Certificate of Sale to be his act and deed, and signed same in my presence.

As witness my hand and Notarial Seal the day and year above written.

Patty E. Oke
Notary Public

WRIT OF SUBPOENA: No. 11,406 Chancery Case

BOOK 049 PAGE 614

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,

Somerset County, to wit:

TO Marion L. Burton
Eva L. Burton
Marion, Maryland
21838

Robert L. Daugherty
15 Pear Street
Crisfield, Maryland
21817

Virginia Tawes Sterling
12 South Somerset Avenue
Crisfield, Maryland
21817

Mary F. Ward
Doris Pieters
Melvin Ward
Lorraine Ward
210 Davis Lane
Crisfield,
Maryland 21817

GREETING:

We command and enjoin you that you do within the time limited by law, on or before the 28th day of January, 1983 cause your answer or other defense to be filed to the complaint of City of Crisfield
City Hall
Crisfield, Maryland 21817

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 5th day of November, 19 82

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 28th day of January, 19 83. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)
Jones & Jones
Tony Bruce
Name

Princess Anne, Md. 21853
Address

L. Theodore Phelps
Clerk

WRIT OF SUBPOENA: No. 11,406 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO The State of Maryland
SERVE ON: David C. Brown, Esq., Attorney for Income Tax Division
of the State of Maryland
Income Tax Building
Annapolis, Maryland 21407

GREETING:

We command and enjoin you that you do within the time limited by law, on or before the 28th day of January, 1983 ~~beginning on the first Monday after now and ending fifteen days thereafter~~ cause your answer or other defense to be filed to the complaint of City of Crisfield
City Hall
Crisfield, Maryland 21817

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt ~~Daniel W. Poffenberger~~ Chief Judge of the First Judicial Circuit of Maryland.

Issued the 5th day of November, 19 82

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 28th day of January, 19 83. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)
Jones & Jones
Tony Bruce
Name

Princess Anne, Md. 21853
Address

J. Theodore Phoebus
Clerk

BOOK 049 PAGE 615

82-1469

WRIT OF SUBPOENA: No. 11,406 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

BOOK 049 PAGE 616

The State of Maryland,
Somerset County, to wit:

TO Virginia Tawes Sterling
c/o Rev. William Sterling
Sudlersville, Maryland 21668

GREETING:

We command and enjoin you that you do within the time limited by law, ~~beginning on the first Monday of next and ending fifteen days thereafter~~ on or before the 28th day of January, 1983 cause your answer or other defense to be filed to the complaint of City of Crisfield
City Hall
Crisfield, Maryland 21817

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable ~~Daniel T. Pietzman~~ Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 16th day of November, 19 82.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 28th day of January, 19 83. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

Jones & Jones
Name Tony Bruce

Princess Anne, Md. 21853
Address

J. Theodore Phelps
Clerk

WRIT OF SUBPOENA: No. 11,406 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,

Somerset County, to wit: UNABLE TO LOCATE NON-EST 11-23-82 Charles Bozman Deputy Sheriff

TO Mary F. Ward
Doris Pieters
Melvin Ward—Dead
Lorraine Ward
210 Davis Lane
Crisfield, Maryland 21817

GREETING:

We command and enjoin you that you do within the time limited by law, ~~beginning on the first Monday of next and ending fifteen days thereafter~~ on or before the 28th day of January, 1983 cause your answer or other defense to be filed to the complaint of City of Crisfield
City Hall
Crisfield, Maryland 21817

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable ~~Daniel T. Freeman~~ Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 16th day of November, 19 82

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 28th day of January, 19 83. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)
Jones & Jones
Tony Bruce
Name
Princess Anne, Md. 21853
Address

BOOK 049 PAGE 617

Theodore Shockley
Clerk

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

I hereby certify, that on this 29th day of October, 1982, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Tony Bruce, and being duly sworn, did depose and say that he is a member of the Bar of the state of Maryland and has been practicing his profession therein in said Somerset County for over seven years and that he made an examination of the public records of Somerset County, Maryland, to ascertain whether there have been any conveyances by or liens against the owners of the property described in the bill of complaint filed in this proceeding with respect to the properties described in said bill of complaint; that said examination reveals the following:

(a) That as to the property assessed to Marion L. Burton and Eva L. Burton said records indicate that the property was conveyed to Marion L. Burton and Eva L. Burton by Wilson L. Somers by deed dated February 14, 1972 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 264, folio 550. The records reveal no off conveyance of said property and that there is a Tax Lien filed among the Tax Lien Records for the State of Maryland, Inceom Tax Division, against Marion Burton, for which reason the State of Maryland has been named a party Respondent. There are no other liens or encumbrances of record against said Marion L. Burton and Eva L. Burton.

(b) Thtat as to the property assessed to Robert L. Daugherty said records indicate the property was devised unto Robert L. Daugherty by Isaac T. Daugherty under his Will dated January 20, 1926 and recorded among the Testamentary Records of Somerset County in Liber F.E.D. No. 33, folio 245. The records reveal no off conveyance of said property. However, there is an unreleased mortgage from Isaac T. Daugherty, predecessor in title, to George R. Crockett in the amount of $300.00 dated July 1, 1902 and recorded among the aforesaid Land Records in Liber O.T.B. No. 33, folio 303. Pursuant to the provisions of Real Property Article 7-106 (c)(1) ii this mortgage is presumbed to have been paid. There are no other liens or encumbrances of record.

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

(c) That as to the property assessed to Virginia Tawes Sterling said records indicate that the property was conveyed to Marion V. Tawes by Charles L. Matthews by deed dated February 12, 1921 and recorded among the Land Records of Somerset County in Liber W.J.S. No. 84, folio 101. Parcel 3-30-26 was conveyed by Items 4 and part of 3 of said deed (being H.F.L. No. 13, folio 294, Items 9 and 6 respectively). Said parcel was devised unto Virginia Tawes Sterling by Marion V. Tawes who died October 17, 1950 (Estate 589) by Item XIV of his Will dated January 28, 1958 and probated November 10, 1959 among the Testamentary Records of Somerset County in Liber E.L.F. No. 36, folio 327. The records reveal no off conveyance of said property.

(d) That as to the property assessed to Virginia Tawes Sterling said records indicate that the property was conveyed to Marion V. Tawes by Charles L. Matthews by deed dated February 12, 1921 and recorded in Liber W.J.S. No. 84, folio 101 by part of Item 3 of said deed (being H.F.L. No. 13, folio 294, Item 5). Said parcel was devised unto Virginia Tawes Sterling by Marion V. Tawes who died October 17, 1950 (Estate 589) by Item XIV of his Will dated January 28, 1958 and probated November 10, 1959 among the Testamentary Records of Somerset Countyin Liber E.L.F. No. 36, folio 327. The records reveal no off conveyance of said property except a deed dated October 13, 1969, recorded October 14, 1969 in Liber I.T.P. No. 253, folio 388 from Virginia Tawes Sterling and husband to Cane's Rental's Inc. the property subject of this proceeding describing Item 3 (being 33 1/3 feet south of Tyler Street) of a deed to Marion V. Tawes from Charles L. Matthews dated February 12, 1921 and recorded in Liber W J.S. No. 84, folio 101 should have referred to item 6 (being 16 2/3 feet south of Tyler Street H.F.L. No. 13, folio 303 #4), the grantee having occupied and possessed said item 6 (parcel 3-30-29). The records reveal no further off conveyances of said property.

(e) That as to the property assessed to Mary F. Ward, Doris Pieters, Melvin Ward and Lorraine Ward said records indicate the property was conveyed to Austin Paul Ward (as Paul A. Ward) by the Bank of Crisfield by deed dated June 16, 1948 and recorded among the Land Records of Somerset County in Liber B.L.B. No. 145, folio 32. Said parcel was devised unto Mary F. Ward, widow of Austin Paul Ward, a one-third interest, and to his children, Doris Pieters,

a two-ninths interest, Melvin Ward, a two-ninths interest, and Lorraine Ward, a two-ninths interest, by Austin Paul Ward by his Will dated October 10, 1965 and recorded in Liber E.L.F. No. 37, folio 320. The records reveal no off conveyance of said property.

The said Tony Bruce did further depose and say that there have been no other off conveyances of record against the real estate standing in the names of the aforesaid property owners or heirs of them and further that there is no record of any administration in Somerset County on the estates of any of said parties except as noted above. It is not known whether the said parties are living or dead or if dead, what heirs-at-law they left surviving them who might be entitled to the real estate of which they were seized as aforesaid.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Oke
Notary Public

TONY BRUCE
JONES & JONES
Attorneys at Law
Princess Anne, Md. 21853

City of Crisfield City Hall Crisfield, Maryland 21817	:	No. 11406 Chancery
	:	In the Circuit Court for
vs	:	Somerset County, Maryland

Marion L. Burton and Eva L. Burton , and all persons having, or claiming to have any interest in certain property in Crisfield Election District described as follows: "All that lot assessed as 50' x 150' fronting on the North side of Cove Street and the South side of Tyler Street conveyed unto Marion L. and Eva L. Burton by deed dated February 14, 1972 from Wilson L. Somers and recorded in Liber I.T.P. No. 264, folio 550 shown on Tax Map No. 3 in Block 30 as Parcel 5," and whose last known address is Marion, Maryland 21838.

and

Robert L. Daugherty, and all persons having, or claiming to have any interest in certain property in Crisfield Election District described as follows: "All that lot or parcel of land assessed as 50' x 85' on the South side of Chesapeake Avenue devised unto Robert L. Daugherty by Isaac T. Daugherty by Will dated January 20, 1926 recorded in Liber F.E.D. No. 33 at folio 245 shown on Tax Map No. 4 in Block 39 as Parcel 3," and whose last known address is 15 Pear Street, Crisfield, Maryland 21817.

and

Virginia Tawes Sterling, and all persons having, or claiming to have any interest in certain property in Crisfield Election District described as follows: "All that lot assessed as 32' x 50' on the East side of Fourth Street known as #129-131 devised unto Virginia Tawes Sterling by Marion V. Tawes by Item XIV of his Will dated January 28, 1958 recorded in Liber E.L.F. No. 36, at folio 327 shown on Tax Map 3 in Block 30 as Parcel 26," and whose last known address is 12 South Somerset Avenue, Crisfeidl, Maryland 21817.

and

Virginia Tawes Sterling, and all persons having, or claiming to have any interest in certain property in Crisfield Election District described as follows: "All that lot assessed as 16' x 50' on the East side of Fourth Street known as #125 devised unto Virginia Tawes Sterling by Marion V. Tawes by item XIV of his Will dated January 28, 1958 recorded in Liber E.L.F. No. 36 at folio 327 shown on Tax Map 3 in Block 30 as Parcel 28," and whose last known address is 12 South Somerset Avenue, Crisfield, Maryland 21817.

and

Mary F. Ward, Doris Pieters, Melvin Ward and Lorraine Ward, and all persons having, or claiming to have any interest in certain property in Crisfield Election District, described as follows: "All that lot assessed as 34' x 90' on the East side of Davis Lane off Chesapeake Avenue to Mary F. Ward (1/3), Doris Pieters (2/9), Melvin Ward (2/9) and Lorraine Ward (2/9) as heirs at law of Austin Paul Ward with special reference to Estate No. 1180 and deed recorded in Liber B.L.B. No. 145, folio 32 shown on Tax Map 3 in Block 43 as Parcel 27," and whose last known address is 210 Davis Lane, Crisfield, Maryland 21817

and

The State of Maryland, serve on David C. Brown, Esq., Attorney for Income Tax Division of the State of Maryland, Income Tax Building, Annapolis, Maryland 21407.

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Somerset County, Maryland, sold by Julian C. Tyler, Collector of Taxes for the City of Crisfield, to the Complainant in this proceeding:

(a) "All that lot assessed as 50' x 150' fronting on the North side of Cove Street and the South side of Tyler Street conveyed unto Marion L. and Eva L. Burton by deed dated February 14, 1972 from Wilson L. Somers and recorded in Liber I.T.P. No. 264, folio 550 shown on Tax Map No. 3 in Block 30 as Parcel 5."

(b) "All that lot or parcel of land assessed as 50' x 85' on the South side of Chesapeake Avenue devised unto Robert L. Daugherty by Isaac T. Daugherty by Will dated January 20, 1926 recorded in Liber F.E.D. No. 33 at folio 245 shown on Tax Map No. 4 in Block 39 as Parcel 3."

(c) "All that lot assessed as 32' x 50' on the East side of Fourth Street known as #129-131 devised unto Virginia Tawes Sterling by Marion V. Tawes by Item XIV of his Will dated January 28, 1958 recorded in Liber E.L.F. No. 36, at folio 327 shown on Tax Map 3 in Block 30 as Parcel 26."

(d) "All that lot assessed as 16' x 50' on the East side of Fourth Street known as #125 devised unto Virginia Tawes Sterling by Marion V. Tawes by Item XIV of his Will dated January 28, 1958 recorded in Liber E.L.F. No. 36 at folio 327 shown on Tax Map 3 in Block 30 as Parcel 28."

(e) "All that lot assessed as 34' x 90' on the East side of Davis Lane off Chesapeake Avenue to Mary F. Ward (1/3), Doris Pieters (2/9), Melvin Ward (2/9) and Lorraine Ward (2/9) as heirs at law of Austin Paul Ward with special reference to Estate No. 1180 and deed recorded in Liber B.L.B. No. 145, folio 32 shown on Tax Map 3 in Block 43 as Parcel 27."

The bill states, among other things, that the amouns necessary for redemption have not been paid although more than a year and a day from the date of said sale, being May 19, 1981, has expired; it is thereupon this 5th day of NOVEMBER, 1982, by the Circuit Court for Somerset County, Maryland, ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in said Somerset County, once a week for three successive weeks before the 29th day of November, 1982, warning all persons interested in said property to be and appear in this Court by the 28th day of January 1983, and redeem the propertyand answer the bill, or thereafter a final decree will be rendered foreclosing

all rights of redemption in said property and vesting in the complainant a title free and clear of all encumbrances.

Lloyd L. Smithmiss
Judge

BOOK 049 PAGE 624

CRISFIELD, MD. 3-30- 19 83

THIS is to certify that the annexed Order Publication has been published in the CRISFIELD TIMES, a weekly newspaper published in Somerset County, Maryland, according to the terms and requirements contained in said Order Publication for 3 weeks beginning with the issue of November 10, 19 82 and ending November 24, 19 82.

William A. Martin Jr.
Publisher, THE CRISFIELD TIMES

TONY BRUCE
JONES & JONES
Attorneys at Law
Princess Anne, Md. 21853

City of Crisfield
City Hall
Crisfield, Maryland 21817

vs

Marion L. Burton and Eva L. Buroton, and all persons having, or claiming to have any interest in certain property in Crisfield Election District described as follows: "All that lot assessed as 50' x 150' fronting on the North side of Cove Street and the South side of Tyler Street conveyed unto Marion L. and Eva L. Burton by deed dated February 14, 1972 from Wilson L. Somers and recorded in Liber I.T.P. No. 264, folio 550 shown on Tax Map No. 3 in Block 30 as Parcel 5," and whose last known address is Marion, Maryland 21833.

and

Robert L. Daugherty, and all persons having, or claiming to have any interest in certain property in Crisfield Election District described as follows: "All that lot or parcel of land assessed as 50' feet by 85' on the South side of Chesapeake Avenue devised unto Robert L. Daugherty by Isaac T. Daugherty by Will dated January 20, 1926 recorded in Liber F.E.D. No. 33 at folio 245 shown on Tax Map . 4 in Block 39 as Parcel 3," and whose last known address is 15 Poor Street, Crisfield, Maryland 21817.

and

Virginia Tawes Sterling, and all persons having, or claiming to have, any interest in certain property in Crisfield Election District described as follows: "All that lot assessed as 32' x 50' on the East side of Fourth Street known as No. 129-131 devised unto Virginia Tawes Sterling by Marion V. Tawes by Item XIV of his Will dated January 28, 1958 and recorded in Liber E.L.F. No. 33, at folio 327 shown on Tax Map 3 in Block 30 as Parcel 26," and whose last known address is 12 South Somerset Avenue, Crisfield, Maryland 21817.

and

Virginia Tawes Sterling, and all persons having, or claiming to have any interest in certain property in Crisfield Election District described as follows: "All that lot assessed as 16' x 50' on the East side of Fourth Street known as No. 125 devised unto Virginia Tawes Sterling by Marion V. Tawes by Item XIV of his Will dated January 28, 1958 recorded in Liber E.L.F. No. 33 at folio 327 shown on Tax Map N 3 as Parcel 28," and whose last known address is 12 South Somerset Avenue, Crisfield, Maryland 21817.

and

11,404

Mary F. Ward, Doris Pieters, Melvin Ward and Lorraine Ward, and all persons having, or claiming to have any interest in certain property in Crisfield Election District, described as follows: "All that lot assessed as 34' x 90' on the East side of Davis Lane off Chesapeake Avenue to Mary P. Ward (1/3), Doris Pieters (2/9) Melvin Ward (2/9) and Lorraine Ward (2/9) as heirs at law of Austin Paul Ward with special reference to Estate No. 1160 and deed recorded in Liber B.L.B. No. 145, folio 32 shown on Tax Map 3 in Block 43 as Parcel 27," and whose last known address is 210 Davis Lane, Crisfield, Maryland 21817

and

The State of Maryland, serve on David C. Brown, Esq., Attorney for Income Tax Division of the State of Maryland, Income Tax Building, Annapolis, Maryland 21407.

No. 11406 Chancery
In the Circuit Court for Somerset County, Maryland

Order Of Publication

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Somerset County, Maryland, sold by Julian C. Tyler, Collector of Taxes for the City of Crisfield, to the Complainant in this proceeding:

(a) "All that lot assessed as 50' x 150' fronting on the North side of Cove Street and the South side of Tyler Street conveyed unto Marion L. and Eva L. Burton by deed dated February 14, 1972 from Wilson L. Somers and recorded in Liber I.T.P. No. 264, folio 550 shown on Tax Map No. 3 in Block 30 as Parcel 5."

(b) "All that lot or parcel of land assessed as 50' x 85' on the South side of Chesapeake Avenue, devised unto Robert L. Daugherty by Isaac T. Daugherty by Will dated January 20, 1926 recorded in Liber F.E.D. No. 33 at folio 245 shown on Tax Map No. 4 in Block 39 as Parcel 3."

(c) "All that lot assessed as 32' x 50' on the East side of Fourth Street known as No. 129-131 devised unto Virginia Tawes Sterling by Marion V. Tawes by Item XIV of his Will dated January 28, 1958 recorded in Liber E.L.F. No. 36, at folio 327 shown on Tax Map 3 in Block 30 as Parcel 26."

(d) "All that lot assessed as 16' x 50' on the East side of Fourth Street known as No. 125 devised unto Virginia Tawes Sterling by Marion V. Tawes by Item XIV of his Will dated January 28, 1958 recorded in Liber E.L.F. No. 36 at folio 327 shown on Tax Map 3 in Block 30 as Parcel 28"

(e) "All that lot assessed as 34' x 90' on the East side of Davis Lane off Chesapeake Avenue to Mary F. Ward (1/3), Doris Pieters (2/9), Melvin Ward (2/9) and Lorraine Ward (2/9) as heirs at law of Austin Paul Ward with special reference to Estate No. 1160 and deed recorded in Liber B.L.B. No. 145, folio 32 shown on Tax Map 3 in Block 43 as Parcel 27."

The bill states, among other things, that the amouns necessary for redemption have not been paid although more than a year and a day from the date of said sale, being May 19, 1981, has expired; it is thereupon this 5th day of November 1982, by the Circuit Court for Somerset County, Maryland, ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in said Somerset County, once a week for three successive weeks before the 29th of November, 1982, warning all persons interested in said property to be and appear in this Court by the 26th day of January, 1983, and redeem the property and answer the bill, or thereafter a final decree will be rendered foreclosing all rights of redemption in said property and vesting in the complainant a title free and clear of all encumbrances.

LLOYD L. SIMPKINS
Judge

True Copy, Test:
I.THEODORE PHOEBUS,
Clerk. 11-10-82

BOOK 049 PAGE 626

City of Crisfield
City Hall
Crisfield, Maryland 21817

vs.

Marion L. Burton et al

No. 11406 Chancery
In The Circuit Court
for Somerset County,
Maryland

November 15, 1982

We, Marion L. Burton, et al, hereby file this notice in answer to the writ of Subpoena numbered 11,406 issued November 5, 1982. A hearing is requested on January 28, 1983 so that our defense to the complaints can be set forth in court.

Sincerely,

Marion L. Burton
Marion L. Burton
Eva L. Burton
Eva L. Burton

(310 & 312)

OFFICE OF

Clerk of the Circuit Court

FOR SOMERSET COUNTY

I. THEODORE PHOEBUS, CLERK

PRINCESS ANNE, MD. February 23, 1983

TO: Tony Bruce, Esq.
Jones & Jones
Princess Anne, MD 21853

Marion L. Burton
Eva L. Burton
Marion, MD 21838

RE: No. 11,406 Chancery Case - City of Crisfield vs. Marion L. Burton, etal

The above case has been *scheduled* as follows:

Hearing, on Thursday, March 17, 1983, at 9:30 A.M.

The *Court* has directed me to inform *Counsel* that unless application for postponement of the *Trial* or *Hearing* is made within *five (5)* days after receipt of this notice or an emergency has occurred thereafter, the aforementioned *trial* or *hearing* will be held as scheduled.

Requests for postponements and suggested new date *must* be in writing with copies to all attorneys.

Attention is called to the fact that lack of *notice* is no *excuse* for postponing a *trial or hearing*. It is the duty of the individual attorneys to keep check on their cases.

RE: No. 11,406 Chy - City of Crisfield vs. Burton, etal

Receipt of *trial* date is hereby acknowledged for the date of Thurs., March 17, 1983, at 9:30 A.M.

DATE 2/24/83 ATTORNEY Tony Bruce

(Mrs.) Alice C. Webster
Assignment Clerk

RE: No. 11,406 Chy - City of Crisfield vs. Burton, etal

Receipt of *trial* date is hereby acknowledged for the date of Thurs., March 17, 1983, at 9:30 A.M.

DATE _____ ATTORNEY _____

HEARING or TRIAL INFORMATION

NAME : City of Cris vs Marion L Burton Earl L Burton DATE : Aug 16, 1983

CASE # : 11406 (circle one) Chy., Civ., Crim., Juv., Pat. called.

Judge Lloyd Simpkins presiding. R. Baker reporting. BOOK 049 PAGE 628

DEFENDANT—JUVENILE—RESPONDANT : Present/Not Present in Court.

ATTORNEY for d/c, present/not present in Court. City of Cris Atty ~~(Asst.) State's Attorney~~, present in Court.

ENTER the appearance of _____ as attorney for _____.

_DEFENDANT, etc. Waives/does not waive right to an attorney.
_DEFENDANT, etc. Waives/does not waive right to a Jury Trial. (Waiver signed and filed__)

_DEFENDANT, etc. Admits/Denies allegations.
_DEFENDANT, etc. Enters a plea of _____ to charge/count: _____
enters a plea of _____ to charge/count: _____

(pre-trial motions): Mr. Burton given 10 days to file answer

No HEARING or TRIAL HELD

_COURT FINDS DEFENDANT, etc. : To Be Father of Child _____ To Be in Contempt _____
To Be Delinquent _____ In Favor of _____

_COURT ORDERS DEFENDANT, etc.: _____

_COURT SENTENCES DEFENDANT, etc. to a term of _____ in the

300.00

( ) Custody of the Commissioner of Corrections, ( ) Somerset County Jail, ( ) Custody of the Department of Juvenile Services.

_Sentence to Commence : _____

_BENCH WARRANT TO BE ISSUED _____ ARREARAGES -support : $_____
_BOND SET AT $_____ -medical : $_____
as of :_____

Defendant, etc.:( ) Served on _____ ( ) NON EST on _____
Plaintiff :( ) Served on _____ ( ) NON EST on _____ Court Costs:$_____
Atty. fees :$_____
TOTAL :

WITNESSES

STATE/Plaintiff DEFENSE/Respondant

City of Crisfield	:	No. 11,406 Chancery
vs	:	In the Circuit Court for
Marion L. Burton and Eva L. Burton, et al	:	Somerset County, Maryland

PETITION FOR FINAL DECREE AND ORDER OF COURT THEREON

The petition of the City of Crisfield, Complainant in the above entitled action, by Jones & Jones, its attorneys, respectfully shows:

1. That as appears from the proceedings herein, all defendants subject to process have been duly subpoenaed and an order of publication has been duly published against all other persons having or claiming to have any interest in the real estate subject of this proceeding and the time in which the answer of any person having any interest in the properties mentioned and described in these proceedings, and the redemption thereof from the tax sale herein mentioned, has expired, and no appearance has been entered for such persons or any answer filed by, or on behalf of any such persons.

2. That a hearing was held at the behest of Marion L. Burton and Eva L. Burton on March 17, 1983 at which time the court determined no valid answer had been filed.

3. That in the absence of an answer to tax sale referred to the Bill of Complaint is conclusively presumed valid under Article 81, Section 109 of the Annotated Code of Maryland and no evidence to the contrary has been presented.

WHEREFORE, Petitioner prays:

a. That a Final Decree may be granted against all defendants named in this proceeding and all persons having or claiming to have, any interest in and to said property mentioned and described in these proceedings.

And as in duty bound, etc.

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 186
PRINCESS ANNE, MD. 21853-0186

JONES & JONES

By Tom Bruce
Attorneys for Petitioner

City of Crisfield	:	No. 11,406 Chancery
vs	:	In the Circuit Court for
Marion L. Burton and Eva L. Burton, et al	:	Somerset County, Maryland

FINAL DECREE

The above entitled proceeding having been presented to this Court, and it appearing that the defendants named therein have been duly notified thereof by service of process or by publication as appropriate, and all plaadings, exhibits, affidavits, appearance and other matters having been duly read and considered by this Court, it is hereby

DECREED pursuant to Section 112 of Article 81 of the Annotated Code of Maryland, this 29th day of March, 1983, by the Circuit Court for Somerset County, Maryland, in Equity, that as to the properties hereinafter named and described in this decree there is hereby vested in the complainant, City of Crisfield, an absolute and indefeasible title in fee simple in said property, free and clear of all alienations and descents of said property occurring prior to the time and date of this decree and free and clear of any encumbrances thereon, except taxes accruing subsequent to the date of sale of said property (if any of said taxes remaining outstanding, due and unpaid), and except easemants to which said property is subject and of which the complainant had acutal or constructive knowledge at the time of said sale, and it is further

DECREED, that Julian C. Tyler, Clerk-Treasurer and Collector of taxes for the City of Crisfield, shall execute a deed to the City of Crisfield conveying the hereinafter described property upon payment to said Collector of the balance of the purchase price due on account of the purchase price of the property, together with all taxes and interest and penalties thereon accruing subsequent to the date of sale (if any of said purchase price, taxes interest and penalties remaining outstanding, due and unpaid); the said deed to be prepared by the complainant's attorney, and all expenses incident to the preparation and execution of the said deed shall be paid by the said City of Crisfield, and it is further

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 166
PRINCESS ANNE, MD. 21853-0166

DECREED, that the Clerk of the Circuit Court for Somerset County shall issue a certified copy of this decree to the aforesaid Julian C. Tyler, Clerk-Treasurer and Collector of Taxes, who shall not be obligated to execute the deed hereinbefore provided for until such certified copy of said decree is served upon him and it is further

DECREED, that the Complainant, City of Crisfield, shall forthwith and before delivery of said certified copy of this decree to said Clerk-Treasurer and Collector of Taxes by said Clerk, shall pay all Court costs accured to date in this proceeding and it s further

DECREED, that the properties subject of this decree are identified and described as follows: All those tracts or parcels of land situate in the City of Crisfield, Crisfield Election District, Somerset County, Maryland, and more particularly described as follows:

(a) All that lot assessed as 50' x 150' fronting on the North side of Cove Street and the South side of Tyler Street conveyed unto Marion L. and Eva L. Burton by deed dated February 14, 1972 from Wilson L. Somers and recorded in Liber I.T.P. No. 264, folio 550 shown on Tax Map No. 3 in Block 30 as Parcel 5.

(b) All that lot or parcel of land assessed as 50' x 85' on the South side of Chesapeake Avenue devised unto Robert L. Daugherty by Isaac T. Daugherty by Will dated January 20, 1926 recorded in Liber F.E.D. No. 33 at folio 245 shown on Tax Map No. 4 in Block 39 as Parcel 3.

(c) All that lot assessed as 32' x 50' on the East side of Fourth Street known as #129-131 devised unto Virginia Tawes Sterling by Marion V, Tawes by Item XIV of his Will dated January 28, 1958 recorded in Liber E.L.F. No. 36, at folio 327 shown on Tax Map 3 in Block 30 as Parcel 26.

(d) All that lot assessed as 16' x 50' on the East side of Fourth Street known as #125 devised unto Virginia Tawes Sterling by Marion V. Tawes by item XIV of his Will dated January 28, 1958 recorded in Liber E.L.F. No. 36 at folio 327 shown on Tax Map 3 in Block 30 as Parcel 28.

(e) All that lot assessed as 34' x 90' on the East side of Davis Lane off Chesapeake Avenue to Mary F. Ward (1/3), Doris Pieters (2/9), Melvin Ward (2/9) and Lorraine Ward (2/9) as heirs at law of Austin Paul Ward with special reference to Estate No. 1180 and deed recorded in Liber B.L.B. No. 145, folio 32 and shown on Tax Map 3 in Block 43 as Parcel 27.

Lloyd L. Simpkins
Judge

Exd.

FEB 21 1985

JAN 25-84 B 028987 ******5.00
JAN 25-84 B 028986 ******5.00
JAN 25-84 B 028985 *****10.00
JAN 25-84 B 028984 *****60.00

Robert S. Powell and Russell Powell, Jr.	:	CHANCERY NO. 11,713
vs.	:	IN THE CIRCUIT COURT FOR
Logan C. Widdowson and Donald Insley	:	SOMERSET COUNTY, MARYLAND
	:	
	:	

: : : :

MR. CLERK:

Please file the within Bill of Complaint, Affidavit, Certificate of Sale and issue subpoenas for all party defendants named in said bill who are residents of this state and issue an Order of Publication as prescribed by Sections 106 and 107 of Article 81 of the Annotated Code of Maryland.

Thomas S. Simpkins
P.O. Box 207
Princess Anne, Md. 21853
651-1400

THOMAS S. SIMPKINS
ATTORNEY AT LAW
31 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

BOOK 049 PAGE 634

Robert Powell and
Russell Powell, Jr.

vs.

Logan C. Widdowson and Donald Insley and all persons having, or claiming to have, any interest in certain property in East Princess Anne Election District, Somerset County, Maryland described as follows: All that 0.50 acre lot on Palmetto Road, Old School House Lot, east of Princess Anne, bearing County Tax Map #10-22-83, Liber 297, folio 653 and assessed to Logan C. Widdowson and Donald Insley, Princess Anne, Maryland.

: CHANCERY NO. 11,213

: IN THE CIRCUIT COURT FOR

: SOMERSET COUNTY, MARYLAND

* *

BILL OF COMPLAINT

TO THE HONORABLE, THE JUDGE OF SAID COURT:

Your complainants, Robert Powell and Russell Powell, Jr., by Thomas S. Simpkins, their attorney, files this Bill of Complaint to Foreclose Certain Rights of Redemption as provided by Article 81, Section 97, et seq., of the Annotated Code of Maryland, and in support hereof, says:

1. That on the 16th day of November 1982, there was issued to Robert Powell and Russell Powell, Jr. whose address is Rt. 2, Box 206, Princess Anne, Maryland, 21853, by Carlos Bozman, Collector of Taxes of the State of Maryland and Treasurer of Somerset County and Collector of State and County taxes therein the following certificate of sale, to wit:

A certificate showing payment by the said Robert Powell and Russell Powell, Jr. unto the said Treasurer and Collector the sum of $210.87 for which he had issued a certificate of tax sale showing sale to the said Robert Powell and Russell Powell, Jr. on said 16th day of November 1982 of the following real estate, namely: "All that 0.50 acre lot on Palmetto Road, Old School House Lot, east of Princess Anne, bearing County Tax Map #10-22-83, Liber 297, folio 653, located in East Princess Anne Election District."

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 507
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TELEPHONE 651-1400

2. That said certificate of sale is attached to this Bill of Complaint as a part hereof.

3. That said property has not been redeemed by any parties in interest, although more than one year from the date of sale has expired.

4. That your complainants have caused the land and testamentary records of Somerset County to be examined by Thomas S. Simpkins, a member of the Bar of Maryland, whose affidavit is attached hereto, and in reliance upon which, your complainants allege and aver that the said Logan C. Widdowson and Donald Insley never conveyed away of record the said real estate standing in their respective names and that there are no liens or encumbrances of record against the same.

5. That the amount necessary to redeem the said property is the amount shown on the respective certificate aforesaid and Court costs, and reasonable attorney's fees.

WHEREFORE, Your complainants pray your Honor:

(A) That summons be issued for the said named respondents.

(B) That your Honor may grant unto your complainants the order of publication directed to said named respondents, if living and absent from the jurisdiction, and all persons having or claiming to have any interest in the aforesaid property.

(C) That this Honorable Court may pass a final decree as provided in Article 81, Section 112 foreclosing all rights of redemption of the respondents and of any of them in and to any and all of the real estate of which they are assessed.

(D) And further direct the Collector of Taxes for the State of Maryland and for Somerset County to execute a deed to the complainants as provided in Section 115, of Article 81.

THOMAS S. SIMPKINS
ATTORNEY AT LAW
81 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

(E) That your complainants may have such other and further relief as their case may require.

And as in duty bound, etc.

Russell Powell Jr. (SEAL)
Russell Powell, Jr.

Robert S. Powell (SEAL)
Robert Powell

Thomas S. Simpkins
Solicitor for complainants

STATE OF MARYLAND, COUNTY OF SOMERSET, SS:

I hereby certify that on this 19th day of January 1984, before me, the subscriber, a notary public in and for the state and county aforesaid, personally appeared Russell Powell, Jr. and Robert Powell and made oath in due form of law that the matters and facts as set forth in the foregoing Bill of Complaint are true and correct, to the best of their knowledge, information and belief.

As Witness my hand and Notarial Seal.

Jean Taylor
Notary Public

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 507
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

AFFIDAVIT OF SOLICITOR

STATE OF MARYLAND, COUNTY OF SOMERSET, SS:

I hereby certify, that on this 17th day of January 1984, before me, the subscriber, a notary public in and for the state and county aforesaid, personally appeared Thomas S. Simpkins, of Princess Anne, Maryland, personally known to me and being duly sworn, deposes and says:

1. That he is a member of the Bar of the State of Maryland, and has been practicing his profession in Somerset County, Maryland, for more than twenty years prior to this date, and that he has made an examination of the public records of Somerset County in regard to the following property:

All that 0.50 acre lot on Palmetto Road, Old School House Lot, east of Princess Anne, bearing County Tax Map #10-22-83, Liber 297, folio 653, located in East Princess Anne Election District and assessed to Logan C. Widdowson and Donald Insley.

And found no conveyances by or liens against any of the parties mentioned, and that he has made an examination of the Chancery Records of Somerset County and has found no Chancery proceedings involving the land described in these proceedings and that he has examined the Testamentary Records of Somerset County with regard to each of the aforesaid parties and has found no proceedings therein regarding either of them.

Thomas S. Simpkins, Affiant (SEAL)

Jean Taylor
Notary Public

My commission expires July 1, 1986

THOMAS S. SIMPKINS
ATTORNEY AT LAW
31 N. SOMERSET AVE.
P.O. BOX 307
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

500-6/85

BOOK 049 PAGE 638

CERTIFICATE OF SALE

I, Carlos Bozman, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on November 16, 1982 I sold to Robert Powell and Russell Powell, Jr. at public auction for the sum of $ 1,500.00, of which $ 210.87 has been paid, the property in Somerset County, described as follows:

All that 0.50 acre lot on Palmetto Road, Old School House Lot, east of Princess Anne, bearing County Tax Map #10-22-83, Liber 297, folio 653, located in East Princess Anne Election District and assessed to Logan C. Widdowson and Donald Insley

The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price, together with interest thereon at the rate of 6% per annum from the date of payment to the date of redemption, together with all other amounts specified by Chapter 761 of the Acts of 1943, and acts amendatory thereof. The balance due on account of the purchase price and all taxes, together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After Nov. 17, 1983 a proceeding can be brought to foreclose all rights of redemption in the property. This certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

Witness my hand and seal, this 16th day of November, 1982

Carlos Bozman

Carlos Bozman, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on November 16, 1982 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Carlos Bozman, and he acknowledged the foregoing certificate of sale to be his act and deed, and I witnessed the execution of the same.

Witness my hand and Notarial Seal.

Gertrude H Bozman

Notary Public

WRIT OF SUBPOENA: No. 11,713 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO Logan C. Widdowson
Princess Anne, Maryland

Donald Insley
Princess Anne, Maryland

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of February next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Robert Powell and
Russell Powell, Jr.
Rt. 2, Box 206
Princess Anne, Maryland 21853

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 25th day of January, 19 84.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 27th day of March, 19 84. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

Thomas S. Simpkins
Name

51 N. Somerset Ave.
P.O. Box 207
Address Princess Anne, Maryland 21853

BOOK 049 PAGE 639

S. Theodore Phoebus
Clerk

THOMAS S. SIMPKINS
Attorney at Law
Princess Anne, Md. 21853

Robert Powell and
Russell Powell, Jr. : CHANCERY NO. 11,713

vs. : In the Circuit Court for

: Somerset County, Maryland

Logan C. Widdowson and Donald Insley and all persons having, or claiming to have, any interest in certain property in East Princess Anne Election District, Somerset County, Maryland, described as follows: All that 0.50 acre lot on Palmetto Road, Old School House Lot, east of Princess Anne, bearing County Tax Map #10-22-83, Liber 297, folio 653 and assessed to Logan C. Widdowson and Donald Insley, Princess Anne, Maryland.

* *

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Somerset County, Maryland, sold by Carlos Bozman, Collector of Taxes for Somerset County and the State of Maryland, to the complaint in this proceeding: "All that 0.50 acre lot on Palmetto Road, Old School House Lot, east of Princess Anne, bearing County Tax Map #10-22-83, Liber 297, folio 653 and assessed to Logan C. Widdowson and Donald Insley, Princess Anne, Maryland."

The bill states, among other things, that the amounts necessary for redemption have not been paid although more than a year and a day from the date of said sale, being November 16,1982 has expired; it is thereupon this 26th day of January 1984, by the Circuit Court for Somerset County, Maryland, ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in said Somerset County, once a week for three successive weeks before the 20th day of February 1984, warning all persons interested in said property to be and appear in this Court by the 27th day of March 1984, and redeem the property and answer the bill,

THOMAS S. SIMPKINS
ATTORNEY AT LAW
81 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

or thereafter a final decree will be rendered foreclosing all rights of redemption in said property and vesting in the complainants a title free and clear of all encumbrances.

JUDGE

THOMAS S. SIMPKINS
ATTORNEY AT LAW
81 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

BOOK 049 PAGE 642

Robert S. Powell and Russell Powell, Jr.	*	CHANCERY NO. 11,713
	*	IN THE CIRCUIT COURT
vs.	*	FOR SOMERSET COUNTY
Logan C. Widdowson and Donald Insley	*	STATE OF MARYLAND
	*	

ANSWER TO BILL OF COMPLAINT

Logan C. Widdowson and Donald Insley in Answer to the Bill of Complaint filed herein say:

They admit the allegations set forth in paragraph one, two, three, four, and five.

AND, having fully answered the Respondents say:

1. They have no objection to the relief prayed in the Bill of Complaint.

2. They request from this Honorable Court such other and further relief as this cause may require.

Logan C. Widdowson

Donald Insley

STATE OF MARYLAND, COUNTY OF SOMERSET, TO WIT:

I hereby certify on this 10th day of February, 1984, before me, the subscriber, a notary public in and for the state and county aforesaid, personally appeared Logan C. Widdowson and Donald Insley and they made oath in due form of law that the matters and facts set forth in the aforesaid Answer to Bill of Complaint are true and correct to the best of their knowledge, information and belief.

As witness my hand and Notarial Seal.

Notary Public

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

CERTIFICATION

I hereby certify that on this 10th day of February 1984, I hand delivered a copy of the aforegoing Answer to Bill of Complaint to Thomas Simpkins, Esquire.

Logan C. Widdowson

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

BOOK 049 PAGE 644

Robert Powell and Russell Powell, Jr.	:	CHANCERY NO. 11,713
	:	IN THE CIRCUIT COURT FOR
v.	:	SOMERSET COUNTY, MARYLAND

Logan C. Widdowson and Donald Insley and all persons having, or claiming to have, any interest in certain property in East Princess Anne Election District, Somerset County, Maryland, described as follows: All that 0.50 acre lot on Palmetto Road Old School House Lot, east of Princess Anne, bearing County Tax Map #10-22-83, Liber 297, folio 653 and assessed to Logan C. Widdowson and Donald Insley, Princess Anne, Md.

: : : : : : :

AFFIDAVIT OF SERVICE

STATE OF MARYLAND, COUNTY OF SOMERSET:

I hereby certify that before, a notary public in and for the state and county aforesaid, personally appeared Thomas S. Simpkins, who first being duly sworn, deposes and says:

1. That he is the solicitor for the complainants herein.

2. That he did hand deliver a copy of these proceedings unto Philip Mahan, County Collector of Taxes on this 29th day of February 1984.

As Witness my hand and Notarial seal on this 29th day of February 1984.

Thomas S. Simpkins, Affiant

Jeanne Taylor
Notary Public

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1600

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the the enclosed notice has been published one week, Feb 9, 1984 in the said Marylander and Herald, aforementioned.

Attest: Elizabeth Bolden
~~Publisher.~~

Printer's Fee: $49.50

BOOK 049 PAGE 645

S05409- Powell vs Widdowson & Insley

THOMAS S. SIMKINS
Attorney at Law
Princess Anne, Md. 21853

CHANCERY NO. 11,713
In the Circuit Court for
Somerset County, Maryland

Robert Powell and
Russell Powell, Jr.

vs.

Logan C. Widdowson and Donald Insley and all persons having, or claiming to have any interest in certain property in East Princess Anne Election District, Somerset County, Maryland, described as follows: All that 0.50 acre lot on Palmetto Road, Old School House Lot, east of Princess Anne, bearing County Tax Map #10-22-83, Liber 297, folio 653 and assessed to Logan C. Widdowson and Donald Insley, Princess Anne, Maryland.

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Somerset County, Maryland, sold by Carlos Bozman, Collector of Taxes for Somerset County and the State of Maryland, to the compliant in this proceeding: "All that 0.50 acre lot on Palmetto Road, Old School House Lot, east of Princess Anne, bearing County Tax Map #10-22-83, Liber 297, folio 653 and assessed to Logan C. Widdowson and Donald Insley, Princess Anne, Maryland."

The bill states among other things, that the amounts necessary for redemption have not been paid although more than a year and a day from the date of said sale, being November 16, 1982, has expired; it is thereupon this 26th day of January 1984, by the Circuit Court for Somerset County, Maryland, ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in said Somerset County, once a week for three successive weeks before the 20th day of February 1984, warning all persons interested in said property to be and appear in this Court by the 27th day of March 1984, and redeem the property and answer the bill, or thereafter a final decree will be rendered foreclosing all rights of redemption in said property and vesting in the complaints a title free and clear of all encumbrances.

R.D. Horsey, Judge

MH-30-2/2-3t

True Copy Test:
L. Theodore Phoebus, Clerk

BOOK 049 PAGE 646

Robert Powell and Russell Powell, Jr.	:	NO. 11,713, CHANCERY
vs.	:	IN THE CIRCUIT COURT FOR
Logan C. Widdowson and Donald Insley	:	SOMERSET COUNTY, MARYLAND

and all persons having, or claiming to have, any interest in certain property in East Princess Anne Election District, Somerset County, Maryland, described as follows: All that 0.50 acre lot on Palmetto Road Old School House Lot, east of Princess Anne, bearing County Tax Map #10-22-83, Liber 297, folio 653 and assessed to Logan C. Widdowson and Donald Insley, Princess Anne, Maryland.

: : : : : : : : :

PETITION FOR DECREE PRO CONFESSO

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Petition of Robert Powell and Russell Powell, Jr., by their attorney, Thomas S. Simpkins, respectfully represents that the Order of Publication heretofore passed in this cause has been duly published according to the terms thereof and that the time for appearing to and answering the Bill of Complaint has elapsed but that the respondents have neither appeared to nor answered the same.

Wherefore, your petitioners pray this Court to pass a Decree Pro Confesso against the non-answering respondents named herein and request an Order to take testimony in said cause.

Thomas S. Simpkins, Solicitor for the Complainants

ORDER OF COURT

It appearing from the proceedings in the above cause that the respondents therein have been duly notified by publication to appear to the Bill of Complaint filed against them and have failed to appear or file an answer thereto; IT IS, thereupon, this 9th day of April 1984, by the Circuit Court for Somerset County, Maryland, in Equity, ADJUDGED, ORDERED AND DECREED that

THOMAS S. SIMPKINS
ATTORNEY AT LAW
31 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1600

the Bill of Complaint in this cause Be and the same IS hereby taken pro confesso against the respondents; and it is further Ordered that testimony be taken before an Examiner in this Court.

JUDGE

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

Robert Powell and
Russell Powell, Jr.

vs.

Logan C. Widdowson and
Donald Insley, etc.

: No. 11,713 Chancery Case

: In the Circuit Court for

: Somerset County

: State of Maryland

: DATE: April 9, 1984

:

:

:

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Donald Insley

Princess Anne, Maryland 21853

In accordance with Maryland Rules of Procedure, you are notified that a ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ decree pro confesso/ ~~XXXXXXXXXXXXXXX~~ was entered against you in the above entitled case on April 9, 1984.

If you wish to take exception to this ~~XXXXXXXX~~/Decree/~~XXXXXXXXXX~~, you have thirty days from the date of the ~~XXXXXXXX~~/Decree within which to do so.

I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

Robert Powell and
Russell Powell, Jr.

vs.

Logan C. Widdowson and
Donald Insley, etc.

: No. 11,713 Chancery Case

: In the Circuit Court for

: Somerset County

: State of Maryland

: DATE: April 9, 1984

:

:

:

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Logan C. Widdowson

Princess Anne, Maryland 21853

In accordance with Maryland Rules of Procedure, you are notified that a ~~judgment by default~~ decree pro confesso/ ~~Decree~~ was entered against you in the above entitled case on April 9, 1984.

If you wish to take exception to this ~~Judgment~~/Decree/~~Decree~~, you have thirty days from the date of the ~~Judgment~~/Decree within which to do so.

I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

BOOK 049 PAGE 650

Robert Powell and Russell Powell, Jr.	:	NO. 11,713, CHANCERY
vs.	:	IN THE CIRCUIT COURT FOR
Logan C. Widdowson and Donald Insley	:	SOMERSET COUNTY, MARYLAND

and all persons having, or claiming to have, any interest in certain property in East Princess Anne Election District, Somerset County, Maryland, described as follows: All that 0.50 acre lot on Palmetto Road Old School House Lot, east of Princess Anne, bearing County Tax Map #10-22-83, Liber 297, folio 653 and assessed to Logan C. Widdowson and Donald Insley, Princess Anne, Maryland.

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Petition of Robert Powell and Russell Powell, Jr., by their solicitor, Thomas S. Simpkins, respectfully represents:

1. That the said petitioners stand ready to take testimony in the above captioned cause in support of their Bill of Complaint filed herein.

2. That since the Standing Examiner in Chancery in this Court is disqualified, it is necessary to appoint a special examiner in this cause.

WHEREFORE, your petitioners pray this Honorable Court to pass an Order, appointing a Special Examiner in Chancery to examine the complainants' witnesses in this cause.

Thomas S. Simpkins

ORDER OF COURT

UPON the aforegoing Petition, IT IS this 23rd day of April 1984, by the Circuit Court for Somerset County, Maryland, in Equity, ORDERED that Jean Taylor be and she is hereby appointed Special Examiner in Chancery to take testimony in the above captioned cause.

JUDGE

THOMAS S. SIMPKINS
ATTORNEY AT LAW
91 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

Robert Powell and Russell Powell, Jr.	:	CHANCERY NO. 11,713
vs.	:	IN THE CIRCUIT COURT FOR
Logan C. Widdowson and Donald Insley	:	SOMERSET COUNTY, MARYLAND
	:	

: : : : : :

In this cause, testimony having to be taken to support the allegations of the Bill, I, Jean Taylor, Special Examiner in this Court, duly appointed, do hereby certify that on this 23rd day of April 1984, in Princess Anne, Maryland, I did take the following testimony, to wit:

EXAMINATION OF PHILIP R. MAHAN, ESQ:

Philip R. Mahan, a witness of lawful age produced on behalf of the complainants, being duly sworn, deposes and says:

Q. Please state your name, residence and occupation.

A. I am Philip R. Mahan, I live in Somerset County, Maryland, and I am the duly elected and qualified Treasurer of Somerset County, and as such collect the State and County taxes for said Somerset County.

Q. Mr. Mahan, I hand you a certain document, previously filed in this proceeding and ask if you can identify it.

A. Yes, this document is a certificate of sale issued by Carlos Bozman, former County Treasurer, to Robert Powell and Russell Powell, Jr., as the purchasers at a tax sale held by Mr. Bozman in his official capacity on November 16, 1982.

Q. Will you please identify the certificate more specifically?

A. Yes. I am now testifying in reference to the certificate of sale dated November 16, 1982, signed by Carlos Bozman, as Collector, and notarized on November 16, 1982 by Gertrude H. Bozman, Notary Public. The certificate relates to the property assessed to Logan C. Widdowson and Donald Insley, referred to in the bill of complaint in paragraph 1. The certificate cites a sale to Robert Powell and Russell Powell, Jr. on November 16, 1982 in the sum of $1,500.00 of which $210.87 was paid on the date of sale.

THOMAS S. SIMPKINS
ATTORNEY AT LAW
[illegible] N. SOMERSET AVE.
P.O. BOX [illegible]
PRINCESS ANNE, MD. 21853
TELEPHONE [illegible]

Q. Before this property was offered for sale at public auction for delinquent taxes, did you or your deputies receive due notice of assessment of this property and tax bills for it for the years for which they were sold, and did you or your deputies comply with all the prerequisites of law pertaining to the tax sale?

A. Yes. The property was so assessed, the bill was received and my deputies and Mr. Bozman complied with all the prerequisites of law in advertising and holding the tax sale.

Q. With reference to property which you have set forth in your testimony, have you received any notice of redemption of this property, any notice of intent to redeem it, of any offer for payment on account of such redemption from any person or persons?

A. None whatsoever.

Q. Since the date of the tax sale and the filing of the bill of complaint, has the purchaser, Robert Powell and Russell Powell, Jr., made any further payments to you in your official capacity?

A. Yes, I wish to file as an exhibit a statement issued by my office showing that Robert Powell and Russell Powell, Jr. paid a total of $ 1,289.13, representing the total balance due on the bids or purchase price of the property. This figure represents the total difference between the amount bid and the amount paid on November 16, 1982.

Q. Does Robert Powell and Russell Powell, Jr. owe anything further to your office on account of this property?

A. No. As to this property, Robert Powell and Russell Powell, Jr. have paid all charges made by my office.

Q. Do you in your official capacity know of any reason why the sale of this property to Robert Powell and Russell Powell, Jr. should not be ratified by this Court or do you have any objection to such ratification?

A. I know of no reason why the sale should not be ratified, and I have no objection to their ratification.

COURT QUESTION:
Nothing further.

Philip R. Mahan
Philip R. Mahan

THOMAS S. SIMPKINS
ATTORNEY AT LAW
21 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1600

EXAMINATION OF THOMAS S. SIMPKINS, ESQUIRE.

Thomas S. Simpkins, a witness produced on behalf of the Complainants, being duly sworn, deposes and says:

Q. Please state your name, residence and occupation.

A. I am Thomas S. Simpkins, I live in Princess Anne, Maryland, and I practice law in Maryland.

Q. Will you please state your connection with this proceeding?

A. I was retained by the complainants, Russell Powell, Jr. and Robert Powell, the purchasers of a certain property at a tax sale held by the County Treasurer on November 16, 1982. The complainants asked me to make an examination of the public records of Somerset County pertaining to the ownership of the property mentioned in the Bill of Complaint in paragraph 1 and to take all steps required by law to give notice of this proceeding to the attention of the former owners of record and to any other persons who might be interested in the property or the redemption of it.

Q. What legal actions did you take?

A. I caused the Somerset County records to be examined and prepared and filed the Bill of Complaint in these proceedings together with an affidavit of search signed by Russell Powell, Jr. and Robert Powell. I now affirm the contents of that affidavit as a part of this testimony. I also caused to be published the order of publication herein as appears by the printer's certificate heretofore filed in this proceeding and caused subpoenas to be issued and served upon those property owners subject to process.

Q. Since the filing of the suit, the issuance of subpoenas and the publication of the order of publication, have there been any changes in the status of the property mentioned in the Bill of Complaint?

A. I can confirm the testimony of Mr. Philip R. Mahan, County Treasurer, filed in these proceedings. There have been no changes in the property described in paragraph 1 in the Bill of Complaint. As Mr. Mahan stated, all costs and interest levied by his office against this property have been paid in full by Russell Powell, Jr. and Robert Powell.

Q. Has any offer been made to you to redeem the property described in paragraph 1 of the Bill of Complaint?

A. No person has made any offer to me to redeem the property to which you refer nor has anyone disclosed to me any intention to redeem it. In fact, the respondents named have filed an Answer to the Bill of Complaint alleging they have no objection to the relief prayed in the Bill of Complaint.

THOMAS S. SIMPKINS
ATTORNEY AT LAW
81 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1600

Q. Do you know of any reason why the sale of this property should not be ratified by this Court?

A. No.

COURT QUESTION.
Nothing further.

Thomas S. Simpkins

There being no further witnesses to be examined and at the suggestion of the Attorney for the complainants, I then and there closed these depositions. I certify that I did not deem it necessary to cross-examine the witnesses and that there were no irregularities or unusual circumstances in the taking of the testimony or in the manner in which the proceedings were conducted. I further certify that the examiner's cost was paid by the Complainants.

As Witness my hand and seal.

Jean Taylor
Jean Taylor
Special Examiner

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853

TELEPHONE 651-1400

ROBERT POWELL and RUSSELL POWELL, JR.	:	NO. 11,713 CHANCERY
Complainants	:	IN THE CIRCUIT COURT FOR
vs.		
	:	SOMERSET COUNTY, MARYLAND
LOGAN C. WIDDOWSON and DONALD INSLEY		
	:	
Respondents		

: : : :

ORDER

Upon the foregoing Petition of Robert Powell and Russell Powell, Jr. to foreclose the equity of redemption of Logan C. Widdowson and Donald Insley, all requirements of Article 81, Sections 70-126, having been satisfied, it is hereby

ORDERED by the Circuit Court for Somerset County, Maryland, that the equity of redemption of Logan C. Widdowson and Donald Insley be and is foreclosed; and it is further

ORDERED that, upon delivery of the sum of $1,289.13, together with all taxes, interest and penalties accruing thereon after the date of sale, the Collector of Taxes for Somerset County be and hereby is directed to execute a deed to Robert Powell and Russell Powell, Jr. to all that 0.50 acre lot on Palmetto Road, Old School House lot, East Princess Anne Election District, Somerset County, Maryland, east of Princess Anne, bearing County Tax Map #10-22-83, Liber 297, folio 653 in the Land Records of Somerset County, Maryland; and it is further

ORDERED that the Supervisor of Assessments enroll Robert Powell and Russell Powell, Jr. as the owners of the property in fee simple.

R. E. Lowry
JUDGE 5-4-84

cc: Philip Mahan, Treasurer, Princess Anne, Maryland
Robert Powell, Rt. 2, Box 206, Princess Anne, Md.
Russell Powell, Jr., Rt. 2, Box 206, Princess Anne, Md.
Logan C. Widdowson, 47 N. Somerset Ave., Princess Anne, Md.
Donald Insley, Princess Anne, Md. 21853

THOMAS S. SIMPKINS
ATTORNEY AT LAW
31 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

LOGAN C. WIDDOWSON
ATTORNEY AT LAW

ASSOCIATES
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.

NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
TELEPHONE: 651-3500

May 17, 1984

Philip R. Mahan
Somerset County Treasurer
Court House
Princess Anne, Maryland 21853

Re: Chancery No. 11,713
Powell vs. Widdowson
and Insley

Dear Phil:

Pursuant to Article 81 Sec. 76(a) (4) (i), I am requesting that you pay over to Don Insley and myself the balance of the proceeds from the sale of the above-captioned property to Robert Powell and Russell Powell, Jr.

To the best of my knowledge there is absolutely no dispute with regards to the payment of the balance of monies and under the above quoted section I feel we are entitled to receive the same.

Regards,

Logan C. Widdowson

LCW/gjb
cc: Thomas Simpkins, Esquire
cc: Don Insley
cc: I. Theodore Phoebus

FEB 21 1985
End.

Thomas S. Simpkins	:	NO. CHANCERY 11,715
vs.	:	IN THE CIRCUIT COURT FOR
Theodore B. Reid and Dorothy E. Cantwell et al.	:	SOMERSET COUNTY, MARYLAND
	:	

: : : : : :

MR. CLERK:

Please file the within Bill of Complaint, Affidavit, Certificate of Sale and issue subpoenas for all party defendants named in said bill who are residents of this state and issue an Order of Publication as prescribed by Sections 106 and 107 of Article 81 of the Annotated Code of Maryland.

Thomas S. Simpkins
P.O. Box 207
Princess Anne, Md. 21853
651-1400

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

BOOK 049 PAGE 658

Thomas S. Simpkins	:	CHANCERY NO. 11,715
vs.	:	IN THE CIRCUIT COURT FOR
	:	SOMERSET COUNTY, MARYLAND

Theodore B. Reid and Dorothy E. Cantwell and all persons having, or claiming to have, any interest in certain property in West Princess Anne Election District, Somerset County, Maryland, described as follows: All that lot 120 feet by 420 feet on north side of Deal Island Road, west of Princess Anne, bearing County Tax Map #15-15-221, Liber 294, folio 94; and assessed to Theodore B. Reid and Dorothy E. Cantwell, and whose last known address is 4702 Frankford Ave., Baltimore, Maryland 21206.

* *

BILL OF COMPLAINT

TOTHE HONORABLE, THE JUDGE OF SAID COURT:

Your complainant, Thomas S. Simpkins, pro se, files this Bill of Complaint to Foreclose Certain Rights of Redemption as provided by Article 81, Section 97, et seq. of the Annotated Code of Maryland, and in support thereof, says:

1. That on the 16th day of November 1982, there was issued to Thomas S. Simpkins, whose address is 51 N. Somerset Avenue, Princess Anne, Md. 21853, by Carlos Bozman, Collector of Taxes of the State of Maryland and Treasurer of Somerset County and Collector of State and County taxes therein the following certificate of sale, to wit:

A certificate showing payment by the said Thomas S. Simpkins unto the said Treasurer and Collector the sum of $148.48 for which he had issued a certificate of tax sale showing sale to the said Thomas S. Simpkins on said 16th day of November 1982 of the following real estate, namely: "All that lot 120 feet by 420 feet on north side of Deal Island Road, west of Princess Anne, bearing County Tax Map #15-15-221, Liber 294, folio 94; located in West Princess Anne Election District."

2. That the said certificate of sale is attached to this Bill of Complaint as a part hereof.

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 307
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

3. That said property has not been redeemed by any parties in interest, although more than one year from the date of sale has expired.

4. That your complainant has caused the land and testamentary records of Somerset County to be examined, affidavit of which is attached hereto, and your complainant alleges and avers that the said Theodore B. Reid and Dorothy E. Cantwell nevery conveyed away of record the said real estate standing in their respective names and that there are no liens or encumbrances of record against the same.

5. That the amount necessary to redeem the said property is the amount shown on the respective certificateaforesaid and Court costs, and reasonable attorney's fees.

WHEREFORE, your complainant prays your Honor:

(A) That summons be issued for the said named respondents.

(B) That your Honor may grant unto your complainant the Order of Publication directed to said named respondents, if living and absent from the jurisdiction, and all persons having or claiming to have any interest in the aforesaid property.

(C) That this Honorable Court may pass a final decree as provided in Article 81, §112 foreclosing all rights of redemption of the respondents and of any of them in and to any and all of the real estate of which they are assessed.

(D) And further direct the Collector of Taxes for the State of Maryland and for Somerset County to execute a deed to the complainants as provided in Section 115 of Article 81.

(E) That your complainants may have such other and further relief as his case may require.

AND, AS IN DUTY BOUND, ETC.

Thomas S. Simpkins (SEAL)

THOMAS S. SIMPKINS
ATTORNEY AT LAW
81 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

STATE OF MARYLAND, COUNTY OF SOMERSET:

I hereby certify that on this 25th day of January 1984, before me, the subscriber, a notary public in and for the state and county aforesaid, personally appeared Thomas S. Simpkins, and he acknowledged the foregoing Bill of Complaint to be his act and deed and that the matters and facts as set forth therein are true and correct to the best of his knowledge, information and belief.

As Witness my hand and Notarial Seal.

Jean Taylor
Notary Public

THOMAS S. SIMPKINS
ATTORNEY AT LAW
31 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853

TELEPHONE 651-1400

AFFIDAVIT

STATE OF MARYLAND, COUNTY OF SOMERSET, SS:

I hereby certify that on this 17th day of January 1984, before me, the subscriber, a notary public in and for the state and county aforesaid, personally appeared Thomas S. Simpkins, of Princess Anne, Maryland, personally known to me and duly sworn, deposes and says:

1. That he is a member of the Bar of the State of Maryland, and has been practicing his profession in Somerset County, Maryland, for more than twenty years prior to this date, and that he has made an examination of the public records of Somerset County in regard to the following property:

"All that lot 120 feet by 420 feet on north side of Deal Island Road, west of Princess Anne, bearing County Tax Map #15-15-221, Liber 294, folio 94, located in West Princess Anne Election District, and containing one acre, more or less," and assessed to Theodore B. Reid and Dorothy E. Cantwell.

And found no conveyances by or liens against any of the parties mentioned, and that he has made an examination of the Chancery records of Somerset County and has found no Chancery proceedings involving the land described in these proceedings and that he has examined the Testamentary Records of Somerset County with regard to each of the aforesaid parties and has found no proceedings therein regarding either of them.

Thomas S. Simpkins (SEAL)

THOMAS S. SIMPKINS
ATTORNEY AT LAW
31 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

Jean Taylor
Notary Public

500-6/65

BOOK 049 PAGE 662

CERTIFICATE OF SALE

I, Carlos Bozman, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on November 16, 1982 I sold to Thomas S. Simpkins at public auction for the sum of $ 500.00 , of which $ 148.48 has been paid, the property in Somerset County, described as follows:

All that lot 120 feet by 420 feet on north side of Deal Island Road, west of Princess Anne, bearing County Tax Map #15-15-221, Liber 294, folio 94; located in West Princess Anne Election District

and assessed to Theodore B. Reid and Dorothy E. Cantwell
The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price, together with interest thereon at the rate of 6% per annum from the date of payment to the date of redemption, together with all other amounts specified by Chapter 761 of the Acts of 1943, and acts amendatory thereof. The balance due on account of the purchase price and all taxes, together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After Nov. 17, 1983 a proceeding can be brought to foreclose all rights of redemption in the property. This certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

Witness my hand and seal, this 16th day of November, 1982

Carlos Bozman, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on November 16, 1982 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Carlos Bozman, and he acknowledged the foregoing certificate of sale to be his act and deed, and I witnessed the execution of the same.

Witness my hand and Notarial Seal.

Gertrude H. Bozman
Notary Public

WRIT OF SUBPOENA: No. 11,715 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO Theodore B. Reid
4702 Frankford Ave.
Baltimore, Maryland 21206

Dorothy E Cantwell
4702 Frankford Ave.
Baltimore, Maryland 21206

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of March next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Thomas S. Simpkins
51 N. Somerset Avenue
Princess Anne, Maryland 21853

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 26th day of January, 19 84.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 27th day of March, 19 84. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

BOOK 049 PAGE 663

Thomas S. Simpkins
Name
51 N. Somerset Avenue
P.O. Box 207
Princess Anne, Maryland 21853
Address

N. Theodore Phoebus
Clerk

THOMAS S. SIMPKINS
Attorney at Law
Princess Anne, Md. 21853

BOOK 049 PAGE 664

Thomas S. Simpkins : NO. 11,715 CHANCERY

vs. : IN THE CIRCUIT COURT FOR

: SOMERSET COUNTY, MARYLAND

Theodore B. Reid and Dorothy E. Campbell and all persons having, or claiming to have, any interest in certain property in West Princess Anne Election District, Somerset County, Maryland, described as follows: All that lot 120 feet by 420 feet on north side of Deal Island Road, west of Princess Anne, bearing County Tax Map #15-15-221, Liber 294, folio 94; and assessed to Theodore B. Reid and Dorothy E. Cantwell and whose last known address 4702 Frankford Ave., Baltimore, Maryland 21206.

* *

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Somerset County, Maryland, sold by Carlos Bozman, Collector of Taxes for Somerset County and the State of Maryland, to the complaint in this proceeding: "All that lot 120 feet by 420 feet on north side of Deal Island Road, west of Princess Anne, bearing County Tax Map #15-15-221, Liber 294, folio 94; located in West Princess Anne Election District" and assessed to Theodore B. Reid and Dorothy E. Cantwell.

The Bill states, among other things, that the amounts necessary for redemption have not been paid although more than a year and a day from the date of said sale, being November 16, 1982, has expired; IT IS thereupon this 26th day of January 1984, by the Circuit Court for Somerset County, Maryland, ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in said Somerset County, once a week for three successive weeks before the 20th day of February 1984, warning all persons interested in said property to be and appear in this Court by

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

the 27th day of March 1984, and redeem the property and answer the Bill or thereafter a Final Decree will be rendered foreclosing all rights of redemption in said property and vesting in the complainant a title free and clear of all encumbrances.

JUDGE

THOMAS S. SIMPKINS
ATTORNEY AT LAW
81 N. SOMERSET AVE.
P.O. BOX 307
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

BOOK 049 PAGE 666

Thomas S. Simpkins	:	CHANCERY NO. 11,715
Complainant	:	IN THE CIRCUIT COURT FOR
vs.	:	SOMERSET COUNTY, MARYLAND

Theodore B. Reid and Dorothy E. Cantwell and all persons having, or claiming to have any interest in certain property in West Princess Anne Election District, Somerset County, Maryland, described as follows: All that lot 120 feet by 420 feet on north side of Deal Island Road, west of Princess Anne, bearing County Tax Map No. 15-15-221, Liber 294, folio 94; and assessed to Theodore B. Reid and Dorothy E. Cantwell and whose last known address was 4702 Frankford Ave., Baltimore, Md. 21206

: : : : : : :

AFFIDAVIT OF SERVICE

STATE OF MARYLAND, COUNTY OF SOMERSET:

I hereby certify that on this 29th day of February 1984, before me, the subscriber, a notary public in and for the state and county aforesaid, personally appeared Thomas S. Simpkins, and he did depose and say:

1. That he is the complainant in these proceedings.

2. That he did hand deliver a copy of these proceedings unto Philip Mahan, Collector of Taxes for Somerset County, Maryland on the 29th day of February 1984.

As Witness my hand and Notarial Seal.

Thomas S. Simpkins, Affiant

Jean Taylor
Notary Public

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 307
PRINCESS ANNE, MD. 21853

TELEPHONE 651-1400

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the the enclosed notice has been published one week, Feb 2, 19 84. in the said Marylander and Herald, aforementioned.

Attest: Elizabett Bolden

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Printer's Fee: $48.13

S05409 - Simpkins vs Reid & Cantwell

THOMAS S. SIMPKINS
Attorney at Law
Princess Anne, Md. 21853

NO. 11,715 CHANCERY
IN THE CIRCUIT COURT FOR
SOMERSET COUNTY, MARYLAND

Thomas S. Simpkins

vs.

Theordore B. Reid and Dorothy E. Campbell and all persons having, or claiming to have any interest in certain property in West Princess Anne Election District, Somerset County, Maryland, described as follows: All that lot 120 feet by 420 feet on north side of Deal Island Road, west of Princess Anne, bearing County Tax Map #15-15-221, Liber 294, folio 94; and assessed to Theodore B. Reid and Dorothy E. Cantwell and whose last known address 4702 Frankford Ave., Baltimore, Maryland 21206.

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Somerset County, Maryland, sold by Carlos Bozman, Collector of Taxes for Somerset County and the State of Maryland, to the complaint in this proceeding: "All that lot 120 feet by 420 feet north side of Deal Island Road, west of Princess Anne, bearing County Tax Map #15-15-221, Liber 294, folio 94; located in West Princess Anne Election District" and assessed to Theodore B. Ried and Dorothy E. Cantwell.

The Bill states, among other things, that the amounts necessary for redemption have not been paid although more than a year and a day from the date of said sale, being November 16, 1982, has expired; IT IS thereupon this 20th day of January 1984, by the Circuit Court for Somerset County, Maryland, ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in said Somerset County, once a week for the successive weeks before the 20th day of February 1984, warning all persons interested in said property to be and appear in this court by the 27th day of March 1984, and redeem the property and answer the Bill or thereafter a Final Decree will be rendered foreclosing all rights of redemption in said property and vesting in the complainant a title free and clear of all encumbrances.

R.D. Horsey, Judge

MH-80-2/2-3t

True Copy Test:
I. Theodore Phoebus, Clerk

BOOK 049 PAGE 068

Thomas S. Simpkins	:	NO. 11,715 CHANCERY
Complainant	:	IN THE CIRCUIT COURT FOR
vs.	:	SOMERSET COUNTY, MARYLAND

Theodore B. Reide and Dorothy E. Cantwell and all persons having or claiming to have any interest in certain property in West Princess Anne Election District, Somerset County, Maryland, described as follows: All that lot 120 feet by 420 feet on north side of Deal Island Road, west of Princess Anne, bearing County Tax Map No. 15-15-221, Liber 294, folio 94; and assessed to Theodore B. Reid and Dorothy E. Cantwell and whose last known address was 4702 Frankford Ave., Baltimore, Md. 21206.

: : : : :

PETITION FOR DECREE PRO CONFESSO

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Petition of Thomas S. Simpkins, pro se, respectfully represents that the Order of Publication heretofore passed in this cause has been duly published according to the terms thereof and that the time for appearing to and answering the Bill of Complaint has elapsed but that the respondents have neither appeared to nor answered the same.

Wherefore, your petitioner prays this Court to pass a Decree Pro Confesso against the non-answering respondents named herein and request an Order to take testimony in said cause.

Thomas S. Simpkins.

ORDER OF COURT

It appearing from the proceedings in the above cause that the respondents therein have been duly notified by publication to appear to the Bill of Complaint filed against them and have failed to appear or file an answer thereto; IT IS thereupon this 9th day of April 1984, by the Circuit Court for Somerset County, Maryland, in Equity, ORDERED, ADJUDGED AND DECREED that

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 507
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

the Bill of Complaint in this cause be and the same is hereby taken pro confesso against the respondents; and it is further ordered that testimony be taken before an Examiner in this Court.

JUDGE

BOOK 049 PAGE 669

THOMAS S. SIMPKINS
ATTORNEY AT LAW
31 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

BOOK 049 PAGE 670

Thomas S. Simpkins Complainant	:	No. 11,715 Chancery Case
	:	In the Circuit Court for
vs.	:	Somerset County
Theodore B. Reide and Dorothy E. Cantwell, etc.	:	State of Maryland
	:	DATE: April 9, 1984
	:	
	:	
	:	

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Dorothy E. Cantwell

4702 Frankford Ave.

Baltimore, Maryland 21206

In accordance with Maryland Rules of Procedure, you are notified that a ~~Judgment by default~~/decree pro confesso/ ~~Decree~~ was entered against you in the above entitled case on April 9, 1984.

If you wish to take exception to this ~~Judgment~~/Decree~~by default~~, you have thirty days from the date of the ~~Judgment~~/Decree within which to do so.

I. Theodore Phoebus

I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

Thomas S. Simpkins
Complainant

vs.

Theodore B. Reide and
Dorothy E. Cantwell, etc.

: No. 11,715 Chancery Case

: In the Circuit Court for

: Somerset County

: State of Maryland

: DATE: April 9, 1984

:

:

:

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Theodore B. Reide

4702 Frankford Ave.

Baltimore, Md. 21206

In accordance with Maryland Rules of Procedure, you are notified that a XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX/decree pro confesso/ XXXXXXXXXXXXXX was entered against you in the above entitled case on April 9, 1984.

If you wish to take exception to this XXXXXXXX/DecreeXXXXXXXXXX, you have thirty days from the date of the XXXXXXXX/Decree within which to do so.

I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

BOOK 049 PAGE 671

BOOK 049 PAGE 672

Thomas S. Simpkins	:	NO. 11,715 CHANCERY
Complainant	:	IN THE CIRCUIT COURT FOR
vs.	:	SOMERSET COUNTY
Theodore B. Reid and Dorothy E. Cantwell	:	STATE OF MARYLAND
	:	

: : : : :

TESTIMONY

In this cause, testimony having to be taken to support the allegations of the Bill of Complaint, I, Logan C. Widdowson, of Princess Anne, Maryland, in Equity, Standing Examiner in this Court for Somerset County, Maryland, in Equity, duly appointed, sworn, etc., do hereby certify that on this 11th day of June 1984, in Princess Anne, Maryland, I did take the following testimony, to wit:

EXAMINATION OF PHILIP R. MAHAN, Esq.

Philip R. Mahan, a witness of lawful age produced on behalf of the complainant, being duly sworn, deposes and says:

Q. Please state your name, residence and occupation.

A. I am Philip R. Mahan, and I live in Somerset County, Maryland, and I am the duly elected and qualified Treasurer of Somerset County, and as such collect the State and County taxes for said Somerset County.

Q. Mr. Mahan, I hand you a certain document previously filed in this proceeding and ask if you can identify it.

A. Yes, this document is a certificate of sale issued by Carlos Bozman, former County Treasurer, to Thomas S. Simpkins as the purchaser at a tax sale held by Mr. Bozman in his official capacity on November 16, 1982.

Q. Will you please identify the certificate more specifically?

A. Yes, I am now testifying in reference to the certificate of sale dated November 16, 1982, signed by Carlos Bozman, as Collector, and notarized on November 16, 1982 by Gertrude H. Bozman, Notary Public. The certificate relates to the property assessed to Theodore B. Reid and Dorothy E. Cantwell, referred to in the bill of complaint in paragraph 1. The certificate cites a sale to Thomas S. Simpkins on November 16, 1982 in the sum of $500.00.

THOMAS S. SIMPKINS
ATTORNEY AT LAW
81 N. SOMERSET AVE.
P.O. BOX 807
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

Q. Before the property was offered for sale at public auction for delinquent taxes, did you or your deputies receive due notice of assessment of this property and tax bills for it for the years for which they were sold, and did you or your deputies comply with all the prerequisites of law pertaining to the tax sale?

A. Yes. The property was assessed, the bill was received and my deputies and Mr. Bozman complied with all the prerequisites of law in advertizing and holding the tax sale.

Q. With reference to the property which you have set forth in your testimony, have you received any notice of redemption of this property, any notice of intent to redeem it, of any offer for payment on account of such redemption from any person or persons?

A. None.

Q. Since the date of the tax sale and the filing of the Bill of Complaint, has the purchaser, Thomas S. Simpkins, made any further payments to you in your official capacity?

A. Yes, I wish to file as an exhibit a statement issued by my office showing that Thomas S. Simpkins paid a total of $351.52 representing the total balance due on the bid or purchase price of the property. This figure represents the total difference between the amount bid and the amount paid on November 16, 1982.

Q. Does Thomas S. Simpkins owe anything further to your office on account of this property?

A. No, as to this property, Thomas S. Simpkins has paid all charges made by my office.

Q. Do you in your official capacity know of any reason why the sale of this property to Thomas S.Simpkins should not be ratified by this Court or do you have any objections to such ratification?

A. I know of no reason why the sale should not be ratified and I have no objection to its ratification.

COURT QUESTION:
Nothing further.

Philip R. Mahan
Philip R. Mahan

THOMAS S. SIMPKINS
ATTORNEY AT LAW
81 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

EXAMINATION OF THOMAS S. SIMPKINS:

Thomas S. Simpkins, a witness of lawful age, testifying on his own behalf, being duly sworn, deposes and says:

Q. Please give your name, residence and occupation.

A. I am Thomas S. Simpkins, I live in Somerset County, Maryland and am an attorney at law, practicing law in the State of Maryland, County of Somerset.

Q. Will you please state your connection with this proceeding?

A. I am the complainant herein and the purchaser of the property in these proceedings.

Q. What legal actions did you take?

A. I caused the Somerset County records to be examined and prepared and filed the Bill of Complaint in this proceeding together with an affidavit of search signed by myself. I now affirm the contents of that affidavit as a part of this testimony. I also caused to be published the Order of Publication herein as appears by the printer's certificate heretofore filed in this proceeding and caused subpoenas to be issued and served upon those property owners subject to process.

Q. Since the filing of the suit, the issuance of subpoenas and the publication of the order of publication, have there been any changes in the status of the property mentioned in the Bill of Complaint?

A. I can confirm the testimony of Philip R. Mahan, County Treasurer, filed in these proceedings. There have been no changes in the property described in paragraph 1 of the Bill of Complaint. As Mr. Mahan stated, all costs and interest levied by his office against this property have been paid in full by me.

Q. Has any offer been made to you to redeem the property described in paragraph 1 of the Bill of Complaint?

A. No person has made any offer to me to redeem the property to which you refer not has anyone disclosed to me any intention to redeem it.

A. Do you know of any reason why the sale of this property should not be ratified by this Court?

A. No.

COURT QUESTION
Nothing further.

Thomas S. Simpkins

THOMAS S. SIMPKINS
ATTORNEY AT LAW
31 N. SOMERSET AVE.
P.O. BOX 507
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

There being no further witnesses to be examined, I then and there closed these depositions. I certify that I did not deem it necessary to cross-examine the witnesses and that there were no irregularities or unusual circumstances in the taking of the testimony or in the manner in which the proceedings were conducted. I further certify that the examiner's cost was paid by the complainant.

As Witness my hand and seal.

Logan C. Widdowson
Examiner in Chancery

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

BOOK 049 PAGE 675

FILED
JUN 15 1 58 PM '84

BOOK 049 PAGE 676

Thomas S. Simpkins	:	NO. 11,715 CHANCERY
Complainant	:	IN THE CIRCUIT COURT FOR
vs.	:	SOMERSET COUNTY, MARYLAND
Theodore B. Reid and Dorothy E. Cantwell	:	
	:	

: : : : :

ORDER

UPON the aforegoing Petition of Thomas S. Simpkins to foreclose the equity of redemption of Theodore B. Reid and Dorothy E. Cantwell, all requirements of Article 81, Sections 70-126, having been satisified, IT IS hereby

ORDERED by the Circuit Court for Somerset County, Maryland, that the equity of redemption of Theodore B. Reid and Dorothy E. Cantwell BE and IS foreclosed, and IT IS FURTHER

ORDERED that, upon satisfaction of the monies due thereon, the Collector of Taxes for Somerset County BE and Hereby IS directed to execute a deed to Thomas S. Simpkins to all that 120 feet by 420 feet on north side of Deal Island Road, west of Princess Anne, bearing County Tax Map #15-15-221, Liber 294, folio 94; located in West Princess Anne Election District, Somerset County, Maryland; and IT IS further

ORDERED that the Supervisor of Assessments enroll the said Thomas S. Simpkins as the owner of the property in fee simple.

R. S. Horsey
JUDGE

June 22, 1984

cc: Philip Mahan, Treasurer
Theodore B. Reid
Dorothy E. Cantwell

THOMAS S. SIMPKINS
ATTORNEY AT LAW
51 N. SOMERSET AVE.
P.O. BOX 207
PRINCESS ANNE, MD. 21853
TELEPHONE 651-1400

FILED
JUN 22 3 04 PM '84
RECORDED IN
LIBER
FOLIO
THE CIRCUIT COURT
SOMERSET COUNTY
BY

June 22, 1984
DATE

I hereby acknowledge Receipt of a Certified copy of Decree filed in the case of Thomas S. Simpkins v. Theodore B. Reid and Dorothy E. Cantwell being Chancery Case No. 11,715.

Philip R. Mahan
Philip R. Mahan, Treasurer

Robert L. Lankford
Robert L. Lankford, Assessor

FEB 21 1985
Eld.

BOOK 049 PAGE 677

BOOK 049 PAGE 678

FEB 10-84 B 329309D*****10.00
FEB 10-84 B 329308D*****60.00

R. SCOTT DAVIS and CATHERINE A. STEVENS Substitute Trustees for Mercantile Mortgage Corporation Two Hopkins Plaza Baltimore, Maryland 21201 Plaintiffs v. FULTON I. KRACKE Box 15, Cemetery Lane Chance, Maryland 21816 and CAROLYN R. KRACKE Box 15, Cemetery Lane Chance, Maryland 21816 Defendants	*	IN THE CIRCUIT COURT FOR SOMERSET COUNTY Equity No. 11,735

****

ORDER TO DOCKET

MR. CLERK:

Please docket the above-entitled case and file among the papers the following documents:

1. Original Deed of Trust from FULTON I. KRACKE and CAROLYN R. KRACKE, his wife, to ROBERT E. VOELKEL, JR. and JACKSON F. CRONK, Trustees for Mercantile Mortgage Corporation, dated July 11, 1980 and recorded among the Land Records of Somerset County in Liber 322, folio 761, marked "Plaintiff's Exhibit A."

2. Original Deed of Trust Note from FULTON I. KRACKE and CAROLYN R. KRACKE, his wife dated July 11, 1980 and marked "Plaintiff's Exhibit B."

3. Deed of Appointment of Substitute Trustees marked "Plaintiff's Exhibit C."

4. Military Affidavit.

5. Statement of Debt.

Catherine A. Stevens
Substitute Trustee
8651 Baltimore National Pike
Ellicott City, Maryland 21043
(301) 461-2600

R. SCOTT DAVIS , et al.	*	IN THE
Plaintiffs	*	CIRCUIT COURT
v.	*	FOR
FULTON I. KRACKE and CAROLYN R. KRACKE	*	SOMERSET COUNTY
Defendant	*	Equity No. 11,735

* * * * * * * * *

MILITARY AFFIDAVIT

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY that before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared, this 7th day of February, 1984 Thomas A. Walsh, Vice President of Mercantile Mortgage Corporation, a body corporate, and made oath in due form of law that to the best of his personal knowledge, information and belief:

1. Said Defendant(s) ~~is~~/are not in the military service of the United States.

2. Said Defendant(s) ~~is~~/are not in the military service of any nation allied with the United States.

3. Said Defendant(s) ~~has~~/have not been ordered to report for induction under the Selective Training and Service Act of 1940, as amended.

4. Said Defendant(s) ~~is~~/are not a member of the Enlisted Reserve Corps, who ~~has~~/have been ordered to report for military service.

Thomas A. Walsh, Affiant
Vice President for Mercantile
Mortgage Corporation

SUBSCRIBED AND SWORN to before me, this 7th day of February, 1984

BOOK 049 PAGE 679

My Commission Expires: 7/1/86

Notary Public

BOOK 049 PAGE 680

R. SCOTT DAVIS , et al.	*	IN THE
Plaintiffs	*	CIRCUIT COURT
v.	*	FOR
	*	SOMERSET COUNTY
FULTON I. KRACKE and CAROLYN R. KRACKE	*	
Defendant		Equity No. 11,735
	*	

* * * * * * * * *

STATEMENT OF DEBT

The Statement of Debt by Mercantile Mortgage Corporation, Lender, under that Deed of Trust securing a Note from FULTON I. KRACKE and CAROLYN R. KRACKE to Mercantile Mortgage Corporation, which Deed of Trust is dated July 11, 1980 and recorded among the Land Records of Somerset County in Liber 322 folio 761.

	Principal due	$29,953.68
Plus	Interest due	2,321.62
Plus	Late charges due	102.48
Minus or	Escrow Balance	106.17
Plus	Escrow Deficit	
	TOTAL AMOUNT OWED AS OF 2/1/84	$32,371.61

Daily accrual of interest commencing 2/2/84 on unpaid principal is $9.43746

Lender claims additional late charges of $14.64 per month through the date of sale.

MERCANTILE MORTGAGE CORPORATION

By: Thomas A. Walsh
Vice President

STATE OF MARYLAND, CITY OF BALTIMORE, To Wit:

I HEREBY CERTIFY that on this 7th day of February, 1984 before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared Thomas A. Walsh, Vice President for Mercantile Mortgage Corporation, Plaintiff in the above-entitled cause, and made oath that to the best of his knowledge, information and belief the foregoing is a true statement of the amount of the claim under the Deed of Trust aforesaid, now remaining due and unpaid.

AS WITNESS my hand and Notarial Seal.

Patricia C. Brown
Notary Public

My Commission Expires: 7/1/86

Plaintiff's Exhibit B

This form is used in connection with deeds of trust insured under the one- to four-family provisions of the National Housing Act.

DEED OF TRUST NOTE

MMC # 09032319

FHA CASE NO.
241 091087 221

$ 30,350.00 Salisbury, Maryland, July 11 , 1980 .

FOR VALUE RECEIVED, the undersigned promise(s) to pay to MERCANTILE MORTGAGE CORPORATION, a Maryland corporation, ----------

THIRTY THOUSAND THREE HUNDRED FIFTY and 00/100ths ---------- or order, the principal sum of Dollars ($ 30,350.00 ------),

with interest from date at the rate of eleven and one-half ---------- per centum (-------11.50 %), per annum on the unpaid balance until paid. The said principal and interest shall be payable at the office of

Mercantile Mortgage Corporation ----------, P. O. Box 17027 in Baltimore, MD 21203, ----------

, or at such other place as the holder hereof may designate in writing, in monthly installments of Three Hundred

and 77/100ths ----------Dollars ($ 300.77 -------),

commencing on the first day of September ---------- , 1980 , and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not

sooner paid, shall be due and payable on the first day of August, 2010.

If default be made in the payment of any installments under this Note, and if the default is not made good prior to the due date of the next such installment, the entire principal sum and accrued interest shall at once become due and payable without notice at the option of the holder of this Note. Failure to exercise this option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

Presentment, protest, and notice are hereby waived.

Fulton I. Kracke
FULTON I. KRACKE

Carolyn R. Kracke
CAROLYN R. KRACKE

THIS IS TO CERTIFY that this is the Note described and secured by a Deed of Trust, of even date herewith and in the same amount as therein stated to Robert E. Voelkel, Jr., and Jackson F. Cronk, Trustees, on real property located in Somerset County, State of Maryland, known as Box 15, Cemetery Road, Chance, MD 21816. DATED this 11th day of July, 1980.

My Commission Expires: 7/1/82

Linda L. Elliott NOTARY PUBLIC

LINDA L. ELLIOTT NOTARY PUBLIC WICOMICO CO., MD.

BOOK 049 PAGE 681

R. SCOTT DAVIS and CATHERINE A. STEVENS Substitute Trustees for Mercantile Mortgage Corporation Two Hopkins Plaza Baltimore, MD 21201	:	NO. 11735 CHANCERY BOOK 049 PAGE 682
	:	IN THE CIRCUIT COURT
Plaintiffs	:	
v.	:	FOR SOMERSET COUNTY
FULTON I. KRACKE and CAROLYN R. KRACKE Box 15, Cemetery Lane Chance, Maryland 21826	:	STATE OF MARYLAND

* * * \

4. That Peninsula General Hospital Medical Center is entitled to the proceeds of such foreclosure after the lien of the trustees is satisfied.

5. Attached hereto is a worksheet indicating the amount currently due, being $1,029.88.

WHEREFORE, Peninsula General Hospital Medical Center respectfully requests that this Court pass an order requiring payment of the lien of Peninsula General Hospital Medical Center if proceeds are available after payment of the costs of foreclosure plus the prior lien of R. Scott Davis and Catherine A. Stevens, substitute trustees.

David B. Douse, Esq.
Webb, Burnett, Duvall,
Jackson & Cornbrooks
115 Broad St., P.O. Box 910
Salisbury, Maryland 21801
(301) 742-3176

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of March, 1984, a copy of the aforegoing was mailed by regular U.S. Mail, postage prepaid to Catherine A. Stevens, Reese And Carney, 8651 Baltimore National Pike, Ellicott City, MD 21043 and to Fulton I. Kracke and Carolyn R. Kracke, Box 15, Cemetery Lane, Chance, Maryland 21826

David B. Douse, Esq.

BOOK 049 PAGE 683

R. Scott Davis and
Catherine A. Stevens

v.

Fulton I. Kracke and
Carolyn R. Kracke

WORKSHEET

Original amount of Principal Balance	$2,845.50
Interest from May 24, 1982, through March 9, 1984	511.41
Court Costs	71.00
	3,427.91
Less Payment-March 9, 1984	2,400.00
Principal Balance	1,027.91
Interest from March 10, 1984 through March 16, 1984	1.97
Total Due as of March 16, 1984	$1,029.88

* $.28 will be added to the remaining balance each day thereafter.

R. SCOTT DAVIS and CATHERINE A. STEVENS Substitute Trustees for Mercantile Mortgage Corporation Two Hopkins Plaza Baltimore, MD 21201	:	NO. 11735 CHANCERY
	:	IN THE CIRCUIT COURT
Plaintiffs	:	
v.	:	FOR SOMERSET COUNTY
FULTON I. KRACKE and CAROLYN R. KRACKE Box 15, Cemetery Lane Chance, Maryland 21826	:	STATE OF MARYLAND

* * * * * * * * * * * * * * * *

ORDER

Upon review of the aforegoing Motion for Payment of Proceeds, it is this 20th day of March 1984 ordered that Peninsula General Hospital Medical Center be paid any surplus proceeds, to the extent of its lien from the sale of the Kracke property foreclosed upon herein to the extent that such proceeds exceed the costs of such foreclosure and the prior lien in favor of R. Scott Davis and Catherine A. Stevens, substitute trustees.

Lloyd L. Simpkins
JUDGE

BOOK 049 PAGE 685

LAW OFFICES
WEBB, BURNETT,
DUVALL, JACKSON
AND CORNBROOKS
P. O. BOX 910
SALISBURY, MARYLAND
AREA CODE 301
TELEPHONE 742-3176

EQ.#11,735

Maryland

Western Surety Company

BOOK 049 PAGE 686

TRUSTEES, MORTGAGEES, ATTORNEYS OR FORECLOSURE BOND

KNOW ALL MEN BY THESE PRESENTS: BOND No. 60026674

That we, R. Scott Davis & Catherine A. Stevens, as Principal, and the WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, as Surety, authorized to do business in the State of Maryland, are held and firmly bound in the sum of Thirty Five Thousand ($ 35,000.00) DOLLARS,
(NOT VALID IF FILLED IN FOR MORE THAN $500,000.00)
to be paid to the said State of Maryland or its certain Attorney, to which payment well and truly to be made, we bind ourselves and our legal representatives, jointly and severally, by these presents.

Sealed with our seals and dated this 2 day of March, 1984.

WHEREAS, the above bounden R. Scott Davis & Catherine A. Stevens by virtue of the power contained in a mortgage from Fulton I. Kracke & Carolyn R. Kracke, his wife to Mercantile Mortgage Corporation

bearing date the 11 day of July, 1980 and recorded among the mortgage records of Somerset County, Maryland

in Liber 322/761 No. _____ Folio _____

and R. Scott Davis & Catherine A. Stevens
is about to sell the land and premises described in said mortgage, default having been made in the payment of the money as specified, and in the conditions and covenants therein contained.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That if the above bounden R. Scott Davis & Catherine A. Stevens

do and shall well and truly and faithfully perform the trust reposed in them under the mortgage aforesaid, and shall abide by and fulfill any order or decree which shall be made by any Court of Equity in relation to the sale of said mortgaged property, or the proceeds thereof, then the above obligation to be void, otherwise to be and remain in full force and virtue in law.

Signed, Sealed and delivered in the presence of

As to Principal

Patricia L. Brown — Catherine A. Stevens

R. Scott Davis — Principal

As to Surety — Principal

J. Middleton

A. Vivian

WESTERN SURETY COMPANY

By Joe Kirby, President

Countersigned by Morris S. Berman, Maryland Resident Agent

Bond Approved and Filed as Per: J. Theodore Phoebus, clerk

FILED

MAR 20 10 15 AM '84

RECORDED IN LIBER NO. _____ FOLIO _____ J. THEODORE PHOEBUS, CLK. CT. BY _____ DEPUTY

1268—5-81

Bond Book 11 Page 342

R. SCOTT DAVIS, et al.	*	IN THE
Plaintiffs	*	CIRCUIT COURT
v.	*	FOR
FULTON I. KRACKE and CAROLYN R. KRACKE	*	SOMERSET COUNTY
Defendants	*	Equity No. 11,735
	*	

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

This Report of R. SCOTT DAVIS Substitute Trustee, filed in these proceedings to foreclose upon a Deed of Trust from FULTON I, KRACKE and CAROLYN R. KRACKE to ROBERT E. VOELKEL, JR. and JACKSON F. CRONK, Trustees, securing an indebtedness to MERCANTILE MORTGAGE CORPORATION R. SCOTT DAVIS and CATHERINE A. STEVENS having been appointed Substitute Trustees to make sale of the property therein mentioned in the event of default thereunder, respectfully shows:

That the said indebtedness being in default, having given bond with surety which was duly approved and having given the requisite notice of time, place, manner, and terms of sale by advertisement in The Marylander and Herald a newspaper printed and published in Somerset County, Maryland, R. Scott Davis did, pursuant to said notice of sale, attend in person at the Somerset County Court House, Princess Anne, Maryland 21853 on the 20th day of March, 1984, at 11:30 a.m. the time and place mentioned in said advertisement, and then and there, in the presence of a number of persons, did proceed to sell at public sale the property mentioned in the said Deed of Trust, to wit:

> ALL that tract or parcel of land situate, lying and being in Tangier Election District of Somerset County and State of Maryland and being located along and binding upon the Southerly line of Cemetery Road and having a frontage thereon of 157.94 feet and extending back therefrom along the Easterly line thereof for a distance of 571.65 feet, more or less, to the center of a ditch; and extending back therefrom along the Westerly line thereof for a distance of 590.08 feet, more or less, to the center of a ditch; and having a width in the rear of 142.84 feet; and containing 1.998 acres of land, more or less, and being more particularly shown and designated on a title and location survey for Fulton I. Kracke and Carolyn R. Kracke, prepared by P.J. Hannon Associates on June 10, 1980; the improvements thereon being known as Box 15, Cemetery Road, Chance, Maryland 21816.

Said property being sold to R. Scott Davis, agent for Mercantile Mortgage Corporation, the property was bought by Mercantile Mortgage Corporation as principals at and for the sum of Thirty Three Thousand Five Hundred and 00/100 Dollars ($33,500.00) being at that price then and there the highest bidder therefor.

The said purchaser has agreed to comply with the terms of sale. Affidavit of Auctioneer, Affidavit of Purchaser, Affidavit of Notice and Report of Sale are filed herewith, all of which are respectfully submitted.

AND, AS IN DUTY BOUND, etc.

R. Scott Davis
Substitute Trustee
8651 Baltimore National Pike
Ellicott City, Maryland 21043
(301) 461-2600

STATE OF MARYLAND, COUNTY OF SOMERSET, to wit:

I HEREBY CERTIFY that on this 20th day of March, 1984, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared R. Scott Davis and made oath in due form of law that the matters and facts set forth in the foregoing Report of Sale are true, as therein set forth, and that the sale was fairly made.

AS WITNESS, my hand and Notarial Seal.

Notary Public

My Commission Expires:

7/1/86

R. SCOTT DAVIS, et al.	*	IN THE
Plaintiffs	*	CIRCUIT COURT
v.	*	FOR
FULTON I. KRACKE, et al.	*	SOMERSET COUNTY
Defendants	*	Equity No. 11,735
	*	

AFFIDAVIT OF NOTICE

THIS IS TO CERTIFY that notice by certified mail, restricted delivery, return receipt requested, of the time, place and terms of sale was sent to the mortgagor(s) at his/her/their last known address, within the time specified by the Maryland Rules of Procedure.

Catherine A. Stevens
Catherine A. Stevens
Substitute Trustee
8651 Baltimore National Pike
Ellicott City, Maryland 21043
(301) 461-2600

Subscribed and sworn to before me this 13th day of March, 1984.

Patricia K. Brown
Notary Public

My Commission Expires:

7/1/86

BOOK 049 PAGE 689

R. SCOTT DAVIS, et al.	*	IN THE
Plaintiffs	*	CIRCUIT COURT
v.	*	FOR BOOK 049 PAGE 690
FULTON I. KRACKE, et al.	*	SOMERSET COUNTY
Defendants	*	Equity No. 11,735
	*	

AUCTIONEER'S AFFIDAVIT

I HEREBY CERTIFY that at the request of the Substitute Trustees appointed in the captioned proceedings that I offered the property described in the annexed advertisement of sale at public auction at the Somerset County Court House, Princess Anne, MD 21853 on the 20th day of March, 1984, at 11:30 a. m., and sold same to R. Scott Davis, agent for Mercantile Mortgage Corporation, the property was bought by Mercantile Mortgage Corporation as principals at and for the sum of Thirty Three Thousand Five Hundred and 00/100 Dollars ($33,500.00) said buyer being at that price the highest bidder therefor, and I have not paid and will not pay, directly or indirectly, any sum or consideration for employing me or for aiding to employ me to make such sale.

William Daugherty
William Daugherty
Auctioneer

SUBSCRIBED AND SWORN TO before me, this 20th day of March, 1984.

Una O. Tyler
Notary Public

My Commission Expires:
7/1/86

R. SCOTT DAVIS, et al.	*	IN THE
Plaintiffs	*	CIRCUIT COURT
v.	*	FOR
FULTON I. KRACKE, et al.	*	SOMERSET COUNTY
Defendants	*	Equity No. 11,735
	*	
	*	

AFFIDAVIT OF PURCHASER

STATE OF MARYLAND, COUNTY of SOMERSET, to wit:

I HEREBY CERTIFY that on this 20th day of March, 1984, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared R. SCOTT DAVIS, agent for Mercantile Mortgage Corporation, and made oath in due form of law that he/she attended the public sale held herein of the property subject of these proceedings, which was held on the 20th day of March, 1984, at the Somerset County Court House, Princess Anne, Maryland 21853

pursuant to the terms of the Deed of Trust, and that to the best of his/her knowledge, information, and belief:

1. By bid made by R. Scott Davis, agent for Mercantile Mortgage Corporation, the property was bought by Mercantile Mortgage Corporation as principals.

2. That no others were interested in said sale as principals.

3. That R. Scott Davis did not directly or indirectly discourage anyone from bidding on said property.

MERCANTILE MORTGAGE CORPORATION

By: R. Scott Davis
Agent for the benefit of
Mercantile Mortgage Corporation

SUBSCRIBED AND SWORN to before me this 20th day of March, 1984.

Yvia O. Sylu
Notary Public

My Commission Expires:
7/1/86

BOOK 049 PAGE 691

R. SCOTT DAVIS, et al.	*	IN THE
Plaintiffs	*	CIRCUIT COURT
v.	*	FOR
FULTON I. KRACKE, et al.	*	SOMERSET COUNTY
Defendants	*	Equity No. 11,735
	*	
	*	

ORDER NISI

ORDERED, this 2nd day of April, 1984, by the Circuit Court for Somerset County, sitting in Equity, that the sale of the property mentioned in these proceedings, made and reported by R. Scott Davis, Substitute Trustee, be ratified and confirmed unless cause to the contrary be shown on or before the 30th day of April, 1984, provided a copy of this Order be inserted in some weekly newspaper published in Somerset County, Maryland once in each of three successive weeks before the 30th day of April, 1984.

The report states the amount of the sale to be $33,500.00.

U. Theodore Phoebus

Clerk of the Circuit Court for
Somerset County

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing 3/1, 19 84, and ending 3/15, 19 84 inclusive, in the said Marylander and Herald aforementioned.

Attest: Lisa Price
Publisher.

Printer's Fee: $71.50 per insertion

BOOK 049 PAGE 693

LEGAL NOTICE

R. SCOTT DAVIS, ESQUIRE, AND CATHERINE A. STEVENS
SUBSTITUTE TRUSTEES

TRUSTEES' SALE OF VALUABLE REAL ESTATE IMPROVED BY A DESIRABLE RESIDENTIAL STRUCTURE

Under and by virtue of the power of sale contained in the Deed of Trust from Fulton I. Kracke and Carolyn R. Kracke dated July 11, 1980, and recorded among the Land Records of Somerset County, in Liber 322, folio 761, default having occurred thereunder, the undersigned Substitute Trustees, named and appointed by such Deed of Appointment of Substitute Trustees filed in this cause, will sell at public auction at the Somerset County Court House, Princess Anne, MD 21853, on

Tuesday, March 20, 1984
at 11:30 a.m.

all that tract or parcel of land situate, lying and being in the County of Somerset, and more particularly described as follows:

ALL that tract or parcel of land situate, lying and being in Tangier Election District of Somerset County and State of Maryland and being located along and binding upon the Southerly line of Cemetery Road and having a frontage thereon of 157.94 feet and extending back therefrom along the Easterly line thereof for a distance of 571.65 feet, more or less, to the center of a ditch; and extending back therefrom along the Westerly line thereof for a distance of 590.08 feet, more or less, to the center of a ditch; and having a width in the rear of 142.84 feet; and containing 1.998 acres of land, more or less, and being more particularly shown and designated on a title and location survey for Fulton I. Kracke and Carolyn R. Kracke, prepared by P.J. Hannon Associates on June 10, 1980; the improvements thereon being known as Box 15, Cemetery Road, Chance, Maryland 21816.

The fee simple property being sold contains a detached dwelling and a garage.

TERMS OF SALE: A deposit in cash or certified check, or if the holder of the debt secured by the Deed of Trust hereby purchases, a credit to the account of the debt secured by the Deed of Trust in the amount of $3,500.00, will be required of the purchaser at the time and place of sale, balance in cash at settlement. Interest to be paid on the unpaid purchase price from the date of sale to date of settlement at the rate of the Deed of Trust. Settlement shall occur within fifteen [15] days after final ratification of the sale by the Circuit Court for Somerset County, unless extended by the Substitute Trustees, their successors or assigns, for good cause shown. Taxes, ground rent, and water rent, if any, to be adjusted to date of sale. All other public charges and assessments, payable on an annual basis, including sanitary and/or Metropolitan District charges, to be adjusted for the current year to date of sale and assumed thereafter by the purchaser.

Cost of all documentary stamps and transfer taxes, if any, shall be borne by the purchaser. The improvements are being sold in an "as is" condition with purchaser responsible for any and all housing or zoning code violations.

William Daugherty
Auctioneer

R. Scott Davis, Exquire
Catherine A. Stevens, Esquire
Substitute Trustees
8651 Baltimore National Pike
Ellicott City, Maryland 21043
[301] 461-2600

MH-80-3/1-3t

R. SCOTT DAVIS, et al.	*	IN THE
Plaintiffs	*	CIRCUIT COURT
v.	*	FOR
FULTON I. KRACKE, et al.	*	SOMERSET COUNTY
Defendants	*	Equity No. 11735

* * * * * * * * *

PETITION TO SUBSTITUTE PURCHASER

Petition of Mercantile Mortgage Corporation and Catherine A. Stevens and R. Scott Davis , Substitute Trustees, represent and pray as follows:

1. That pursuant to proceedings in the Circuit Court for Somerset County, Equity No. 11735, the property subject of these proceedings was sold on March 20, 1984.

2. That the purchaser at said sale was Mercantile Mortgage Corporation, by and through R. Scott Davis, its agent.

3. That Mercantile Mortgage Corporation is desirous of transferring title to the Secretary of Housing and Urban Development of Washington, D.C.

WHEREFORE, your Petitioners pray that an appropriate Order of Court be issued by this Court.

ASSENTED TO:
THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT OF
WASHINGTON, D.C.

By: _____

Authorized Agent

MERCANTILE MORTGAGE CORPORATION

By: _____
Richard A. Wriggelsworth, Jr.
President

_____
Catherine A. Stevens
Substitute Trustee

_____
R. Scott Davis
Substitute Trustee

R. SCOTT DAVIS, et al.	*	IN THE
Plaintiffs	*	CIRCUIT COURT
v.	*	FOR
FULTON I. KRACKE, et al.	*	SOMERSET COUNTY
Defendants	*	Equity No. 11735

* * * * * * *

ORDER

UPON consideration of the aforegoing Petition to Substitute Purchaser, it is this 11th day of April, 1984, by the Circuit Court for Somerset County, In Equity,

ORDERED that the Secretary of Housing and Urban Development of Washington, D.C. be, and is hereby substituted as purchaser of the premises subject of these proceedings.

Lloyd L. Simpkins

JUDGE

R. SCOTT DAVIS, et al.	*	IN THE
Plaintiffs	*	CIRCUIT COURT
v.	*	FOR
FULTON I. KRACKE, et al.	*	SOMERSET COUNTY
Defendants	*	Equity No. 11735

* * * * * * *

BOOK 049 PAGE 696

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing 4-12, 1984, and ending 4-26, 1984 inclusive, in the said Marylander and Herald aforementioned.

Attest: Lisa Price
Publisher.

Printer's Fee: 22.00 per insertion.

IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
Equity No. 11,735
R. SCOTT DAVIS, et al., Plaintiffs
v.
FULTON I. KRACKE, et al., Defendants

ORDER NISI

ORDERED, this 2nd day of April, 1984, by the Circuit Court for Somerset County, sitting in Equity, that the sale of the property mentioned in these proceedings, made and reported by R. Scott Davis, Substitute Trustee, be ratified and confirmed unless cause to the contrary be shown on or before the 30th day of April, 1984, provided a copy of this Order be inserted in some weekly newspaper published in Somerset County, Maryland once in each of three successive weeks before the 30th day of April, 1984.

The report states the amount of the sale to be $33,500.00.

True Copy, Test:
I. Theodore Phoebus
Clerk of the Circuit Court
for Somerset County

80-4/12-3tMH

R. SCOTT DAVIS, et al.	*	IN THE
Plaintiffs	*	CIRCUIT COURT
v.	*	FOR
FULTON I, KRACKE, et al.	*	SOMERSET COUNTY
	*	Equity No. 11,735
Defendants	*	
	*	

ORDER

ORDERED, by the Circuit Court for Somerset County, in Equity, this 10th day of May, 1984, that the sale, made and reported by R. SCOTT DAVIS, Substitute Trustee, be, and the same is hereby finally ratified and confirmed, no cause to the contrary having been shown, although due notice appears to have been given as required by the Order Nisi passed in said cause; and the Trustees allowed the usual commissions and such proper expenses as they shall produce vouchers for to the Auditor.

Lloyd L. Griffin

JUDGE

R. SCOTT DAVIS, et al Plaintiffs vs. FULTON I. KRACKE, et al Defendants	* * * * *	IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND EQUITY NO. 11,735 BOOK 049 PAGE 698

FIRST AND FINAL AUDITOR'S REPORT

Logan C. Widdowson, Auditor, duly appointed by this Court, reports that he made an examination of the proceedings in the above entitled cause and from them and the list of expenses furnished him therein, states the following Account:

Amount of Sale		$ 33,500.00
Interest Income		604.93
Tax Adjustment		58.39
Total		$ 34,163.32
Fees, Costs, Expenses, etc.		
I. Theodore Phoebus, Clerk	$ 144.00	
Marylander & Herald Advertising $214.50 Order Nisi 66.00	280.50	
Insurance Masters, Bond Premium	105.00	
William Daugherty, Auctioneer	100.00	
Logan C. Widdowson, Auditor	65.00	
R. Scott Davis and Catherine A. Stevens, Substitute Trustees, Trustees' Commission	335.00	
R. Scott Davis, Esquire - Title Search/ Judgments (2)	95.00	
Reese & Carney - Certified Mail, Photocopies, long distance calls, etc.	25.20	
Federal Express Mail	12.50	
1983-84 Real Estate Taxes	208.98	
3 FHA Mortgage Insurance Premiums	62.19	
Total Fees, Costs, Expenses, etc.		1,433.37
Balance to be Distributed		32,729.95
Mortgage Debt		
Principal Balance	29,953.68	
Interest from 6/1/83 to 2/1/84	2,321.62	
Interest from 2/2/84 to 6/1/84	1,123.06	
Interest from 6/2/84 to 7/21/84	471.87	
Total Mortgage Debt	33,870.23	
Deficit		$ 1,140.28

ALL EXCEPTIONS to said report must be filed within ten (10) days of the date of the filing of this report. If no exceptions are filed, the account may be ratified.

YOUR AUDITOR hereby certifies that the Maryland Rules of Procedure have been complied with by mailing on the date of the filing of the Audit notice of this report to the following parties by regular U.S. mail:

R. Scott Davis, Esquire
946 W. Main Street
Crisfield, MD 21817

Catherine A. Stevens, Esquire
8651 Baltimore National Pike
Ellicott City, MD 21043

Fulton I. Kracke
Box 15 Cemetary Lane
Chance, MD 21816

Carolyn R. Kracke
Box 15 Cemetary Lane
Chance, MD 21816

Mercantile Mortgage Corp.
P.O. Box 17027
Baltimore, MD 21203
ATTN: Thomas A. Walsh

Webb, Burnett, Duvall, Jackson & Cornbrooks
P.O. Box 910
Salisbury, MD 21801

[signature], Auditor 7/9/84

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-5500

LCW/rjb
7/9/84
84 # 162

No. 11,735 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 9th day of July, 19 84 that the within Report of the Auditor be Ratified and Confirmed, unless cause to the contrary be shown by exceptions filed, on or before the 19th day of July, 19 84.

J. Theodore Phoebus
CLERK

No exceptions having been filed, and no cause to the contrary having been shown, IT IS ORDERED by the Circuit Court for Somerset County, in Equity, this 31st day of July, 19 84 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

J. Theodore Phoebus
CLERK

FEB 2 1985
End.

BOOK 049 PAGE 699

BOOK 049 PAGE 700

Edmund L. Widdowson, Jr., Attorney, Trustee	*	NO. 11,773 Chancery
under power contained in Mortgage from	*	IN THE CIRCUIT COURT
Stephen G. Smeltzer and Vincent S. Arena,	*	FOR SOMERSET COUNTY
to Logan C. Widdowson and Philip C.	*	STATE OF MARYLAND
Widdowson	*	

Mr. Clerk:

Please docket the above entitled suit and file the original mortgage among the papers therein.

Edmund L. Widdowson, Jr
47 N. Somerset Avenue
Princess Anne, MD 21853
Telephone: 651-3800

CHNCRY 11773 $
CLRK FEE 60.00 C
APPEAR 10.00 C
SUBTOTAL 70.00
CHECK/MO TL 70.00
#011100 C005 R00 T14:14
04/06/84

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

Edmund L. Widdowson, Jr., Trustee	*	NO 11,773 CHANCERY
under power contained in Mortgage from	*	IN THE CIRCUIT COURT
Stephen G. Smeltzer and Vincent S.	*	FOR SOMERSET COUNTY
Arena, to Logan C. Widdowson and Philip	*	STATE OF MARYLAND
C. Widdowson	*	

State of Maryland, Somerset County, to wit:

I hereby certify that on this 6th day of April, 1984, before me, the undersigned officer, personally appeared Philip C. Widdowson, mortgagee, and he made oath in due form of law as follows: The principle amount owing on the above mortgage is $6,243.80 plus interest of $516.99 or a total of $6,760.79 with a per diem rate of $ 1.88 thereafter, and also made oath in due form of law that the defendants are not in the military service referred to being as follows:

1. The military service of the United States of America or of the enlisted reserve corps thereof.
2. Order to report for induction under the Selective Training and Service Act of 1940 as amended.
3. The military service of any nation with which the United States of America may be allied in the prosecution of war.

As witness my hand and Notarial Seal the day and year first written above.

Notary Public

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

MARYLAND
State Department of Assessments and Taxation
Somerset County Office, Robert L. Lankford, Supervisor

April 6 19 84

BOOK 049 PAGE 702

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY THAT THE ASSESSMENT RECORDS OF SOMERSET COUNTY SHOW THE FOLLOWING PROPERTY AT FULL CASH VALUE IN East Princess Anne ELECTION DISTRICT FOR Stephen H. Smethers & Vincent S. Acosa.

TOTAL OF LAND AND IMPROVEMENTS 8,350

Robert L. Lankford rc
SUPERVISOR OF ASSESSMENTS

Court House / Princess Anne, Maryland 21853 / Phone: 651-0868

POWER OF ATTORNEY No. 11,773 Chancery

(Irrevocable) ( ) BOND No. R- 50740228

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That Western Surety Company, a corporation, does hereby make, constitute and appoint

AUTHORIZED INDIVIDUALS	AUTHORIZED INDIVIDUALS
RANDALL L PRYOR	VICKIE L WAGNER
DONALD L HENDERSON	MICHAEL J EUSEBIO
STEPHEN D SMITH	DEBORAH KAYE SKINNER
JERRY WARREN ELLIOTT	MARY LOU KING
X X X X	X X X X
X X X X	X X X X
X X X X	X X X X
X X X X	X X X X
X X X X	X X X X

in the City of SALISBURY, State of MARYLAND, with limited authority, its true and lawful Attorney(s) in fact with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, one of the following bonds.

An ORIGINAL bond required by Statute, Decree of Court or Ordinance for:		MAXIMUM PENALTY
(A)	ADMINISTRATOR, EXECUTOR, PERSONAL REPRESENTATIVE, GUARDIAN, CONSERVATOR, CURATOR, TRUSTEE – (Testamentary Only), SALE OF REAL OR PERSONAL PROPERTY – (when this company has qualifying bond or when it is a separate bond for accounting of proceeds of sale only), REFEREE IN PARTITION, COMMISSIONER TO SELL REAL ESTATE, TRUSTEE OR RECEIVER – In Bankruptcy (Excluding Chapter 11)	$1,000,000
(B)	NOTARY PUBLIC, PUBLIC OFFICIAL AND DEPUTIES, RECEIVER – (In State Court Only)	$ 50,000
(C)	PLAINTIFF'S COURT BOND · Banks, Savings & Loan, and Trust Companies · All Others, except bonds prohibited by "NOTE" below	$ 100,000 $ 20,000
(D)	COST ON APPEAL) EXCLUDING OPEN PENALTY, STAY, REMOVAL OF CAUSE) SUPERSEDEAS OR GUARANTEE OF A JUDGMENT	$ 2,000
(E)	LICENSE AND PERMIT Except bonds where the state is the obligee SPECIAL FUEL USERS	$ 25,000 $ 2,000
(F)	ANY BOND OR INDEMNITY provided there is attached to this Power of Attorney, written authority in the form of an endorsement, letter or telegram, signed by the Chairman of the Board, President, Vice President, Assistant Vice President, Secretary, Treasurer or Assistant Secretary of Western Surety Company specifically authorizing its execution.	

NOTE: SUPERSEDEAS, OR OPEN PENALTY OR STAY BONDS ON APPEAL OR GUARANTEE OF JUDGMENT, OR BAIL BONDS OR CONSTRUCTION BID OR CONTRACT BONDS, OR BONDS FOR DEFENDANTS ARE NOT AUTHORIZED BY THIS POWER OF ATTORNEY, except as provided in Section (F)

WESTERN SURETY COMPANY further certifies that the following is a true and exact copy of Section 7 of the By-Laws of the Western Surety Company, duly adopted and now in force, to-wit: "Section 7. All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the Chairman of the Board, President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The Chairman of the Board, President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation - the signature of any officer and the corporate seal may be printed by facsimile."

Dated this 23rd. day of August, 1982.

ATTEST C. Schmidt
Assistant Secretary

WESTERN SURETY CO

By Joe P. Kirby
President

STATE OF SOUTH DAKOTA
County of Minnehaha } ss

On this 23rd. day of August, 1982, before me, a Notary Public, personally appeared JOE P. KIRBY, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as President of the said WESTERN SURETY COMPANY and acknowledged said instrument to be the voluntary act and deed of said corporation.

My commission expires June 12, 19 88

BOOK 049 PAGE 703

J Rhone
Notary Public, South Dakota

I, the undersigned officer of the Western Surety Company, a stock corporation of the State of South Dakota, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that Section 7 of the By-Laws of the company as set forth in the Power of Attorney, is now in force.

In testimony whereof, I have hereunto set my hand and the seal of the Western Surety Company this *6th day of April, 1984

WESTERN SURETY COMPANY

By Joe P. Kirby
President

*IMPORTANT: This date must be filled in before it is attached to the bond and it must be the same date as the bond.

99 A-8-82

Bond Book 11 Page 350

Bond Book 11 Page 351

Maryland

BOOK 049 PAGE 704

Western Surety Company

TRUSTEES, MORTGAGEES, ATTORNEYS OR FORECLOSURE BOND

KNOW ALL MEN BY THESE PRESENTS: BOND No. 60027031

That we, EDMUND WIDDOWSON, as Principal, and the WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, as Surety, authorized to do business in the State of Maryland, are held and firmly bound in the sum of SIX THOUSAND SEVENHUNDRED SEVENTYSEVEN ($6,777.00) DOLLARS, (NOT VALID IF FILLED IN FOR MORE THAN $500,000.00) to be paid to the said State of Maryland or its certain Attorney, to which payment well and truly to be made, we bind ourselves and our legal representatives, jointly and severally, by these presents.

Sealed with our seals and dated this 6TH day of APRIL, 1984.

WHEREAS, the above bounden EDMUND WIDDOWSON

by virtue of the power contained in a mortgage from STEVEN G. SMELTZER AND VINCENT ARENA

to LOGAN C. WIDDOWSON AND PHILLIP WIDDOWSON

bearing date the 9TH day of MAY, 1980 and recorded among the mortgage records of SOMERSET COUNTY, MARYLAND

in Liber 322 No. _____ Folio 366

and _____

is about to sell the land and premises described in said mortgage, default having been made in the payment of the money as specified, and in the conditions and covenants therein contained.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That if the above bounden EDMUND WIDDOWSON

do and shall well and truly and faithfully perform the trust reposed in him under the mortgage aforesaid, and shall abide by and fulfill any order or decree which shall be made by any Court of Equity in relation to the sale of said mortgaged property, or the proceeds thereof, then the above obligation to be void, otherwise to be and remain in full force and virtue in law.

Signed, Sealed and delivered in the presence of

As to Principal

(Edmund Widdowson) Principal

Principal

As to Surety

A. Vinson

K. Stokes

WESTERN SURETY COMPANY

By Joe Kirby

President

Countersigned by Marylou King FILED Maryland Resident Agent

BOND APPROVED AND FILED
AS PER: _____, CLERK

APR 10 11 10 AM '84

RECORDED IN
LIBER _____ FOLIO _____
CLERK
BY _____ DEPUTY

1268—5-81

LOGAN C. WIDDOWSON
ATTORNEY AT LAW

ASSOCIATES
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.

NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
TELEPHONE: 651-3800

No. 11,223

April 13, 1984

Julie Frey
Community Development
Town of Princess Anne
Prince William Street
Princess Anne, Maryland 21853

RE: Smeltzer/Arena Property
Antioch Avenue

Dear Mrs. Frey:

Please be advised that I have filed a mortgage foreclosure action against the above property. According to the Land Records for Somerset County your agency filed notice of a Rehabilitation Grant on the property in question in 1980 as recorded in said records at Liber I.T.P. No. 324 page 308. It is for this reason that I am providing you notice of the pending foreclosure.

Please feel free to contact me at anytime if you should have further questions about this matter. For your convenience I am enclosing a copy of the foreclosure advertisement which is currently being published in the Marylander and Herald.

Regards,

Edmund L. Widdowson Jr.
Attorney named in mortgage for
foreclosure and collection

LOGAN C. WIDDOWSON
ATTORNEY AT LAW

ASSOCIATES
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.

No 11,773

NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
TELEPHONE: 651-2600

BOOK 049 PAGE 706

April 13, 1984

Stephen Smeltzer
3831 Green Point Drive
Greensboro, North Carolina 27407

Vincent Arena
3831 Green Point Drive
Greensboro, North Carolina 27407

Stephen Smeltzer
740 Peace Haven Road
Winston-Salem North Carolina 27103

Vincent Arena
740 Peace Haven Road
Winston-Salem, North Carolina 27103

Dear Mr. Smeltzer and Mr. Arena:

Pursuant to Rule W-74 a 2 (c), this is to inform you that proceedings have been filed in No. 11,773 Chancery in the Circuit Court for Somerset County, Maryland, for the foreclosure of a certain mortgage from Stephen Smeltzer and Vincent S. Arena to Logan C. Widdowson and Philip C. Widdowson recorded among the Land Records of Somerset County in Liber I.T.P. No. 322 page 367. The foreclosure sale is currently being advertised in the Marylander and Herald, a newspaper published in Princess Anne, Maryland, Somerset County.

The property described in the mortgage will be offered for sale at 2:00 p.m. on Tuesday, May 1, 1984, on the Court house steps in Princess Anne, Maryland. Terms of sale: Cash, Certified check or cashier's check payable to Edmund L. Widdowson Jr., Attorney, in the amount equal to at least ten percent of the bid, the balance to be due and payable on or before ratification of the sale by the Circuit Court, with interest at ten percent on the unpaid balance. Title papers, documentary stamps, transfer tax, recording costs, etc. at the expense of the purchaser. State and County taxes will be prorated as of the date of the ratification of sale.

A copy of the advertisement is attached to this letter for your convenience.

Regards,

Edmund L. Widdowson Jr.
Attorney named in mortgage for
foreclosure and collection

Edmund L. Widdowson Jr., Trustee,	*	No. 11,773 Chancery
under power contained in Mortgage	*	In the Circuit Court
from Stephen G. Smeltzer and Vincent	*	For Somerset County
S. Arena to Logan C. Widdowson and	*	State of Maryland
Philip C. Widdowson	*	In Equity

AFFIDAVIT AS TO NOTICE OF DELIVERY

State of Maryland, County of Somerset, to wit:

I hereby certify that on this 19th day of April, 1984 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Edmund L. Widdowson Jr. pursuant to the provisions of Rule W-74 a 2 (c) and made oath in due form of law that he was and is the Attorney for purposes of foreclosure and collection of the mortgage in the above entitled proceedings filed for foreclosure and collection, that on April 13, 1984, pursuant to said Rule he mailed a notice of the pending foreclosure proceedings to Stephen G. Smeltzer, 3831 Green Point Drive, Greensboro, North Carolina (Post Office Receipt No. P 704 023 902) by certified mail which was received and accepted on April 18, 1984 by Helen Gleason, his authorized agent, and on April 13, 1984, he mailed a notice of the pending foreclosure to Vincent Arena, 3831 Green Point Drive, Greensboro, North Carolina, (Post Office Receipt No. P 704 023 901) by certified mail which was received and accepted by Helen Gleason, his authorized agent.

The aforesaid post office receipts and a copy of the original notice are attached hereto to be filed in this proceeding.

As witness my hand and Notarial Seal the day and year above written.

Notary Public

Edmund L. Widdowson Jr.

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3500

BOOK 049 PAGE 708

PS Form 3811, July 1982

● SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
☐ Show to whom and date delivered ..... ____¢
☐ Show to whom, date, and address of delivery .. ____¢
2. ☐ RESTRICTED DELIVERY..... ____¢
(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL $____

3. ARTICLE ADDRESSED TO:
Steven Smeltzer
3831 Green Point Drive
Greensboro, NC 27407

4. TYPE OF SERVICE:
☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER
P704023902

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐ Addressee ☐ Authorized agent
Helen Gleason

5. DATE OF DELIVERY
4-18-84

POSTMARK (may be on reverse side)
APR 18 1984

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

RETURN RECEIPT

★ GPO: 1982-379-603

PS Form 3811, July 1982

● SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
☐ Show to whom and date delivered ..... ____¢
☐ Show to whom, date, and address of delivery .. ____¢
2. ☐ RESTRICTED DELIVERY..... ____¢
(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL $____

3. ARTICLE ADDRESSED TO:
Vincent Arena
3831 Green Point Drive
Greensboro, NC 27407

4. TYPE OF SERVICE:
☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER
P704023901

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐ Addressee ☐ Authorized agent
Helen Gleason

5. DATE OF DELIVERY
4-18-84

POSTMARK (may be on reverse side)
APR 18 1984

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

RETURN RECEIPT

★ GPO: 1982-379-603

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853

651-3900

LOGAN C. WIDDOWSON
ATTORNEY AT LAW

ASSOCIATES
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.

NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
TELEPHONE: 651-2600

April 13, 1984

Julie Frey
Community Development
Town of Princess Anne
Prince William Street
Princess Anne, Maryland 21853

RE: Smeltzer/Arena Property
Antioch Avenue

Dear Mrs. Frey:

Please be advised that I have filed a mortgage foreclosure action against the above property. According to the Land Records for Somerset County your agency filed notice of a Rehabilitation Grant on the property in question in 1980 as recorded in said records at Liber I.T.P. No. 324 page 308. It is for this reason that I am providing you notice of the pending foreclosure.

Please feel free to contact me at anytime if you should have further questions about this matter. For your convenience I am enclosing a copy of the foreclosure advertisement which is currently being published in the Marylander and Herald.

Regards,

Edmund L. Widdowson Jr.
Attorney named in mortgage for
foreclosure and collection

Edmund L. Widdowson Jr, Trustee	*	No. 11,773 Chancery
under power contained in Mortgage	*	In the Circuit Court
from Stephen G. Smeltzer and	*	For Somerset County
Vincent S. Arena to Logan C.	*	State of Maryland
Widdowson and Philip C. Widdowson	*	In Equity

BOOK 049 PAGE 710

AFFIDAVIT AS TO NOTICE OF DELIVERY

I hereby certify that on this 19th day of April, 1984, before me, the subscriber, a Notary Public for the State of Maryland, Somerset County, personally appeared Edmund L. Widdowson Jr., who made oath in due form of law that on April 13, 1984, he mailed notice of pending foreclosure in the above-captioned matter to Julie Frey, Community Development, Town of Princess Anne, Prince William Street, Princess Anne, Maryland 21853, (Postal Receipt No. P 704 029 905) and that said notice was received April 16, 1984, by M. Ardrey, authorized agent for Julie Frey.

The aforesaid post office receipt and a copy of the original notice are attached hereto to be filed in this proceeding.

Notary Public

Edmund L. Widdowson Jr.

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

PS Form 3811, July 1982

● SENDER: Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
   - ☐ Show to whom and date delivered ..... ____¢
   - ☐ Show to whom, date, and address of delivery .. ____¢
2. ☐ RESTRICTED DELIVERY..... ____¢
   (The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL $____

3. ARTICLE ADDRESSED TO:
   Julie Frey
   Community Development
   Princess Anne, MD 21853

4. TYPE OF SERVICE:
   - ☐ REGISTERED
   - ☐ INSURED
   - ☒ CERTIFIED
   - ☐ COD
   - ☐ EXPRESS MAIL

ARTICLE NUMBER
P704023
905

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE ☐ Addressee ☒ Authorized agent
M. Ardrey

5. DATE OF DELIVERY
4/16/84

POSTMARK
(may be on reverse side)
APR 16 1984

6. ADDRESSEE'S ADDRESS *(Only if requested)*

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

RETURN RECEIPT

★ GPO: 1982-379-093

BOOK 049 PAGE 711

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3600

	*	
	*	
Edmund L. Widdowson, Jr., Trustee under power contained in a mortgage from Stephen G. Smeltzer and Vincent S. Arena to Logan C. Widdowson and Philip C. Widdowson	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
	*	IN EQUITY
	*	CHANCERY NO. 11,773
	*	BOOK 049 PAGE 712

To the Honorable, the Judge of said Court:

The report of sales of Edmund L. Widdowson, Jr., Trustee under power contained in a mortgage made and executed by Stephen G. Smeltzer and Vincent S. Arena to Logan C. Widdowson and Philip C. Widdowson dated June 19, 1980, and recorded among the Land Records of Somerset County in Liber I.T.P. No. 322, page 366, under and by virtue of a power of sale therein contained, default having been made in the payment of the money secured by said mortgage or in the payment of the interest thereon or in some other covenant and condition in said contract, whereby the said mortgage debt has become due and demandable, respectfully represents to your Honor, that after giving bond with security approved by the Clerk of this Court, or by one of the Judges thereof, for the faithful performance of the trust so as reposed in him as Trustee of said mortgage, and as required by law, and giving more than fifteen days notice of the time, place, manner and terms of sale by advertisement in the Marylander and Herald, a weekly newspaper published in Somerset County, once a week for three successive weeks before the day of sale, he did pursuant to said notice attend at the Court house door, in Princess Anne, Maryland, on the 1st day of May, 1984, at two o'clock p.m., and then and there proceed to sell the property described in said mortgage, to wit:

All that lot or parcel of land situate, lying and being in East Princess Anne Election District of Somerset County, State of Maryland, lying on the south side of the county road leading from Princess Anne to Snow Hill, known as Antioch Avenue Extended; fronting 87 feet 6 inches on the said Antioch Avenue Extended and running back therefrom 150 feet

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

on the west side, 147 feet 6 inches on the east side and having a width of 50 feet on the south side; and being accurately described as Lot No. 5 on a plat filed with as a part of a deed from Charles R. Porter to Ernest Martin, dated September 12, 1915, and recorded among the Land Records for Somerset County in Liber W.J.S. No. 60, page 555; and being the same and all the land which was conveyed unto Logan C. Widdowson and Philip C. Widdowson by Kathryne Denston Kencht by a deed dated March 21, 1977 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 299, page 180; EXCEPT SO MUCH thereof as was conveyed unto the President and Commissioners of Princess Anne by Logan C. Widdowson, et al by deed dated July 10, 1978 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 310, page 333 for the Widening of Antioch Avenue Extended.

The above described land is improved by a two story frame dwelling.

The same was sold to Philip C. Widdowson, he being then and there the highest bidder therefor, at and for the sum of Five Hundred Dollars ($500.00), and the purchaser has complied with the terms of sale.

Respectfully submitted,

Edmund L. Widdowson, Jr., Trustee

STATE OF MARYLAND
COUNTY OF SOMERSET
TO WIT:

I hereby certify, that on this 3rd day of May, 1984, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Edmund L. Widdowson, Jr., Trustee named in the aforegoing report of sale, and he made oath in due form of law that the matters and things therein stated are true to the best of his knowledge and belief and that the sale therein reported was fairly made.

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3600

As witness my hand and Notarial Seal the day and year first above written.

Notary Public

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

EDMUND L. WIDDOWSON, JR.
ATTORNEY-AT-LAW
PRINCESS ANNE, MARYLAND 21853

TRUSTEE'S SALE
of Valuable Real Property

Under and by virtue of the assent to sale contained in a mortgage dated May 9, 1980, and recorded among the Land Records of Somerset County, in Liber I.T.P. No. 332 Folio 366 et seq. From Stephen Smeltzer and Vincent S. Arena, mortgagors, to Logan C. Widdowson and Philip C. Widdowson, mortgagees, default has occured in said mortgage the undersigned as Trustee for the purpose of foreclosure of said mortgage will offer at public sale on the Courthouse steps in Princess Anne, Maryland on:

TUESDAY
May 1, 1984

At Or About The Hour of
2:00 p.m.

All that lot or parcel of land situate, lying and being in East Princess Anne Election District of Somerset County, State of Maryland, lying on the South side of the county road leading from Princess Anne to Snow Hill, known as Antioch Avenue Extended; fronting 87 feet 6 inches on the said Antioch Avenue Extended and running back therefrom 150 feet on the west side, 147 feet 6 inches on the east side and having a width of 50 feet on the south side; and being accurately described as Lot No. 5 on a plat filed with as a part of a deed from Charles R. Porter to Ernest Martin, dated September 12, 1915, and recorded among the Land Records for Somerset County in Liber W.J.S. No. 60, page 555; and being the same and all the land which was conveyed unto Logan C. Widdowson and Philip C. Widdowson by Kathryne Denston Kencht by a deed dated March 21, 1977 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 299, page 180; EXCEPT SO MUCH therof as was conveyed unto the President and Commissioners of Princess Anne by Logan C. Widdowson, et al. by deed dated July 10, 1978 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 310, page 333 for the Widening of Antioch Avenue Ext.

BOOK 049 PAGE 715

The above described land is improved by a two story frame dwelling.

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

TERMS OF SALE: Cash, certified or cashier's check payable to Edmund L. Widdowson, Jr. Trustee in an amount equal to at least ten percent of the bid, the balance to be due and payable on or before ratification of the sale by the Circuit Court, with interest at ten percent on the unpaid balance. Title papers, documentary stamps, transfer tax, recording costs, etc. at the expense of the purchaser. State and COunty taxes will be pro-rated and adjusted as of the date of ratification of sale.

Edmund L. Widdowson, Jr. Trustee
47 North Somerset Avenue
Princess Anne, MD 21853
Telephone: 651-3800

Wallace Dashiell, Auctioneer
Telephone: 651-1818

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

Edmund L. Widdowson, Jr., Trustee under power contained in a mortgage from Stephen G. Smeltzer and Vincent S. Arena to Logan C. Widdowson and Philip C. Widdowson	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
	*	IN EQUITY
	*	CHANCERY NO. 11,773
	*	

PURCHASER'S AFFIDAVIT

State of Maryland, County of Somerset, to wit:

I hereby certify, that on this 2nd day of May, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Philip C. Widdowson, the purchaser of the real estate in the above entitled proceedings and he made oath in due form of law:

1. That in making said purchase he was acting as agent for Logan C. Widdowson and for himself.

2. That others interested in said purchase, as principals are none.

3. That he did not directly or indirectly discourage anyone from bidding for the said property.

As witness my hand and Notarial Seal the day and year first above written.

Philip C. Widdowson

Philip C. Widdowson

Phyllis Jane Marsh
Notary Public

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2800

BOOK 049 PAGE 718

Edmund L. Widdowson, Jr., Trustee under power contained in a mortgage from Stephen G. Smeltzer and Vincent S. Arena to Logan C. Widdowson and Philip C. Widdowson	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
	*	IN EQUITY
	*	CHANCERY NO. 11,773
	*	

AFFIDAVIT OF AUCTIONEER

I HEREBY CERTIFY that at the request of the Trustee named in the above-captioned proceedings that I offered the property described in the annexed advertisement of sale at public sale at the Court House steps, Princess Anne, Maryland at 2:00 p.m., on Tuesday, May 1, 1984, and sold the property to Philip C. Widdowson, at and for the sum of Five Hundred Dollars ($500.00), said buyer being at that price the highest bidder thereof, and I have not paid nor will pay, directly or indirectly, any sum or consideration for employing me or for aiding to employ me to make such sale.

Wallace Dashiell, Auctioneer

SUBSCRIBED AND SWORN to before me this 2nd day of May, 1984.

Notary Public

My Commission Expires: July 1, 1986

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

Edmund L. Widdowson, Jr., Trustee under power contained in a mortgage from Stephen G. Smeltzer and Vincent S. Arena to Logan C. Widdowson and Philip C. Widdowson	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
	*	IN EQUITY
	*	CHANCERY NO. 11,773

ORDER NISI

ORDERED by the Circuit Court for Somerset County this 3RD day of May, in the year nineteen hundred eighty-four, that the sale of the property mentioned in these proceedings and the distribution of the proceeds therein made and reported by Edmund L. Widdowson, Jr., Trustee, of the above mortgage, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 3RD day of June, 1984, provided a copy of this Order be inserted in some newspaper published in Somerset County once in each of three successive weeks before the 3RD day of June, 1984.

J. Theodore Phelps
Clerk of the Circuit Court for
Somerset County, Maryland

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3600

BOOK 049 PAGE 720

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing 4-12, 19 84, and ending 4-26, 19 84 inclusive, in the said Marylander and Herald aforementioned.

Attest: Lisa Price
Publisher.

Printer's Fee: $6.38 per insertion.

EDMUND L. WIDDOWSON, JR.
Attorney-at-Law
Pr[illegible]ess Anne, Maryland 21853

TRUSTEE'S SALE
Of Valuable Real Property

Under and by virtue of the assent to sale contained in a mortgate dated May 9, 1980, and recorded among the Land Records of Somerset County, in Liber I.T.P. No. 332 Folio 366 et seq. From Stephen Smeltzer and Vincent S. Arena, mortgagors, to Logan C. Widdowson and Philip C. Widdowson, mortgagees, default has occurred in said mortgage the undersigned as Trustee for the purpose of foreclosure of said mortgage will offer at public sale on the Courthouse steps in Princess Anne, Maryland on:

TUESDAY
May 1, 1984
At Or About The Hour Of
2:00 p.m.

All that lot or parcel of land situate, lying and being in East Princess Anne Election District of Somerset County, State of Maryland, lying on the South side of the county road leading from Princess Anne to Snow Hill, known as Antioch Avenue Extended; fronting 87 feet 6 inches on the said Antioch Avenue Extended and running back therefrom 150 feet on the west side, 147 feet 6 inches on the east side and having a width of 50 feet on the south side; and being accurately described as Lot No. 5 on a plat filed with as a part of a deed from Charles R. Porter to Ernest Martin, dated September 12, 1915, and recorded among the Land Records for Somerset County in Liber W.J.S. No. 60, page 555; and being the same and all the land which was conveyed unto Logan C. Widdowson and Philip C. Widdowson by Kathryne Denston Kencht by a deed dated March 21, 1977 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 299, page 180; EXCEPT SO MUCH thereof as was conveyed unto the President and Commissioners of Princess Anne by Logan C. Widdowson, et al. by deed dated July 10, 1978 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 310, page 333 for the Widening of Antioch Avenue Ext.

The above described land is improved by a two story frame dwelling.

TERMS OF SALE: Cash, certified or cashier's check payable to Edmund L. Widdowson, Jr. Trustee in an amount equal to at least ten percent of the bid, the balance to be due and payable on or before ratification of the sale by the Circuit Court, with interest at ten percent on the unpaid balance. Title papers, documentary stamps, transfer tax, recording costs, etc. at the expense of the purchaser. State and County taxes will be pro-rated and adjusted as of the date of ratification of sale.

Edmund L. Widdowson Jr., Trustee
47 North Somerset Avenue
Princess Anne, MD 21853
Telephone: 651-3300

Wallace Dashiell, Auctioneer
Telephone: 651-1818

30-4/12-3tMH

Edmund L. Widdowson, Jr., Trustee under power contained in a mortgage from Stephen G. Smeltzer and Vincent S. Arena to Logan C. Widdowson and Philip C. Widdowson	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
	*	IN EQUITY
	*	CHANCERY NO. 11,773
	*	

PETITION TO APPOINT SPECIAL AUDITOR

Now comes Edmund L. Widdowson, Jr., Attorney named in the above-captioned mortgage who respectfully represents:

1. That he is engaged in the practice of law with the Standing Auditor of this Court, Logan C. Widdowson.

2. That the said Logan C. Widdowson is party to this proceeding.

3. That a Special Auditor should be appointed in this matter.

4. That Tony Bruce, Esquire is a competent member of the bar, capable of performing the duties of Special Auditor.

WHEREFORE, it is prayed:

A. Tony Bruce, Esquire be appointed Special Auditor in this matter.

Edmund L. Widdowson, Jr.
Attorney named in foreclosure

ORDER

Upon consideration of the aforegoing, Tony Bruce, Esquire is hereby appointed Special Auditor in this cause this 11th day of June, 1984.

Judge

BOOK 049 PAGE 721

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3900

Edmund L. Widdowson, Jr., Trustee under power contained in a mortgage from Stephen G. Smeltzer and Vincent S. Arena to Logan C. Widdowson and Philip C. Widdowson	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
	*	IN EQUITY
	*	CHANCERY NO. 11,773
	*	BOOK 049 PAGE 722

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing 5-10, 19 84, and ending 5-24, 19 84 inclusive, in the said Marylander and Herald aforementioned.

Attest: Lisa Price MH
Publisher.

Printer's Fee: $23.38 per insertion.

IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
STATE OF MARYLAND
IN EQUITY
CHANCERY NO. 11,773

Edmund L. Widdowson, Jr., Trustee under power contained in a mortgage from Stephen G. Smeltzer and Vincent S. Arena to Logan C. Widdowson and Philip C. Widdowson

ORDER NISI

ORDERED by the Circuit Court for Somerset County this 3rd day of May, in the year nineteen hundred eighty-four, that the sale of the property mentioned in these proceedings and the distribution of the proceeds therein made and reported by Edmund L. Widdowson, Jr., Trustee, of the above mortgage, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 3rd day of June, 1984, provided a copy of this Order be inserted in some newspaper published in Somerset County once in each of three successive weeks before the 3rd day of June, 1984.

I. Theodore Phoebus
Clerk of the Circuit Court
Somerset County, Maryland

80-5/10-3tMH

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

Edmund L. Widdowson, Jr.
Trustee
47 North Somerset Avenue
Princess Anne, MD 21853

Edmund L. Widdowson, Jr., Trustee under power contained in a mortgage from Stephen G. Smeltzer and Vincent S. Arena to Logan C. Widdowson and Philip C. Widdowson	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
	*	IN EQUITY
	*	CHANCERY NO. 11,773

ORDER OF COURT

It is this 7th day of June, 1984, ORDERED by the Circuit Court for Somerset County, Maryland that the sale of the real property made and reported by Edmund L. Widdowson, Jr., Attorney named in said mortgage, be and hereby is finally ratified and confirmed no cause to the contrary having been shown although due notice appears to have been given pursuant to the Order Nisi passed in said cause.

Edward L. Duffy
Judge

BOOK 049 PAGE 723

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

Edmund L. Widdowson, Jr., Trustee under Power contained in a mortgage from Stephen G. Smeltzer and Vincent S. Arena to Logan C. Widdowson and Philip C. Widdowson	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
	*	IN EQUITY
	*	CHANCERY NO. 11,773

BOOK 049 PAGE 724

*

FIRST AND FINAL AUDITOR'S REPORT

Tony Bruce, Special Auditor, duly appointed by this Court, reports that he made an examination of the proceedings in the above entitled cause and from them and the list of expenses furnished him therein, states the following Account:

Amount of Sale			$ 500.00
Fees, Costs, Expenses, etc:			
I. Theodore Phoebus, Clerk		$ 155.00	
Marylander & Herald			
Advertising	$169.14		
Order Nisi	70.14	239.28	
Wallace Dashiell, Auctioneer		50.00	
Henderson, Elliott & Pryor Insurance Company, Bond Premium		30.00	
Tony Bruce, Special Auditor		65.00	
Philip Mahan, Treasurer			
1981 - $90.49			
1982 - 80.43			
1983 - 66.20		237.12	
Town of Princess Anne, taxes			
1982-83 - 42.47			
1983-84 - 32.25		74.72	
Somerset County Sanitary District Water		92.20	
1981 - 43.47			
1982 - 40.73	Front Foot		
1983 - 37.98			
1984 - 43.65		165.83	
Total Fees, Costs, Expenses, etc.		$1,109.15	
Deficit			$ 609.15
Mortgage Debt			
Principal		$6,243.80	
Interest through November, 1983		288.04	
Interest from December, 1983 through March 23, 1984		214.51	
Interest from March 23, 1984 through June 23, 1984 (15 days from date of filing) @$1.88169 per diem		173.12	
Total Mortgage Debt		$6,919.47	
Total Deficit			$7,528.62

ALL EXCEPTIONS to said report must be filed within fifteen days of the date of filing. If no exceptions are filed, the account may be ratified.

YOUR AUDITOR hereby certifies that the Maryland Rules of Procedure have been complied with by mailing on the date of the filing of the Audit notice of this report to the following parties by regular U.S. mail:

Edmund L. Widdowson, Jr., Esquire
47 N. Somerset Avenue
Princess Anne, MD 21853

Stephen Smeltzer
740 Peace Haven Road
Winston-Salem NC 27103

Vincent Arena
c/o Helen Gleason
Beechwood Street
Princess Anne, MD 21853

Tony Bruce

Tony Bruce, Special Auditor

Filing Date: 6/8/84

84 # 160

No. 11,773 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 7th day of June, 19 84 that the within Report of the Auditor be Ratified and Confirmed, unless cause to the contrary be shown by exceptions filed, on or before the 25th day of June, 19 84.

J. Theodore Phoebus
CLERK

No exceptions having been filed, and no cause to the contrary having been shown, IT IS ORDERED by the Circuit Court for Somerset County, in Equity, this 2nd day of August, 19 84 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

J. Theodore Phoebus
CLERK

FEB 21 1985
Exd.

DEC 22-83 B 926294D*****30.00
DEC 22-83 B 926293D*****60.00

LEVIN R. WILSON 514 S. Somerset Avenue Princess Anne, Maryland 21853	*	NO. 11,688 CHANCERY CASE BOOK 049 PAGE 726
VS.	*	IN THE CIRCUIT COURT FOR
FRANCIS CHRISTOPHER and MARGARET CHRISTOPHER, His Wife Route 1, Box 40 Eden, Maryland 21822	*	SOMERSET COUNTY
AND	*	STATE OF MARYLAND
CLARENCE E. DASHIELL 8132 Allendale Drive Hyattsville, Maryland 20785	*	IN EQUITY
AND		
POCOMOKE REALTY, INCORPORATED P. O. Box 620 Ocean City, Maryland 21842		

* * * * * * * * * * * * * * * * *

Complainant
Levin R. Wilson
514 S. Somerset Avenue
Princess Anne, Maryland 21853

Complainant's Attorneys
Law Office of Logan C. Widdowson
Philip C. Widdowson
47 North Somerset Avenue
Princess Anne, Maryland 21853
Telephone: 651-3800

Respondents
Francis Christopher
Route 1, Box 40
Eden, Maryland 21822

Margaret Christopher
Route 1, Box 40
Eden, Maryland 21822

Clarence E. Dashiell
8132 Allendale Drive
Hyattsville, Maryland 20785

Pocomoke Realty, Incorporated
P. O. Box 620
Ocean City, Maryland 21842
Serve on: James H. English, Jr.
Route 1
Salisbury, Maryland 21801

Madame Clerk:

Please docket the above-captioned case and issue subpoenas for the Respondents named in the Bill of Complaint and issue an order of publication as prescribed by Sections 106 and 107 of Article 81 of the Annotated Code of Maryland.

LAW OFFICE OF LOGAN C. WIDDOWSON

by Philip C. Widdowson
Philip C. Widdowson
Attorney for the Complainant

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

LEVIN R. WILSON
514 S. Somerset Avenue
Princess Anne, Maryland 21853

VS.

FRANCIS CHRISTOPHER and
MARGARET CHRISTOPHER, His Wife
Route 1, Box 40
Eden, Maryland 21822

AND

CLARENCE E. DASHIELL
8132 Allendale Drive
Hyattsville, Maryland 20785

AND

POCOMOKE REALTY, INCORPORATED
P. O. Box 620
Ocean City, Maryland 21842

* NO. 11,688 CHANCERY CASE

* IN THE CIRCUIT COURT FOR

* SOMERSET COUNTY

* STATE OF MARYLAND

* IN EQUITY

And All Persons Having or Claiming To Have Any Interest in The Following Properties:

ITEM ONE: All that 1 acre lot on Backbone Road near Eden bearing County Tax Map #5-17-152, Liber 288, folio 142, located in East Princess Anne Election District and assessed to Francis Christopher and Margaret Christopher.

ITEM TWO: All that lot of land shown as Lot 5 on Plat 11/21, being 8.911 acres on Eden to Allen Road near Eden, bearing County Tax Map #5-2-271, Liber 298, folio 461; located in West Princess Anne Election District and assessed to Clarence E. Dashiell.

BILL OF COMPLAINT

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Your Complainant, Levin R. Wilson, by the Law Office of Logan C. Widdowson, his attorneys, files this Bill of Complaint to Foreclose Certain Rights of Redemption as provided by Article 81, Section 97, et seq, of the Annotated Code of Maryland, and in support thereof, says:

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2800

1. That on the 16th day of November, 1982, there was issued to Levin R. Wilson, the Complainant herein, by Carlos Bozman, Collector of Taxes for the State of Maryland and Somerset County, the following certificates of sale:

(a) a certificate of sale showing payment by the Complainant to said Collector of Taxes the sum of ninety-six dollars and eighty-nine cents ($96.89) and the sale to the Complainant on said date of all that 1 acre lot on Backbone Road near Eden bearing County Tax Map #5-17-152, Liber 288, folio 142, located in East Princess Anne Election District and assessed to Francis Christopher and Margaret Christopher (referred to herein as Item One).

(b) a certificate of sale showing payment by the Complainant to said Collector of Taxes the sum of two hundred twenty-eight dollars and sixty-seven cents ($228.67) and the sale to the Complainant on said date of all that lot of land shown as Lot 5 on Plat 11/21, being 8.911 acres on Eden to Allen Road near Eden, bearing County Tax Map #5-2-271, Liber 298, folio 461; located in West Princess Anne Election District and assessed to Clarence E. Dashiell (referred to herein as Item Two).

2. That said certificates of sale are attached to the Bill of Complaint as a part hereof.

3. That the aforementioned properties have not been redeemed by any party in interest although more than one year from the date of sale has expired.

4. That the Complainant has caused the Land and Testamentary Records of Somerset County to be examined by Philip C. Widdowson, a member of the bar of the State of Maryland, whose affidavit is attached hereto and in reliance upon which your Complainant alleges and avers as follows:

(a) that Francis Christopher and Margaret Christopher are the current record owners of the property described in Paragraph 1 (a) of this Bill of Complaint and that the said Francis Christopher and Margaret Christopher have made no off conveyances of record of said property.

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

(b) that Clarence E. Dashiell is the current record owner of the property described in Paragraph 1 (b) of this Bill of Complaint and that said Clarence E. Dashiell has made no off conveyances of record of said property except that said Clarence E. Dashiell has encumbered said property with a mortgage to Pocomoke Realty, Incorporated, dated January 1, 1977, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 298, page 464.

5. That the amounts necessary to redeem the aforementioned properties shown are the amounts shown on the respective certificates aforesaid plus costs of sale, interest due on taxes, in addition to those costs and disbursements provided for in Article 81, Section 111 of the aforesaid Code.

Wherefore, your Complainant prays:

1. That this Honorable Court may direct service of process to the Respondents named in this Bill of Complaint.

2. That this Honorable Court may grant unto the Complainant the order of publication directed to the Respondents herein and all persons having or claiming to have any interest in the aforesaid properties.

3. That this Honorable Court direct the Collector of Taxes for the State of Maryland and Somerset County to execute a deed to the Complainant as provided in Section 115 of Article 81 of the Annotated Code of Maryland.

4. That your Complainant may have such other and further relief as his cause may require.

AND, AS IN DUTY BOUND, ETC.

LAW OFFICE OF LOGAN C. WIDDOWSON

by Philip C. Widdowson
Philip C. Widdowson
47 North Somerset Avenue
Princess Anne, Maryland 21853
Telephone: 651-3800

Levin R. Wilson
Levin R. Wilson
Complainant

STATE OF MARYLAND, COUNTY OF SOMERSET, TO WIT:

I hereby certify that on this 21st day of December, 1983, before me,

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Levin R. Wilson, the above-named Complainant, and made oath in due form of law that the matters and things set forth in the foregoing Bill of Complaint are true to the best of his knowledge, information and belief.

As witness my hand and Notarial Seal.

Laura M. Dryden
Notary Public

AFFIDAVIT OF ATTORNEY

STATE OF MARYLAND, COUNTY OF SOMERSET, TO WIT:

I hereby certify that on this 21st day of December, 1983, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Philip C. Widdowson, of the Law Office of Logan C. Widdowson, personally known to me and being sworn to deposes and says:

1. That he is a member of the Bar of the State of Maryland, having been admitted thereto on June 16, 1976, and that he made an examination of the public records of Somerset County, Maryland, in regard to the following properties:

ITEM ONE: All that 1 acre lot on Backbone Road near Eden, bearing County Tax Map #5-17-152, Liber 288, folio 142, located in East Princess Anne Election District and assessed to Francis Christopher and Margaret Christopher.

ITEM TWO: All that lot or land shown as Lot 5 on Plat 11/21, being 8.911 acres on Eden to Allen Road near Eden, bearing County Tax Map #5-2-271, Liber 298, folio 461; located in West Princess Anne Election District and assessed to Clarence E. Dashiell.

And found that Francis Christopher and Margaret Christopher are the record owners of the property referred to above as Item One and that

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

Francis Christopher and Margaret Christopher have made no off conveyances of record in regard to said property.

And further found that Clarence E. Dashiell is the record owner of the property referred to above as Item Two and that said Clarence E. Dashiell has made no off conveyances of record in regard to said property except that said Clarence E. Dashiell has encumbered said property with a mortgage to Pocomoke Realty, Incorporated, dated January 1, 1977, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 298, page 464.

Philip C. Widdowson, Affiant

SUBSCRIBED AND SWORN TO, before me, this 21st day of December, 1983.

Notary Public

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

500-6/65

BOOK 049 PAGE 732

CERTIFICATE OF SALE

I, Carlos Bozman, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on November 16, 1982 I sold to Levin R. Wilson at public auction for the sum of $ 300.00 , of which $ 96.89 has been paid, the property in Somerset County, described as follows:

All that 1 acre lot on Backbone Road, near Eden, bearing County Tax Map #5-17-152, Liber 288, folio 142, located in East Princess Anne Election District

and assessed to Francis Christopher and Margaret Christopher
The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price, together with interest thereon at the rate of 6% per annum from the date of payment to the date of redemption, together with all other amounts specified by Chapter 761 of the Acts of 1943, and acts amendatory thereof. The balance due on account of the purchase price and all taxes, together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After Nov. 17, 1983 a proceeding can be brought to foreclose all rights of redemption in the property. This certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

Witness my hand and seal, this 16th day of November, 1982

Carlos Bozman

Carlos Bozman, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on November 16, 1982 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Carlos Bozman, and he acknowledged the foregoing certificate of sale to be his act and deed, and I witnessed the execution of the same.

Witness my hand and Notarial Seal.

Gertrude H. Bozman

Notary Public

500-6/65

CERTIFICATE OF SALE

I, Carlos Bozman, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on November 16, 1982 I sold to Levin R. Wilson at public auction for the sum of $ 3,700.00, of which $ 228.67 has been paid, the property in Somerset County, described as follows:

All that lot of land shown as Lot 5 on Plat 11/21, being 8.911 acres on Eden to Allen Road, near Eden, bearing County Tax Map #5-2-271, Liber 298, folio 461; located in West Princess Anne Election District

and assessed to Clarence E. Dashiell

The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price, together with interest thereon at the rate of 6% per annum from the date of payment to the date of redemption, together with all other amounts specified by Chapter 761 of the Acts of 1943, and acts amendatory thereof. The balance due on account of the purchase price and all taxes, together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After Nov. 17, 1983 a proceeding can be brought to foreclose all rights of redemption in the property. This certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

Witness my hand and seal, this 16th day of November, 1982

Carlos Bozman

Carlos Bozman, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on November 16, 1982 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Carlos Bozman, and he acknowledged the foregoing certificate of sale to be his act and deed, and I witnessed the execution of the same.

Witness my hand and Notarial Seal.

BOOK 049 PAGE 733

Gertrude K. Bozman

Notary Public

LOGAN C. WIDDOWSON
ATTORNEY AT LAW

ASSOCIATES
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.

11,688

NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
TELEPHONE 651-2600

BOOK 049 PAGE 734

Mr. Philip R. Mahan
Collector of Taxes
Courthouse
Princess Anne, Maryland 21853

Dear Mr. Mahan:

Pursuant to the provisions of Article 81, Section 106 b of the Annotated Code of Maryland, I wish to notify you of the institution of a proceeding to foreclose the rights of redemption filed by Levin R. Wilson on December 21, 1983, in Chancery No. 11,688, in the Circuit Court for Somerset County, Maryland, against Francis Christopher and Margaret Christopher, his wife, and Clarence E. Dashiell whose properties were sold by you at publication on November 16, 1982.

The Christopher property is located in the East Princess Anne Election District and is described as a 1 acre lot on Backbone Road near Eden, bearing County Tax Map #5-17-152, Liber 288, folio 142.

The Dashiell property is located in the West Princess Anne Election District and is described as all that lot of land shown as Lot 5 on Plat 11/21, being 8.911 acres on Eden to Allen Road near Eden, bearing County Tax Map #5-2-271, Liber 298, folio 461.

Very truly yours,

Philip C. Widdowson

Philip C. Widdowson

PCW/dmd

I hereby acknowledge receipt of the above notice this 21st day of December, 1983.

Philip R. Mahan

Philip R. Mahan

LEVIN R. WILSON 514 S. Somerset Avenue Princess Anne, Maryland 21853	*	NO. 11,688 CHANCERY CASE
	*	IN THE CIRCUIT COURT FOR
VS.	*	SOMERSET COUNTY
FRANCIS CHRISTOPHER and MARGARET CHRISTOPHER, His Wife Route 1, Box 40 Eden, Maryland 21822	*	STATE OF MARYLAND
	*	IN EQUITY
	*	
AND	*	
CLARENCE E. DASHIELL 8132 Allendale Drive Hyattsville, Maryland 20785	*	
	*	
AND	*	
POCOMOKE REALTY, INCORPORATED P. O. Box 620 Ocean City, Maryland 21842	*	

And All Persons Having or Claiming To Have Any Interest In The Following Properties:

ITEM ONE: All that 1 acre lot on Backbone Road near Eden bearing County Tax Map #5-17-152, Liber 288, folio 142, located in East Princess Anne Election District and assessed to Francis Christopher and Margaret Christopher.

ITEM TWO: All that lot of land shown as Lot 5 on Plat 11/21, being 8.911 acres on Eden to Allen Road near Eden, bearing County Tax Map #5-2-271, Liber 298, folio 461; located in West Princess Anne Election District and assessed to Clarence E. Dashiell.

* * * * * * * * * * * * * * * *

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following properties in the East Princess Anne Election District and the West Princess Anne Election District, Somerset County, Maryland, sold by the Collector of Taxes for the State of Maryland and Somerset County to the Complainant in this proceeding:

ITEM ONE: All that 1 acre lot on Backbone Road near Eden, bearing County Tax Map #5-17-152, Liber 288, folio 142, located in East Princess Anne Election District and assessed to Francis Christopher and Margaret Christopher.

ITEM TWO: All that lot of land shown as Lot 5 on Plat 11/21, being 8.911 acres on Eden to Allen Road near Eden, bearing County Tax Map #5-2-271, Liber 298, folio 461; located in West Princess Anne Election District and assessed to Clarence E. Dashiell.

The Bill states, among other things, that the amounts necessary for redemption have not been paid, although more than one year and a day from the date of sale has expired.

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2800

BOOK 049 PAGE 736

It is thereupon, this 22nd day of Dec, 1983, by the Circuit Court for Somerset County, Maryland, ORDERED, that notice be given by the insertion of a copy of this order in some newspaper having a general circulation in said Somerset County, once a week for three successive weeks, warning all persons interested in the said properties to be and appear in this Court by the 21st day of February, 1984, and redeem the properties hereinbefore described and answer the Bill or thereafter a final decree will be rendered foreclosing all rights of redemption in the properties and vesting in the Complainant a title, free and clear of all encumbrances.

Lloyd L. Sculthorp
Judge

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

WRIT OF SUBPOENA: No. 11,688 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

1981

TO: Francis Christopher
Route 1, Box 40
Eden, Maryland 21822

Margaret Christopher
Route 1, Box 40
Eden, Maryland 21822

403 Oxford Street
Pocomoke,

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of January next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of : Levin R. Wilson
514 S. Somerset Avenue
Princess Anne, Maryland 21853

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 22 day of December, 19 83

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 21 day of February, 19 84. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

Philip C. Widdowson
Name
47 North Somerset Avenue
Princess Anne, Maryland 21853
Address

BOOK 049 PAGE 737

Now Est 12-28-83
Do not live in Eden, moved in 1981 to 403 Oxford Street Pocomoke, Md
Sharyl Jones Deputy

H. Theodore Phoebus
Clerk.

BOOK 049 PAGE 738

LEVIN R. WILSON 514 S. Somerset Avenue Princess Anne, Maryland 21853	*	NO. 11,688 CHANCERY CASE
VS.	*	IN THE CIRCUIT COURT FOR
FRANCIS CHRISTOPHER and MARGARET CHRISTOPHER, His Wife Route 1, Box 40 Eden, Maryland 21822	*	SOMERSET COUNTY
AND	*	STATE OF MARYLAND
CLARENCE E. DASHIELL 8132 Allendale Drive Hyattsville, Maryland 20785	*	IN EQUITY
AND		
POCOMOKE REALTY, INCORPORATED P. O. Box 620 Ocean City, Maryland 21842		

And All Persons Having or Claiming To Have Any Interest in The Following Properties:

ITEM ONE: All that 1 acre lot on Backbone Road near Eden bearing County Tax Map #5-17-152, Liber 288, folio 142, located in East Princess Anne Election District and assessed to Francis Christopher and Margaret Christopher.

ITEM TWO: All that lot of land shown as Lot 5 on Plat 11/21, being 8.911 acres on Eden to Allen Road near Eden, bearing County Tax Map #5-2-271, Liber 298, folio 461; located in West Princess Anne Election District and assessed to Clarence E. Dashiell.

ORDER TO REISSUE

Madame Clerk:

Please reissue the summonses in the above-captioned case as follows:

Frances Christopher
403 Oxford Street
Pocomoke City, Maryland 21851

Margaret Christopher
403 Oxford Street
Pocomoke City, Maryland 21851

LAW OFFICE OF LOGAN C. WIDDOWSON

by Philip C. Widdowson
Philip C. Widdowson
Attorney for the Complainant

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

WRIT OF SUBPOENA: No. 11,688 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO: Pocomoke Realty, Incorporated
P.O. Box 620
Ocean City, Maryland 21842
Serve On: James H. English, Jr.
Route 1
Salisbury, Maryland 21801

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of January next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of: Levin R. Wilson
514 S. Somerset Avenue
Princess Anne, Maryland 21853

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 22 day of December, 19 83

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 21 day of February, 19 84. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final Decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

Philip C. Widdowson
Name 47 North Somerset Avenue
Princess Anne, Maryland 21853
Address

BOOK 049 PAGE 739 1/1/84

W. Theodore Phoebus
Clerk

WRIT OF SUBPOENA: No. 11,688 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland, BOOK 049 PAGE 740

Somerset County, to wit:

TO : Clarence E. Dashiell
8132 Arlendale Drive
Hyattsville, Maryland 20785

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of February next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of : Levin R. Wilson
514 S. Somerset Avenue
Princess Anne, Maryland 21853

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 5 day of January, 19 84

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 21 day of February, 19 84. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

Philip C. Widdowson
Name 47 North Somerset Avenue
Princess Anne, Maryland 21853
Address

J. Theodore Phoebus
Clerk

2. Madame Clerk 3. Bill of Complaint 4. Affidavit of Attorney
5. Certificate of Sale (2)

1312 2/6/84

WRIT OF SUBPOENA: No. 11,688 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO: Francis Christopher
403 Oxford Street
Pocomoke, Maryland 21851

Margaret Christopher
403 Oxford Street
Pocomoke, Maryland 21851

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of February next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of: Levin R. Wilson
514 S. Somerset Avenue
Princess Anne, Maryland 21853

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 5 day of January, 19 84.

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 21 day of February, 19 84. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

BOOK 049 PAGE 741

Philip C. Widdowson
Name

47 N. Somerset Avenue
Princess Anne, Maryland 21853
Address

NON EST

DATE 2-2-84
G. DANIEL McALLISTER, SHERIFF
BY L.W. Holloway
DEPUTY SHERIFF

N. Theodore Phoebus
Clerk

Nobody at address given. There is not a house at this address. Post Office does not have furwording address

Levin R. Wilson	*	No. 11,688 Chancery Case
vs.	*	In the Circuit Court for
Francis Christopher, et al	*	Somerset County, Maryland
	*	BOOK 049 PAGE 742

PETITION OF CLARENCE E. DASHIELL

To the Honorable, the Judge of said Court:

The petitioner, Clarence E. Dashiell, by R. Patrick Hayman, his attorney, hereby petitions this Court to affix the amount necessary for the redemption of said property described in this proceeding as required by Article 81, Section 94 of the Annotated Code of Maryland and in support thereof says:

1. That the said Clarence E. Dashiell is a defendant in the above entitled proceeding and is the Clarence E. Dashiell who is the owner of that property described as "all that lot of land shown as Lot 5 on Plat 11/21, being 8.911 acres on Eden to Allen Road near Eden, bearing County Tax Map No. 5-2-271, Liber 298, folio 461 located in West Princess Anne Election District and assessed to Clarence E. Dashiell. Said property is referred to in paragraph 1. (b) of the bill of complaint filed in this proceeding.

2. That the said Clarence E. Dashiell wishes to redeem said property by the payment of such taxes, costs and fees as may be required by law.

WHEREFORE, the said Clarence E. Dashiell, by R. Patrick Hayman, his attorney, respectfully petitions this Court to affix the amount necessary for redemption in accordance with the provisions of law.

Respectfully submitted,

R. Patrick Hayman, Attorney
for Clarence E. Dashiell

CONSENT OF COMPLAINANT

The complainant, Levin R. Wilson, by the Law Office of Logan C. Widdowson, his attorneys, consents to the passage of such order as may be right and proper upon the aforegoing petition filed on behalf of Clarence E. Dashiell.

LAW OFFICE OF LOGAN C. WIDDOWSON

Attorneys for Complainant

Levin R. Wilson	*	No. 11,688 Chancery Case
vs.	*	In the Circuit Court for
Francis Christopher, et al	*	Somerset County, Maryland
	*	

ORDER OF COURT

The aforegoing petition and consent having been read and considered, together with the pleadings and exhibits filed in the above entitled case, together with supporting documents, it is hereby ORDERED this 6th day of March, 1984 that the amount necessary for the redemption of the above described property by the said Clarence E. Dashiell is as follows:

To reimburse Levin R. Wilson for payment advanced Carlos Bozman, Treasurer for delinquent taxes and costs of sale		$228.67
To interest due complainant to January, 1984		16.01
To costs of proceedings provided by Section 111 of Article 81:		
To proportionate share of publishing order of publication	90.75	
To proportionate share of Court costs	45.00	135.75
To examination of title		75.00
To attorneys fee		100.00
To taxes arising subsequent to date of sale		
1982-83 taxes (includes January interest)	60.28	
1983-84 taxes (includes January interest)	71.05	131.33
Total amount necessary for redemption affixed in accordance with the requirements of Article 81, Section 94.		$686.76
Plus outstanding Court Cost		10.00
		$ 696.76

Lloyd L. Simpkins
Judge

March 6, 1984
DATE

I hereby acknowledge Receipt of a Certified copy of Decree filed in the case of Levin R. Wilson vs. Francis Christopher, et al

being Chancery Case No. 11,688

BOOK 049 PAGE 744

Philip R. Mahan Treasurer
Philip R. Mahan, Treasurer

Robert L. Lankford
Robert L. Lankford, Assessor

Levin R. Wilson	*	No. 11,688 Chancery Case
vs.	*	In the Circuit Court for
Francis Christopher, et al	*	Somerset County, Maryland
	*	

PETITION TO APPOINT SPECIAL EXAMINER IN CHANCERY

The Petition of the Complainant, by Logan C. Widdowson, his Solicitor, respectfully represents:

FIRST: That the Petitioner stands ready to take testimony in the above-captioned matter in support of his Bill of Complaint filed herein.

SECOND: That Logan C. Widdowson, the Complainant's Solicitor, is the Standing Examiner in this Court and it would be improper for him to examine the witnesses in this case, therefore, it is necessary that a Special Examiner in Chancery be appointed.

WHEREFORE, your Petitioner prays this Honorable Court to pass an Order appointing a Special Examiner in Chancery to examine the Complainant's witnesses in said cause.

Logan C. Widdowson
Solicitor for the Complainant

ORDER OF COURT

Upon the aforegoing Petition, IT IS, this 12th day of March, 1984, by the Circuit Court for Somerset County, Maryland, In Equity, ORDERED that Dawn M. Dryden be and she is hereby appointed Special Examiner in Chancery to take testimony in the above-captioned cause.

Lloyd T. Griffin
JUDGE

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

BOOK 049 PAGE 746

Levin R. Wilson	*	No. 11,688 Chancery Case
vs.	*	In the Circuit Court for
Francis Christopher, et al	*	Somerset County, Maryland
	*	

PETITION FOR DECREE PRO CONFESSO

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of the Complainant, Levin R. Wilson, by his attorneys, the Law Office of Logan C. Widdowson, respectfully represents:

1. That the Respondent, Clarence E. Dashiell, has redeemed the property set forth in paragraph 1 (b) of the Bill of Complaint, discharging him and the Respondent, Pocomoke Realty, Incorporated, mortgagee, from these proceedings.

2. That two successive summonses have been returned non est against the Respondents, Francis Christopher and Margaret Christopher, his wife.

3. That the time for answering said Bill of Complaint has elapsed.

4. That the Respondents, Francis Christopher and Margaret Christopher, his wife, have neither appeared to nor answered the same.

5. That the Complainant stands ready to take testimony in support of his Bill of Complaint.

WHEREFORE, your Petitioner prays this Honorable Court:

A. To issue a Decree Pro Confesso against the non-answering Respondents.

B. To grant the Complainant leave to take testimony before a Standing Examiner of this Court to support the allegations of the Bill of Complaint.

LAW OFFICE OF LOGAN C. WIDDOWSON

By Thiley C. Widdowson

Attorneys for Complainant
47 North Somerset Avenue
Princess Anne, MD 21853
Telephone: 651-3800

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

	*	
Levin R. Wilson	*	No. 11,688 Chancery Case
vs.	*	In the Circuit Court for
Francis Christopher, et al	*	Somerset County, Maryland
	*	

ORDER OF COURT

It appearing from the proceedings in the above cause that the Respondents, Francis Christopher and Margaret Christopher, have been duly notified to appear to the Bill of Complaint filed herein and have failed to appear or file an answer thereto, it is ORDERED thereupon, this 12th day of MARCH, 1984, by the Circuit Court for Somerset County, Maryland, In Equity, that the Bill of Complaint be and the same is hereby taken Pro Confesso against the Respondents, Francis Christopher and Margaret Christopher.

And it is further ORDERED that the Complainant be granted leave to take testimony before one of the Standing Examiners in Equity to the Court in support of the allegations of the Bill of Complaint.

Edward L. Simpkins
JUDGE

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2800

Levin R. Wilson : No. 11,688 Case

vs. : In the Circuit Court for BOOK 049 PAGE 748

Francis Christopher, et al : Somerset County

: State of Maryland

: DATE: March 12, 1984

:

:

:

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Margaret Christopher

403 Oxford Street

Pocomoke, Maryland 21851

In accordance with Maryland Rules of Procedure, you are notified that a ~~Judgment/decree~~ decree pro confesso/ ~~was~~ was entered against you in the above entitled case on March 12, 1984.

If you wish to take exception to this ~~Judgment/~~Decree~~, you have thirty days from the date of the Judgment/~~Decree within which to do so.

I. Theodore Phoebus

I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

Levin R. Wilson	:	No. 11,688 Case
vs.	:	In the Circuit Court for
Francis Christopher, et al	:	Somerset County
	:	State of Maryland
	:	DATE: March 12, 1984
	:	
	:	
	:	

NOTICE OF JUDGMENT BY DEFAULT

OR

DECREE PRO CONFESSO

TO: Francis Christopher
403 Oxford Street
Pocomoke, Maryland 21851

In accordance with Maryland Rules of Procedure, you are notified that a ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~/decree pro confesso/ ~~XXXXXXXXXXXXXXX~~ was entered against you in the above entitled case on March 12, 1984.

If you wish to take exception to this ~~XXXXXXXXX~~/Decree/~~XXXXXXXXXX~~, you have thirty days from the date of the ~~XXXXXXXXX~~/Decree within which to do so.

I. Theodore Phoebus
I. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County, Maryland

I. THEODORE PHOEBUS
CLERK OF THE CIRCUIT COURT
FOR SOMERSET COUNTY
PRINCESS ANNE, MD. 21853

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED — UNABLE TO FORWARD

SALISBURY, MD 21801
PM
12 MAR
1984

PRINCESS ANNE
MD.
.20

Francis Christopher
403 Oxford Street
Pocomoke, Maryland 21851

I. THEODORE PHOEBUS
CLERK OF THE CIRCUIT COURT
FOR SOMERSET COUNTY
PRINCESS ANNE, MD. 21853

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED — UNABLE TO FORWARD

SALISBURY, MD 21801
PM
12 MAR
1984

PRINCESS ANNE
MD.
.20

Margaret Christopher
403 Oxford Street
Pocomoke, Maryland 21851

A-2
C-2
1-3

11,689

BOOK 049 PAGE 750

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the the enclosed notice has been published one week, Jan. 19, 1984 in the said Marylander and Herald, aforementioned.

Attest: Elizabeth Bolden
Publisher.

Printer's Fee: 60.50

Acct. W 04448

BOOK 049 PAGE 751

LAW Office of
Logan C. Widdowson
47 N. Somerset Avenue
Princess Anne, Maryland 21853
NO. 11,688 CHANCERY CASE
IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
STATE OF MARYLAND
IN EQUITY

LEVIN R. WILSON, 514 S. Somerset Avenue, Princess Anne, Maryland 21853

VS.

FRANCIS CHRISTOPHER and MARGARET CHRISTOPHER, His Wife, Route 1, Box 40, Eden, Maryland 21822

AND

CLARENCE E. DASHIELL, 8132 Allendale Drive, Hyattsville, Maryland 20785

AND

POCOMOKE REALTY, INCORPORATED, P.O. Box 620, Ocean City, Maryland 21842

And All Persons Having or Claiming To Have Any Interest In The Following Properties:

ITEM ONE: All that 1 acre lot on Backbone Road near Eden bearing County Tax Map No. 5-17-152, Liber 288, folio 142, located in East Princess Anne Election District and assessed to Francis Christopher and Margaret Christopher.

ITEM TWO: All that lot of land shown as Lot 5 on Plat 11/21, being 8.911 acres on Eden to Allen Road near Eden, bearing County Tax Map No. 5-2-271, Liber 298, folio 461; located in West Princess Anne Election District and assessed to Clarence E. Dashiell.

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following properties in the East Princess Anne Election District and the West Princess Anne Election District, Somerset County, Maryland, sold by the Collector of Taxes for the State of Maryland and Somerset County to the Complainant in this proceedings:

ITEM ONE: All that 1 acre lot on Backbone Road near Eden, bearing County Tax Map No. 5-17-152, Liber 288, folio 142, located in East Princess Anne Election District and assessed to Francis Christopher and Margaret Christopher.

ITEM TWO: All that lot of land shown as Lot 5 on Plat 11/21, being 8.911 acres on Eden to Allen Road near Eden, bearing County Tax Map No. 5-2-271, Liber 298, folio 461; located in West Princess Anne Election District and assessed to Clarence E. Dashiell.

The Bill states, among other things, that the amounts necessary for redemption have not been paid, although more than one year and a day from the date of sale has expired.

It is thereupon, this 22nd day of December, 1983, by the Circuit Court for Somerset County, Maryland, ORDERED, that notice be given by the insertion of a copy of this order in some newspaper having a general circulation in said Somerset County, once a week for three successive weeks, warning all persons interested in the said properties to be and appear in this Court by the 21st day of February, 1984, and redeem the properties hereinbefore described and answer the Bill or thereafter a final decree will be rendered foreclosing all rights of redemption in the properties and vesting in the Complainant a title, free and clear of all encumbrances.

Lloyd L. Simpkins
Judge

True Copy, Test:
I. Theodore Phoebus, Clerk
MH80-1/5/3tc

Levin R. Wilson	*	No. 11,688 Chancery Case
vs.	*	In the Circuit Court for
Francis Christopher, et al	*	Somerset County, Maryland

TESTIMONY

In this cause, testimony having to be taken to support the allegations of the bill, I, Dawn M. Dryden, of Princess Anne, Maryland, Special Examiner of the Circuit Court for Somerset County, Maryland, in Equity, duly appointed, sworn, etc. do hereby certify that on this 13th day of March, 1984, in Somerset County aforesaid, I did take the following testimony, to wit:

EXAMINATION OF PHILIP R. MAHAN, ESQ.:

Philip R. Mahan, a witness of lawful age produced on behalf of the Complainant, being duly sworn, deposes and says:

Q. Please state your name, residence and occupation.

A. I am Philip R. Mahan. I reside in Somerset County, Maryland, and I am the duly elected and qualified Treasurer of Somerset County, and as such collect the State and County Taxes for said Somerset County.

Q. Mr. Mahan, I hand you certain documents previously filed in this proceeding and ask if you can identify them.

A. Yes, these documents are certificates of sale issued by Carlos Bozman, former County Treasurer, to Levin R. Wilson as the purchaser at certain tax sales held by Mr. Bozman in his official capacity on November 16, 1982.

Q. Will you please identify the certificates more specifically.

A. Yes, I am now testifying in reference to two certificates of sale, dated November 16, 1982, signed by Carlos Bozman, as Collector, and notarized on November 16, 1982, by Gertrude H. Bozman, Notary Public. The first certificate relates to the property assessed to Francis Christopher and Margaret Christopher referred to in the bill of complaint in paragraph 1.(a). The certificate cites a sale to Mr. Wilson on November 16, 1982, in the sum of $300.00 of which $96.89 was paid on the date of sale. The second certificate relates to the property assessed to Clarence E. Dashiell referred to in the bill of complaint in paragraph 1.(b).

Q. Prior to the offering of these properties for sale at public auction for delinquent taxes, did you or your deputies receive due notice of assessment of these properties and tax bills for them for the years for which these were sold, and did you or your deputies comply with all the prerequisites of law pertaining to said tax sales?

A. Yes. The properties were so assessed and such bills were received and my deputies and Mr. Bozman complied with all the prerequisites of law in advertising and holding the tax sales.

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

Q. With reference to the two properties which you have set forth in your testimony, have you received any notice of redemption of these properties, or any notice of intent to redeem these properties or any offers for payment on account of such redemption from any person or persons?

A. Yes, the property mentioned in paragraph 1.(b) of the bill of complaint was redeemed by Clarence E. Dashiell. In regard to the other property, there have been no notices or offers of redemption.

Q. Since the date of the tax sale and the filing of the bill of complaint, has the purchaser, Mr. Levin R. Wilson, made any further payments to you in your official capacity?

A. No.

Q. Does Mr. Wilson owe anything further to your office on account of these properties?

A. Yes, in regard to the property mentioned in paragraph 1.(a) of the bill of complaint, there is owed the balance of the purchase price which is $203.11 and taxes of $39.53, which include March interest.

Q. Do you, in your official capacity, know of any reason why the sale of this property to Mr. Wilson should not be ratified by this Court or do you have any objection to such ratification?

A. I know of no reason why the sale should not be ratified and I have no objection to its ratification.

Q. COURT'S QUESTION:

A. Nothing further.

Philip R. Mahan
Philip R. Mahan

EXAMINATION OF PHILIP C. WIDDOWSON, ESQ.:

Philip C. Widdowson, a witness produced on behalf of the Complainant, being duly sworn, deposes and says:

Q. Please state your name, residence and occupation.

A. I am Philip C. Widdowson, and I reside at Revell's Neck, Maryland. I am an attorney at law with an office for the practice of my profession in Princess Anne, Somerset County, Maryland.

Q. Will you please state your connection with this proceeding?

A. I was retained by the Complainant, Levin R. Wilson, the purchaser of certain properties at tax sales held by the County Treasurer on November 16, 1982. I was requested by Mr. Wilson to make an examination of the public records of Somerset County pertaining to the ownership of the properties mentioned in the bill of complaint in paragraph 1.(a) and to take such steps as are required by law to give notice of this proceeding to the attention of the former owners of record and to any other persons who might be interested in said properties or the redemption of them.

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

Q. What legal actions did you take?

A. I personally examined the appropriate Somerset County records and prepared and filed the bill of complaint in this proceeding together with an affidavit dated December 21, 1983, referring to my title examinations. I now reaffirm the contents of that affidavit as a part of my testimony in this proceeding. I also caused to be published the order of publication herein as more fully appears by the printer's certificate heretofore filed in this proceeding and caused subpoenas to be issued and served upon those property owners subject to process.

Q. Since the filing of the suit, the issuance of subpoenas and the publication of the order of publication, have there been any changes in the status of the properties mentioned in the bill of complaint?

A. Yes, the property mentioned in paragraph 1.(b) of the bill of complaint was redeemed by its owner, Clarence E. Dashiell. There has been no change in regard to the property mentioned in paragraph 1.(a) of the bill of complaint.

Q. Has any offer been made to you to redeem the property described in paragraph 1.(a) in the bill of complaint?

A. No person has made any offer to me to redeem the property to which you refer nor has anyone disclosed to me any intention to redeem it.

Q. Do you know of any reason why the sale of this property should not be ratified by this Court?

A. No.

Q. COURT'S QUESTION:

A. Nothing further.

Philip C. Widdowson

There being no further witnesses to be examined and at the suggestion of the Attorney for the Complainant, the papers are herewith returned by the Court, and I further certify this annexed bill of costs is correct and paid by the Complainant. This examination was conducted in compliance with the Maryland Rules of Procedure. In the judgment of the examiner, no further examination or cross-examination was proper or necessary for a full presentation of the true facts in the case. There were no irregularities or unusual circumstances in the taking of the testimony or in the conduct of the proceedings.

Bill of Costs

Special Examiner $25.00

Witness my hand and seal.

Dawn M. Dryden (SEAL)
Dawn M. Dryden
Special Examiner

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

Levin R. Wilson	*	No. 11,688 Chancery Case
vs.	*	In the Circuit Court of
Francis Christopher, et al	*	Somerset County, Maryland
	*	

DECREE

The above-entitled proceeding having been presented to this Court, and it appearing that all Respondents named therein have been duly notified thereof by services of process or by publication as appropriate, and all pleadings, exhibits, affidavits, testimony and other matters having been duly read and considered by this Court, it is hereby,

DECREED, this 14 day of Aug, 1984 by the Circuit Court for Somerset County, Maryland, in Equity, that as to the property hereinafter named and described in this decree there is hereby vested in the Complainant, Levin R. Wilson, an absolute and indefeasible title in fee simple in said property, free and clear of all alienations and descents of the property occurring prior to the time and date of this decree and free and clear of any encumbrances thereon, except taxes accruing subsequent to the date of sale (if any of said taxes remain outstanding, due and unpaid) and except easements to which said property is subject and of which the Complainant has actual and constructive notice at the time of said sale, and it is further,

DECREED, that all of the right, title and interest of the Respondents, Francis Christopher and Margaret Christopher, and all persons having or claiming to have any interest in the property mentioned and described in this proceeding, be and the same are hereby foreclosed, and it is further,

DECREED, that Philip R. Mahan, Collector of Taxes for the State of Maryland and the County of Somerset execute a deed to Levin R. Wilson conveying the hereinafter described property upon payment to said Collector of the balance of the purchase price due on account of the purchase price of the property, together with all taxes and interest and penalties thereon accruing subsequent to the date of sale (if any of said purchase price, taxes, interest and penalties remain outstanding, due and unpaid), and

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

that the supervisor of assessment for Somerset County, Maryland enroll the Complainant, Levin R. Wilson as the owner of the hereinafter described property in fee simple, the aforesaid deed to be prepared by the Complainant's attorney, and all expenses incident to the preparation and execution of said deed shall be paid by the said Levin R. Wilson and it is further,

DECREED, that the Clerk of the Circuit Court for Somerset County shall issue a certified copy of this decree to the aforesaid Philip R. Mahan, Collector of Taxes for the State of Maryland and the County of Somerset and to the supervisor of assessment for Somerset County, and the said Collector shall not be obligated to execute the deed hereinbefore provided for until such certified copy of said decree is served upon him and it is further,

DECREED, that the Complainant, Levin R. Wilson shall forthwith and before delivery of said certified copy of this decree to said Collector and supervisor by said Clerk, shall pay all Court costs accrued to date in this proceeding and it is further,

DECREED, that the property subject to this decree is identified and described as follows:

All that one acre lot on Backbone Road near Eden bearing County Tax Map #5-17-152, Liber 288, folio 142, located in East Princess Anne Election District and assessed to Francis Christopher and Margaret Christopher.

Lloyd L. Simpkins
Judge

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

FILED
AUG 14 3 00 PM '86

August 15, 1984
DATE

I hereby acknowledge Receipt of a Certified copy of Decree filed in the case of Levin R. Wilson vs. Francis Christopher, et al being Chancery Case No. 11,688.

Philip R. Mahan
Philip R. Mahan, Treasurer

Robert L. Lankford
Robert L. Lankford, Assessor

FEB 21 1985
Eld.

EUGENE HETTLEMAN Attorney named in Mortgage	*	IN THE
	*	CIRCUIT COURT
VS.	*	FOR BOOK 049 PAGE 758
	*	SOMERSET COUNTY
NORMAN T. WHITTINGTON, JR. ROBERT L. CHAMBERLIN, JR.	*	(IN EQUITY) No. 11629 Chancery
	*	

* * * * * * * * * * * *

ORDER TO DOCKET FORECLOSURE CASE

SEP 22-83 B 925802D*****10.00
SEP 22-83 B 925801D*****60.00

Mr. Clerk:

Please docket the above foreclosure case and file "Exhibit No. 1," and "Exhibit No. 2."

EUGENE HETTLEMAN
2110 Charles Center South
Baltimore, Maryland 21201
752-3169
Attorney named in Mortgage

EUGENE HETTLEMAN Attorney named in Mortgage	*	IN THE
	*	CIRCUIT COURT
VS.	*	FOR
	*	SOMERSET COUNTY
NORMAN T. WHITTINGTON, JR. ROBERT L. CHAMBERLIN, JR.	*	IN EQUITY 11,629

* * * * * * * * * * * *

STATEMENT OF MORTGAGE CLAIM

Statement of Mortgage Claim under Mortgage from the above named Defendants to Merritt Savings & Loan, Inc., dated February 17, 1981 and recorded among the Land Records of Somerset County in Liber No. 326, folio 94.

Original amount of Mortgage		$366,355.64
Paid on Principal	$35,841.25	
Credit in expense account	2,177.89	38,019.25
		$328,336.39
Interest to July 31, 1983 (Per diem $174.6903)		
Late charges		803.58
Balance Due		$329,139.97

STATE OF MARYLAND, CITY OF BALTIMORE:

I HEREBY CERTIFY, that on this 20th day of September, 1983, before the undersigned, a Notary Public of the State of Maryland, in and for the City of Baltimore, personally appeared Milton Sommers, President of Merritt Savings & Loan, Inc., holder of the Mortgage and made oath in due form of law that the aforegoing Statement of Mortgage Claim is true and correct.

NOTARY PUBLIC

Military Affidavit under Soldiers' and Sailors' Civil Relief Act of 1940 and Amendment thereto of October 6, 1942

EUGENE HETTLEMAN

ATTORNEYNAMED IN MORTGAGE

vs.

NORMAN T. WHITTINGTON, JR.

ROBERT L. CHAMBERLIN, JR

IN THE

CIRCUIT COURT

OF

SOMERSET COUNTY

11,629

Docket ..... Folio .....

BOOK 049 PAGE 760

Military Affidavit

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that, before me, the subscriber, a Notary Public of said State, in and for said City, personally appeared Milton Sommers, President of Merritt Savings & Loan, Inc .

and made oath in due form of law that he (she) knows the defendant herein, and that to the best of his (her) information, knowledge and belief

(1) said defendant is not in the military service of the United States,

(2) said defendant is not in the military service of any nation allied with the United States,

(3) said defendant has not been ordered to report for induction under the Selective Training and Service Act of 1940 as amended,

(4) said defendant is not a member of the Enlisted Reserve Corps who has been ordered to report for military service.

Milton Sommers

Affiant.

Subscribed and sworn to before me

this 20 day of Sept 19 83

Notary Public

EUGENE HETTLEMAN	*	In the Circuit Court
	*	For Somerset County
vs.	*	State of Maryland
N. THOMAS WHITTINGTON, JR. ROBERT L. CHAMBERLIN, JR.	*	Chancery No. 11629
	*	

SUGGESTION OF BANKRUPTCY

Robert L. Chamberlin, Jr., the above-named Defendant, by his attorney, Stephen M. Hearne, says:

1. On September 19, 1983, John B. Robins, IV, attorney for Union Trust Company of Maryland filed an involuntary petition for relief under Chapter 7 of the United States Bankruptcy Code in the United States Bankruptcy Court for the District of Maryland, which case is entitled, "Robert L. Chamberlin, Jr.", and being Case No. 83-B-1569.

2. Pursuant to 11 U.S.C., Section 362, the filing of such petition operates as an automatic stay of the commencement or the continuation of any court or other proceeding against the debtor or the enforcement of any judgment against them or against any property owned by them.

WHEREFORE, the Defendant suggests that this Court stay all further proceedings and actions of the Plaintiff against the Defendant in accordance with Title 11, United States Code.

By: _____
Stephen M. Hearne, Esquire
107 Baptist Street
Salisbury, Maryland 21801
(301) 546-9991
Attorney for Defendant

I DO SOLEMNLY DECLARE AND AFFIRM under the penalties of perjury that the contents of the foregoing document are true and correct.

_____
Stephen M. Hearne
Attorney for Defendant

BOOK 049 PAGE 762

AO82B (8/79)

ORIGINAL

3072945

RECEIPT FOR PAYMENT

UNITED STATES BANKRUPTCY COURT

For The

_____ District of _____

RECEIVED FROM John Robinson

CASE NO. OR OTHER REFERENCE 83-B-1569 DATE 9/12/1983

ACCOUNT	AMOUNT	
Filing Fee Chapter 7	60	00
Copy Fee		
Miscellaneous Fee		
Recovery: U.S. Trustee		
Recovery: Standing Trustee		
Unclaimed Funds		
Other (Specify)		
TOTAL	60	00

DEPUTY CLERK J Gell

CASH	CHECK ✓	MONEY ORDER

LAW OFFICES

Clarke & Hearne, P. A.

WM. A. LEE CLARKE III
STEPHEN M. HEARNE
L. BRUCE WADE

107 BAPTIST STREET
SALISBURY, MARYLAND 21801-4997
(301) 546-9991

October 13, 1983

Eugene Hettleman, Esquire
Suite 2110
Charles Center South
36 South Charles Street
Baltimore, Maryland 21201

Re: Merritt Savings & Loan v.
Whittington & Robert L. Chamberlin, Jr.

Dear Mr. Hettleman:

A notice of Mortgage Sale recently appeared in a Worcester County newspaper announcing the sale of 420 acres of unimproved land located in Worcester County, Maryland. The property is presently owned by N. Thomas Whittington, Jr. and Robert L. Chamberlin, Jr. and is being sold by Merritt Savings & Loan, Inc.

Please be advised, that on September 19, 1983, an involuntary petition in bankruptcy was filed in the United States Bankruptcy Court for the District of Maryland by Union Trust Company, against Robert L. Chamberlin, Jr., Case No. 83-B-1569. Pursuant to 11 U.S.C. §362(a), the filing of the involuntary petition against Mr. Chamberlin operates as a stay, applicable to all entities, of the proposed mortgage sale of Mr. Chamberlin's interest in the property proposed to be sold pursuant to the above referred to notice.

In the event you intend to proceed with the Mortgage Sale, in light of Mr. Chamberlin's bankruptcy proceeding, please advise me as soon as possible.

Thank you for your anticipated cooperation.

Sincerely,

/S/

Stephen M. Hearne

SMH/sds

cc: Robert L. Chamberlin, Jr.

John B. Robins, IV, Esquire
Robins, Johnson & Anthenelli

Mark D. Gately, Esquire
Miles & Stockbridge

Wade H. Insley, III, Esquire
Cullen, Insley & Hanson

BOOK 049 PAGE 763

EUGENE HETTLEMAN	*	In the Circuit Court
	*	For Somerset County
vs.	*	State of Maryland
N. THOMAS WHITTINGTON, JR. ROBERT L. CHAMBERLIN, JR.	*	Chancery No. 11629
	*	

ORDER

Upon consideration of the Suggestion of Bankruptcy filed in this matter by Robert L. Chamberlin Jr. in the Circuit Court for Somerset County, State of Maryland, it is hereby ORDERED that pursuant to 11 U.S.C. Section 362, that the commencement or the continuation of any court or other proceeding against the debtor or the enforcement of any judgment against him or against any property owned by him be and is hereby stayed.

Date: 10/-4/83

Judge

No. 11,629 Chancery

THE CONTINENTAL INSURANCE COMPANIES

MORTGAGEE'S OR ATTORNEY'S BOND

KNOW ALL MEN BY THESE PRESENTS:

That we Eugene Hettleman
2110 Charles Center South, Baltimore, Maryland 21201
as principal, and the Firemen's Insurance Co. of Newark, N.J. a corporation duly organized under the laws of the State of New Jersey as surety, are held and firmly bound unto the State of Maryland, in the full and just sum of Three Hundred Thirty Thousand and 00/100----------($330,000.00) Dollars, to be paid to the said State or its certain Attorney, to which payment well and truly to be made and done, we bind ourselves and each of us, our and each of our Heirs, Executors, Administrators, Successors or Assigns jointly and severally, firmly by these presents.

Sealed with our seals and dated this 13th day of October, in the year of our Lord nineteen hundred and eighty three

Whereas, the above bounden Eugene Hettleman

by virtue of the power contained in a mortgage from Norman T. Whittington, Jr., and Robert L. Chamberlain, Jr. to Merritt Savings & Loan, Inc. bearing date the 17th day of February, nineteen hundred and eighty one and recorded among the mortgage records of Somerset County in Liber 326 No. Folio 94 & c. and Eugene Hettleman

is about to sell the land and premises described in said mortgage, default having been made in the payment of the money as specified, and in the conditions and covenants therein contained.

The Condition of the above Obligation is such, that if the above bounden Eugene Hettleman

do and shall well and truly and faithfully perform the trust reposed in him under the mortgage aforesaid, and shall abide by and fulfill any order or decree which shall be made by any Court of Equity in relation to the sale of said mortgaged property, or the proceeds thereof, then the above obligation to be void, otherwise to be and remain in full force and virtue in law.

In Testimony Whereof, the above bounden Eugene Hettleman

has hereto set his hand and seal and the said corporation has caused these presents to be duly signed by its Attorney, attested by its , the day and year first herein above written.

BOOK 049 PAGE 765

Signed, sealed and delivered in the presence of

Paul Jacobs
Paul Jacobs

Eugene Hettleman (Seal)

(Seal)

Attest:

Firemen's Insurance Co. of Newark, N.J.

Barbara M. DeVaughn
Barbara M. DeVaughn, as to surety

By: Robert S. Zetzer Attorney

The within Bond approved and filed.

Per, Theodore Phoebus, Clerk

Bond Book 11 Page 279

Bond Book 11 Page 280

Firemen's Insurance Company of Newark, New Jersey

80 Maiden Lane, New York, New York 10038 BOOK 049 PAGE 766

GENERAL POWER OF ATTORNEY

Know all men by these Presents, That the FIREMEN'S INSURANCE COMPANY OF NEWARK, NEW JERSEY has made, constituted and appointed, and by these presents does make, constitute and appoint

Samuel R. Zetzer or Robert S. Zetzer or Mary A. Upman or Richard S. Zetzer
all of Baltimore, Maryland, EACH

its true and lawful attorney for it and in its name, place, and stead to execute on behalf of the said Company, as surety, bonds, undertakings and contracts of suretyship to be given to

all obligees

provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of Five Hundred Thousand ($500,000.) Dollars.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the FIREMEN'S INSURANCE COMPANY OF NEWARK, NEW JERSEY at a meeting duly called and held on the 20th day of February, 1975.

"RESOLVED, that the Chairman of the Board, the Vice Chairman of the Board, the President, an Executive Vice President or a Senior Vice President or a Vice President of the Company, be, and that each or any of them hereby is, authorized to execute Powers of Attorney qualifying the attorney named in the given Power of Attorney to execute in behalf of FIREMEN'S INSURANCE COMPANY OF NEWARK, NEW JERSEY, bonds, undertakings and all contracts of suretyship; and that an Assistant Vice President, a Secretary or an Assistant Secretary be, and that each or any of them hereby is, authorized to attest the execution of any such Power of Attorney, and to attach thereto the seal of the Company.

FURTHER RESOLVED, that the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached."

In Witness Whereof, the FIREMEN'S INSURANCE COMPANY OF NEWARK, NEW JERSEY has caused its official seal to be hereunto affixed and these presents to be signed by one of its Vice Presidents and attested by one of its Asistant Vice Presidents this 3rd day of January, 1979

Attest: FIREMEN'S INSURANCE COMPANY OF NEWARK, NEW JERSEY

By

T.H. Stephens, Assistant Vice President

M.L. Ford, Vice-President

STATE OF NEW YORK,
COUNTY OF NEW YORK, } ss.:

On this 3rd day of January, 1979, before me personally came M.L. Ford, to me known, who being by me duly sworn, did depose and say that he resides in Summit, in the County of Essex, State of New Jersey, at 768 Springfield Avenue; that he is a Vice-President of the FIREMEN'S INSURANCE COMPANY OF NEWARK, NEW JERSEY, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.

ETHEL TARANTO
NOTARY PUBLIC, State of New York
No. 24-4663117 Qual. in Kings County
Commission Expires March 30, 1982

FILED

CERTIFICATE

I, the undersigned, an Assistant Secretary of the FIREMEN'S INSURANCE COMPANY OF NEWARK, NEW JERSEY, a New Jersey corporation, DO HEREBY CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore that the Resolution of the Board of Directors, set forth in the said Power of Attorney, is now in force.

RECORDED IN
LIBER NO. FOLIO
BY DEPUTY

Signed and sealed at the City of New York. Dated the 13th day of October, 1983.

James M. Keane, Assistant Secretary

EUGENE HETTLEMAN * CHANCERY NO. 11629 IN THE

vs.

N. THOMAS WHITTINGTON, JR. * CIRCUIT COURT FOR
ROBERT L. CHAMBERLIN, JR. * SOMERSET COUNTY, MARYLAND

* * * * *

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of October, 1983, a copy of the aforegoing Suggestion of Bankruptcy was mailed, by regular U. S. mail, postage prepaid, to Eugene Hettleman, Esquire, Suite 2110, Charles Center South, 36 South Charles Street, Baltimore, Maryland, 21201.

EUGENE HETTLEMAN Attorney named in Mortgage	*	IN THE
	*	CIRCUIT COURT
VS.	*	FOR
NORMAN T. WHITTINGTON, JR.	*	SOMERSET COUNTY
ROBERT L. CHAMBERLIN, SR., Co-Partners	*	IN EQUITY BOOK 049 PAGE 768
	*	EQUITY 11629

* *

REPORT OF SALE

TO THE HONORABLE JUDGE OF THE CIRCUIT COURT FOR SOMERSET COUNTY:

The Report of sale of Eugene Hettleman, Attorney named in the Mortgage filed in these proceedings in the above entitled cause, and authorized to make sale of the fee simple property in said Mortgage in the proceedings in said cause mentioned, respectfully shows, that after giving bond with security for the faithful discharge of his trust as prescribed by law, which was duly approved, and having given notice of the same, place, manner and terms of sale, by advertisements inserted in The Marylander and Herald, being a newspaper published in Talbot County, for more than three successive weeks preceding the day of sale, said Eugene Hettleman, Attorney named in Mortgage, did, pursuant to said notice on Monday, the 24th day of October, 1983, at 12:30 o'clock p.m., attend the premises, and therefore sold all that property situate in Somerset County and being more fully described in the Mortgage filed as exhibit in these proceedings, in fee simple, to Merritt Commercial Savings & Loan Association for the sum of $115,000.00, they having offered the greatest sum therefor.

Eugene Hettleman
Attorney named in Mortgage

#260 Pm A

STATE OF MARYLAND, CITY OF BALTIMORE, Set;

I HEREBY CERTIFY, That on this 31st day of October, 1983, before me, the subscriber, a Notary Public of the State of Maryland, in and for Howard County, personally appeared Eugene Hettleman, and made oath that the facts stated in the foregoing

Report of Sale are true, as therein set forth, and that the sale thereby reported was fairly made.

As witness my hand and Notarial Seal:

Donna L. Gardiner, Notary Public

My commission expires: 7/1/86.

THE AMERICAN SOCIETY OF APPRAISERS

(301) 828-4567

ASA

REAL ESTATE SALES
JUDICIAL SALES
LIQUIDATIONS
MERCHANDISE
APPRAISALS

Harvey West

AUCTIONEER AND APPRAISER

SUITE 411, INVESTMENT BUILDING
1 INVESTMENT PLACE
BALTIMORE, MARYLAND 21204

BOOK 049 PAGE 770

STATE OF MARYLAND, COUNTY OF BALTIMORE, SCT:

I HEREBY CERTIFY, that on this 24th day of October, 19 83, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore aforesaid, personally appeared Merritt Savings & Loan, Milton Sommers, Pres., purchaser at the foreclosure sale in this cause, and made oath in due form of law that he is the purchaser and purchased same as principal and not as an agent for anyone, and that he has not directly or indirectly discouraged anyone from bidding for the said property 442 Acres, More or Less, Unimproved Lot, Somerset County, Md. mentioned in the said Report of Sale.

Purchaser (Seal) (Place) Harvey West

MY COMMISSION EXPIRES ON JULY 1, 1986

Purchaser

Purchaser

HARVEY WEST NOTARY PUBLIC BALTIMORE CO., MD.

Eugene Hettleman, Atty. Named
in Mortgage
Suite 2110 Charles Center South
36 S. Charles Street
Baltimore, MD 21201

vs.

442 Acres, more or less
Unimproved Lot

IN THE

CIRCUIT COURT

OF

~~BALTIMORE CITY~~
Somerset County

****

AUCTIONEER'S AFFIDAVIT

We, the undersigned, do hereby certify that the annexed bill or statement of the fees and sums due us, set forth in detail, are all and singular of the fees and sums due us, and that we have not paid or will not pay, directly or indirectly, any sum or consideration to anyone for employing us or aiding us to be employed to make the sale for which the annexed bill or statement was rendered.

HARVEY WEST, AUCTIONEER

By Harvey West

Subscribed and sworn to before me, a Notary Public in and for Baltimore County by RONALD M. WEST
this 24th day of October, 1983.

Ronald M. West
Notary Public

BOOK 049 PAGE 771

HARVEY WEST, AUCTIONEER & APPRAISER
NO. 411 INVESTMENT BUILDING
BALTIMORE, MD 21204
(301) 828-4567

Oct 27, 83

RE: 442 Acres, Somerset Co.

BOOK 049 PAGE 772

TO
Eugene Hettleman, Atty.
Suite 2110 Charles Center South
36 S. Charles Street
Baltimore, Maryland 21201

		AUCTIONEER'S FEE		$ 300.00
		ADVERTISING -- MARYLANDER & HERALD		983.28
		TOTAL		$1,233.28

? addition??

QUILL FORM 4PO-67 DISTRIBUTED BY QUILL CORPORATION • 100 S. SCHELTER ROAD • LINCOLNSHIRE, ILLINOIS 60069

11,629

BOOK 049 PAGE 773

EUGENE HETTLEMAN, SOLICITOR
Suite 2110 Charles Center South
36 S. Charles Street
Baltimore, Maryland 21201

MORTGAGE SALE

OF

DESIRABLE FEE SIMPLE UNIMPROVED LOT CONSISTING OF 442 ACRES, MORE OR LESS

Under and by virtue of the power and authority contained in a mortgage from Norman T. Whittington, Jr. and Robert L. Chamberlin, Jr. to Merritt Saving & Loan, Inc., (Inc., a body corporate), dated the 17th day of February, 1981, and recorded among the Land Records of Somerset County in Liber 329, page 94, (default having occurred thereunder), the undersigned, the Attorney named in mortgage will sell at

PUBLIC AUCTION

AT THE
SOMERSET COUNTY COURTHOUSE STEPS LOCATED IN PRINCESS ANNE, MD.
ON

Monday, October 24, 1983
at 12:30 o'clock p.m.

PRINCESS ANNE, MD., Oct 21 1983

This is to certify that the annexed Notice has been published in the *MARYLANDER and HERALD*, a weekly newspaper published in Somerset County, Maryland, according to the terms and requirements contained in said Notice

Dates Inserted: Oct 6, 13, 20

G Bryan Byrd
Business Manager MARYLANDER and HERALD

EUGENE HETTLEMAN,
ATTORNEY NAMED IN MORTGAGE

HARVEY WEST, AUCTIONEER
#411 INVESTMENT BUILDING
BALTIMORE, MD 21204
301-828-4567

11,629

BOOK 049 PAGE 774

ALL THAT LOT OF GROUND situate in Somerset County, and described as follows:

First: All that tract or parcel of land situate, lying and being in East Princess Anne Election District, Somerset County, Maryland, on the north side of the county road leading from Princess Anne to Meadowbridge, bounded on the west by the land owned or formerly owned by Hammond G. Myers, bounded on the north by land of The Glatfelter Pulp Wood Co., and bounded on the east by the Savannah Branch Tax Ditch, and being more particularly described as follows: Beginning for the same at a point on the north side of Backbone Road which lies approximately 1400 feet from McGrath Road and which said point of beginning marks the extreme southwest corner of the land herein described, thence from said point of beginning and by and with the north side of Backbone Road the seven following courses and distances: (1) North 66° 15′ East a distance of 441.4 feet, (2) North 69° 59′ East a distance of 75.8 feet, (3) North 74° 17′ East a distance of 78.0 feet, (4) North 82° 54′ East a distance of 79.6 feet, (5) North 88° 34′ East a distance of 116.6 feet, (6) South 85° 00′ East a distance of 124.1 feet, (7) South 76° 44′ East a distance of 789.9 feet thence by and with the center line of the Savannah Branch Tax Ditch the 12 following courses and distances: (8) North 13° 42′ East a distance of 66.0 feet, (9) North 27° 00′ East a distance of 132.0 feet, (10) North 1° 45′ West a distance of 235.1 feet, (11) North 63° 15′ East a distance of 198.0 feet, (12) North 32° 00′ East 100.3 feet, (13) North 12° 00′ East a distance of 107.6 feet, (14) North 13° 15′ West a distance of 600.6 feet, (15) North 20° 00′ West 145.2 feet, (16) North 28° 15′ West 170.3 feet, (17) North 3° 30′ West 38.3 feet, (18) South 88° 45′ West 11.2 feet, (19) North 21° 45′ West a distance of 128.6 feet, thence by and with the reserved land of The Glatfelter Pulp Wood Co. (20) South 89° 11′ 30″ West a distance of 1843.5 feet to a point which marks the extreme northwest corner of the land herein described, thence by and with the center line of Passerdyke ditch the seven following courses and distances: (21) South 7° 44′ 30″ East a distance of 177.9 feet, (22) South 4° 51′ West a distance of 234.4 feet, (23) South 27° 00′ East a distance of 405.1 feet, (24) South 4° 30′ West 264.0 feet, (25) South 1° 15′ West a distance of 367.1 feet, (26) South 2° 45′ East 237.6 feet, (27) South 12° 00′ East a distance of 107.2 feet to the place of beginning, containing 70.179 acres of land, more or less, accurately laid down and described on a plat entitled "Plat of Property surveyed for The Glatfelter Pulp Wood Co.", dated April 1973, drawn by T. N. Reeder, Jr., and certified by G. Oliver Morrell, Registered Surveyor, and recorded among the Land Records of Somerset County in Plat Book I.T.P. No. 9, folio 10, and being the same and all the land which was conveyed unto Norman T. Whittington, Jr. and Robert L. Chamberlin, Jr., Partners trading as Shores Company, by Norman T. Whittington, Jr. by deed dated September 1, 1976 and recorded among the aforesaid Land Records in Liber I.T.P. No. 295, folio 780; SUBJECT, HOWEVER, to a certain perpetual easement 100 feet in width reserved by The Glatfelter Pulp Wood Co. in a deed to Norman T. Whittington, Jr., dated May 14, 1973 and recorded among the aforesaid Land Records in Liber I.T.P. No. 273, folio 197, the easternmost boundary line of said land having been modified by a deed to establish a common boundary line by and between the said Norman T. Whittington, Jr. and Levin I. Adkins and Louise R. Adkins, his wife, dated September 30, 1975 and recorded among the aforesaid Land Records in Liber I.T.P. No. 293, folio 200, which said booundary line is accurately laid down and described on a plat entitled "Suburban Heights", by George A. Chapman and Associates dated May 3, 1975 and recorded among the aforesaid Land Records in Plat Book I.T.P. No. 10, folio 38: further reference is made to a subdivision plat entitled "Somerset Park" by Boender Associates, Inc., dated September 26, 1973 and recorded among the aforesaid Land Records on February 17, 1976 in Plat Book I.T.P. No. 10, folio 67.

Second: All those tracts or parcels of land situate in Fairmount Election District, Somerset County, Maryland, described as an entirety as lying and binding in part on the south side of Maryland Route No. 361, which leads in a westerly direction from Manokin to Fairmount, bounded on the east by the land of Laytonsville Nurseries Corporation (I.T.P. No. 258 folio 401), bounded on the south and west in part by the mean high water mark of the north shore of the Great Annemessex River, bounded on the south in part and on the west by the mean high water mark of the north and east shores of Halls Creek, and bounded on the north in part and on the west in part by the land owned or formerly owned by Millard T. Long and known as the "Townroe Tract", and being more particularly described as follows: All those tracts or parcels of land, situate as aforesaid, and described on a plat by W. Ballard Miles, Registered Surveyor, dated September 15, 1968 and recorded among the Land Records of Somerset County in Plat Book I.T.P. No. 9, folio 3; as follows: Beginning at a cement post placed at the base of a 24″ cedar tree standing on the west bank of a ditch angle, which point is the north corner of a conveyance from H. William Baker to Kenneth Austin by Item 1 of a deed dated May 31, 1947 and recorded among the Land Records of Somerset County in Liber B.L.B. No. 141, folio 534, and indicated on the aforesaid plat by the letter "A", from thence proceeding with a lead ditch and the lands of Millard T. Long known as the "Townroe Tract" the three following courses and distances, to wit: (1) North 2° 00′ West a distance of 1740.75 feet to the corner of the woods, (2) North 17° 00′ East a distance of 115.50 feet to a point; (3) North 28° 55′ East a distance of 706.20 feet to an abutment on the south side of Maryland Route 361; thence (4) South 61° 05′ East by and with the south side of Maryland Route 361 a distance of 24 feet to the east side of a road and to the northwest corner of the land owned or formerly owned by Benjamin Jones (G.J.B. No. 188, folio 429); thence with said Jones lot the three following courses: (5) South 28° 55′ West a distance of 400 feet to a cement post; (6) South 64° 35′ East a distance of 200 feet to a cement post; (7) North 28° 55′ East a distance of 400 feet to a cement post placed on the south side of Maryland Route 361; thence (8) by and with the south side of Maryland Route 361 and with a curve to the left, having a radius of 1935.05 feet and a curve length of 1053.61 feet (chord bears South 82° 42′ East 1052.04 feet) to a cement post placed on the south side of Maryland Route 361 at the extreme northeast corner of the land herein described and at the extreme northwest corner of the lands of Laytonsville Nurseries Corporation; thence by and with the westernmost boundary of the land of Laytonsville Nurseries Corporation as described in a deed to Laytonsville

Nurseries Corporation from Woodrow W. Neal and Ola T. Neal dated December 30, 1970 and recorded among the aforesaid Land Records in Liber I.T.P. No. 258, folio 401, based upon a survey by G. Oliver Morrell, Registered Surveyor, dated December 1970, entitled "Plat of Property Surveyed for the Laytonsville Nurseries Corporation" and recorded among the aforesaid Land Records in Plat Book I.T.P. No. 8, folio 44, and running by and with the first six courses reversed as described on said plat by G. Oliver Morrell and in the aforesaid deed to Laytonsville Nurseries Corporation as follows: (9) South 3° 25′ 30″ West a distance of 1592.92 feet to an iron pipe; (10) South 24° 34′ 30″ East a distance of 742.50 feet to a concrete post; thence (11) South 6° 39′ 30″ East a distance of 1376.90 feet to a concrete post; thence (12) South 74° 27″ East by and with the center of a ditch a distance of 169.70 to a concrete post; (13) South 35° 34′ 30″ East a distance of 1051.30 feet to a concrete post, and thence continuing South 35° 34′ 30″ East a distance of 10 feet to a point on the north shore of the Great Annemessex River and at the mean high water mark thereof and which said point marks the southermost extremity of the aforesaid land of Laytonsville Nurseries Corporation and the extreme southeast corner of the land herein described, thence generally in a westerly and thence in a northerly direction by and with the mean high water mark of the north shore of the Great Annemessex River and north and east shore of Halls Creek and generally by and with the fourteenth through the sixty-third courses inclusive as laid down on the aforesaid plat by W. Ballard Miles dated September 15, 1968 and described on said plat as follows: (14) South 55° 00′ West 416.63 feet, (15) South 35° 00′ West 290.40 feet to the east corner of the Miles or Cox Oyster House lot; (16) South 6° 00′ East 231.00 feet with erected shell pile; (17) South 75° 35′ West 90.75 feet with shell pile; (18) North 48° 00′ West 110.50 feet with shell pile; (19) South 63° 10′ West 305.25 feet; (20) South 29° 00′ West 330.00 feet; (21) South 65° 20′ West 288.75 feet; (22) North 80° 10′ West 239.25 feet to intersect a gut at the southwest corner of the land conveyed to Henry M. Gilliam from Carlotta Cameron (Liber I.T.P. No. 222, folio 693); (23) South 6° 45′ West 123.75 feet; (24) South 70° 00′ West 235.90 feet; (25) South 46° 55′ West 412.50 feet; (26) North 81° 44′ West 251.30 feet; (27) North 84° 29′ West 402.93 feet to Myrtle Point at the mouth of Halls Creek; thence up, by and with the northern side of said Halls Creek and binding thereon at mean high water, the thirty-six following courses, to wit: (28) North 11° 00′ West 783.75 feet; (29) North 68° 45′ West 355.57 feet; (30) North 85° 35′ West 280.50 feet to the center of a gut at the southeast corner of the "Sallie Smith lot" conveyed to Kenneth Austin from H. William Buker by Item 2 of a deed dated May 31, 1947 and recorded among the aforesaid Land Records in Liber B.L.B. No. 141, folio 534; (31) South 69° 00′ West 396.00 feet; (32) North 40° 00′ West 246.18 feet; (33) North 51° 10′ West 371.25 feet; (34) North 41° 00′ West 224.40 feet; (35) North 10° 00′ West 224.40 feet to the northwest corner of the "Sallie Smith Lot"; thence by protraction from the minutes of a survey by one Guy Corbin, Surveyor, in 1931, (in the files of W. Ballard Miles) with due allowance for magnetic decline, as follows: (36) North 44° 00′ West 165.00 feet; (37) North 6° 00′ East 99.00 feet; (38) North 24° 30′ West 125.40 feet; (39) North 25° 30′ East 99.00 feet; (40) North 20° 15′ West 132.00 feet; (41) North 5° 30′ West 321.75 feet; (42) North 78° 00′ West 206.25 feet; (43) South 47° 30′ West 99.00 feet; (44) North 85° 30′ West 99.00 feet; (45) North 2° 00′ West 66.00 feet; (46) North 39° 30′ West 198.00 feet; (47) North 8° 00′ West 132.00 feet; (48) North 49° 30′ West 99.00 feet; (49) North 56° 30′ East 99.00 feet (50) North 24° 00′ East 198.00 feet; (51) North 59° 00′ West 214.50 feet; (52) North 17° 00′ East 132.00 feet; (53) North 60° 30′ West 57.75 feet; (54) North 0° 32′ West 198.00 feet; (55) North 51° 30′ East 99.00 feet; (56) South 54° 00′ East 132.00 feet; (57) North 78° 30′ West 99.00 feet; (58) North 1° 30′ West 264.00 feet; (59) North 2° 30′ East 90.75 feet; (60) North 53° 30′ West 297.00 feet; (61) North 30° 30′ East 297.00 feet; (62) North 12° 30′ West 132.00 feet; (63) North 32° 30′ East 214.50 feet to a cement post placed at the edge of the marsh at a point which bears South 84° 40′ East approximately 480 feet from an old house on the west side of Halls Creek; thence continuing as described on the aforesaid plat by W. Ballard Miles and with the southermost boundary of the aforesaid lands of Millard T. Long known as the "Townroe Tract" the nine following courses and distances: (64) South 84° 40′ East 786.06 feet through the woods to the intersection of ditches; (65) South 84° 40′ East 470.74 feet with ditch to intersect another ditch; (66) South 5° 30′ West 98.50 feet with ditch to intersect another; (67) South 66° 30′ East 155.90 feet with ditch to field; (68) South 65° 10′ East 485.92 feet with ditch; (69) south 19° 20′ East 81.02 feet with ditch; (70) South 4° 00′ West 99.00 feet with ditch; (71) South 4° 00′ West 75.08 feet with ditch to a cement post; (72) South 87° 04′ East 723.70 feet through woods to the place of beginning; the land herein described is intended to be the same and all the land laid down and described as Parcels A, B, C, D, and E, containing a total of 442.16 acres as laid down and described on the aforesaid plat by W. Ballard Miles, as modified by the aforesaid plat by G. Oliver Morrell and is the same and all the land conveyed unto Robert L. Chamberlin, Jr. and Norman T. Whittington, Jr., co-partners trading as The Cameron Company, by Charles B. Allen and Arlene M. Alley, his wife, by deed dated November 21, 1972 and recorded among the aforesaid Land Records in Liber I.T.P. no. 268, folio 560; TOGETHER WITH all riparian rights incident to the ownership of said land under the laws of the State of Maryland.

11,629

BOOK 049 PAGE 775

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

TERMS OF SALE: A cash deposit or certified check in the amount of $30,000.00 will be required of the purchaser at the time and place of sale, balance of purchase price upon final ratification of sale by the Circuit Court of Somerset County and to bear interest at the rate of 19.00% from date of sale to date of settlement. Taxes and water rent to be adjusted to date of sale. All other public charges and assessments, payable on an annual basis, including sanitary and/or Metropolitan District charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Costs of all documentary stamps and transfer taxes, if any, shall be borne by the purchaser.

EUGENE HETTLEMAN, ATTORNEY
2110 Charles Center South
36 S. Charles Street
Baltimore, Maryland, 21201

BOOK 049 PAGE 776

EUGENE HETTLEMAN Attorney named in Mortgage	*	IN THE
	*	CIRCUIT COURT
vs.	*	FOR
NORMAN T. WHITTINGTON, SR. ROBERT L. CHAMBERLIN, JR. Co-Parners	*	SOMERSET COUNTY
	*	IN EQUITY
	*	Equity 11629

* *

ORDER NISI

ORDERED, THIS 7th day of November, 1983, by the Circuit Court for Somerset County, Maryland, sitting in Equity, that the sale of the property described in these proceedings made and reported by Eugene Hettleman, Attorney named in Mortgage filed in the above entitled proceedings, be ratified and confirmed unless cause to the contrary to be shown on or before the 7th day of December, A.D., 1983, provided that a copy of this Order be inserted in some newspaper printed and published in Somerset County, Maryland, one in each of (3) successive weeks before the 28th day of November, A.D., 1983. The Report of Sale states the amount of sale to be One Hundred Fifteen Thousand Dollars ($115,000.00).

V. Theodore Phoelps
Clerk of the Circuit Court
for Somerset County

SMH/gd

EUGENE HETTLEMAN	:	IN THE CIRCUIT COURT
Plaintiff	:	FOR SOMERSET COUNTY
v.	:	AND STATE OF MARYLAND
N. THOMAS WHITTINGTON, JR., et al.	:	
Defendant	:	CHANCERY NO. 11,629

* * * * *

OBJECTION TO RATIFICATION
OF FORECLOSURE SALE

N. Thomas Whittington, Jr., and Robert L. Chamberlin, Jr., by their respective attorneys, object to the ratification of the foreclosure sale conducted in the above-captioned case and for reasons, state:

1. Plaintiff failed to give written notice of the sale to Defendants who are the owners of the real property in question.

2. Plaintiff purchased the property at the sale for a grossly inadequate price.

3. The sale was conducted in controvention of this Court's Order staying the sale of Robert Chamberlin's interest in the property.

4. On September 19, 1983, an Involuntary Petition in Bankruptcy was filed against the Defendant, Robert L. Chamberlin, in the United States Bankruptcy Court for the District of Maryland, Case No. 83-B-1569.

5. Pursuant to 11 U.S.C., §362, the filing of said Petition operates as a stay, applicable to all entities, of: (1) the continuation of any judicial proceeding against Robert L. Chamberlin, Jr. to recover Plaintiff's claim against him; (2) any act to obtain possession of property of or from Chamberlin's bankruptcy estate; (3) any act to enforce any lien against property of Chamberlin's bankruptcy estate; (4) any act to enforce against Chamberlin's property any lien to the the extent that such lien secures a claim that arose prior to the filing of the Bankruptcy Petition; or (5) any act by Plaintiff to collect or recover its claim against Chamberlin. Said automatic stay is applicable to this case and prohibited the sale in question.

6. Pursuant to Maryland Corporations and Associations Article, §9-502, Robert L. Chamberlin, Jr., is and was, at all times pertinent hereto, a co-owner of the real property in question.

LAW OFFICES
Clarke & Hearne, P.A.
107 BAPTIST STREET
SALISBURY, MARYLAND 21801-4997
(301) 546-9991

7. The assignee failed to act as a prudent person would have done in selling his own property by failing to advertise sufficiently or selling the property as more than one tract.

BOOK 049 PAGE 778

8. The sale was tainted by commercially unreasonable terms contained in the advertisement of said sale.

9. For such other reasons proven at a hearing on this cause.

WHEREFORE, Defendants request that the sale be set aside.

EATON & WIDDOWSON, P.A.

By: Dirk W. Widdowson
Dirk W. Widdowson
118 East Main Street
Salisbury, MD 21801
(301) 749-1530

Attorney for
N. Thomas Whittington, Jr.

CLARKE & HEARNE, P.A.

By: Stephen M. Hearne
Stephen M. Hearne
107 Baptist Street
Salisbury, MD 21801
(301) 546-9991

Attorney for
Robert L. Chamberlin, Jr.

LAW OFFICES
Clarke & Hearne, P.A.
107 BAPTIST STREET
SALISBURY, MARYLAND 21801-4997
(301) 546-9991

CERTIFICATE OF SERVICE

I HEREBY CERTIFY, that on this 7th day of December, 1983, I mailed a copy of the foregoing to Eugene Hettleman, Esquire, 2110 Charles Center South, 36 South Charles Street, Baltimore, Maryland 21201, by first class U.S. mail, postage prepaid.

CLARKE & HEARNE, P.A.

By: Stephen M. Hearne
Stephen M. Hearne

SMH/gd

EUGENE HETTLEMAN	:	IN THE CIRCUIT COURT
Plaintiff	:	FOR SOMERSET COUNTY
v.	:	AND STATE OF MARYLAND
N. THOMAS WHITTINGTON, JR., et al.	:	
Defendant	:	CHANCERY NO. 11,629

* * * * *

REQUEST FOR HEARING

Defendants request a hearing on their Objection to Ratification of Foreclosure Sale.

CLARKE & HEARNE, P.A.

By: Stephen M. Hearne
Stephen M. Hearne
107 Baptist Street
Salisbury, Maryland 21801
Telephone: (301) 546-9991

Attorney for Robert L. Chamberlin, Jr.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY, that on this 7th day of December, 1983, I mailed a copy of the foregoing to Eugene Hettleman, Esquire, 2110 Charles Center South, 36 South Charles Street, Baltimore, Maryland 21201, by first class U.S. mail, postage prepaid.

CLARKE & HEARNE, P.A.

By: Stephen M. Hearne
Stephen M. Hearne

LAW OFFICES
Clarke & Hearne, P.A.
107 BAPTIST STREET
SALISBURY, MARYLAND 21801-4997
(301) 546-9991

Eugene Hettleman
ATTORNEY AT LAW

2110 CHARLES CENTER SOUTH · 36 S. CHARLES STREET
BALTIMORE, MARYLAND, 21201
(301) 752-3169

December 22, 1983 BOOK 049 PAGE 780

Clerk, Circuit Court for
Somerset County
Attn: Equity Desk
Court House
Princess Anne, Maryland 21853

Re: Hettleman v. Whittington
Chancery No. 11,629

Gentlemen:

Objections to Ratification of the foreclosure case, have been filed in the above entitled case.

Will you please schedule the same for a hearing, and advise me of the date.

Very truly yours,

EUGENE HETTLEMAN

EH/kag

OFFICE OF

Clerk of the Circuit Court

FOR SOMERSET COUNTY

I. THEODORE PHOEBUS, CLERK

PRINCESS ANNE, MD. January 5, 1984

TO: Eugene Hettleman, Esq.
2110 Charles Center S.
Baltimore, MD 21201

Dirk W. Widdowson, Esq.
118 East Main St.
Salisbury, MD 21801

Stephen M. Hearne, Esq.
107 Baptist St.
Salisbury, MD 21801

RE: No. 11,629 Chancery - Eugene Hettleman, Atty, etc. vs. Norman T. Whittington, Jr., etal

The above case has been *scheduled* as follows:

Hearing on Objection to Ratification of Foreclosure Sale, on Friday, January 27, 1984, at 9:30 A.M.

The *Court* has directed me to inform *Counsel* that unless application for postponement of the *Trial* or *Hearing* is made within *five (5)* days after receipt of this notice or an emergency has occurred thereafter, the aforementioned *trial* or *hearing* will be held as scheduled.

Requests for postponements and suggested new date *must* be in writing with copies to all attorneys.

Attention is called to the fact that lack of *notice* is no *excuse* for postponing a *trial or hearing*. It is the duty of the individual attorneys to keep check on their cases.

Counsel will file with the *Clerk* orders for *summonses* of *witnesses* at least *seven* days prior to the date of *trial*.

Please confirm this date by *filling* in the form below and returning it to this office.

BOOK 049 PAGE 781

Very truly yours,

(Mrs.) Alice C. Webster
Assignment Clerk

RE: No. 11,629 Chy - Hettleman, Atty. etc. v. Whittington, Jr., etal

Receipt of *trial* date is hereby acknowledged for the date of Fri., Jan. 27, 1984, at 9:30 A.M.

DATE _____ ATTORNEY _____

EUGENE HETTLEMAN	*	IN THE CIRCUIT COURT
Plaintiff	*	FOR SOMERSET COUNTY
v.	*	AND STATE OF MARYLAND
N. THOMAS WHITTINGTON, JR. et al.	*	
	*	CHANCERY NO. 11,629
Defendant	*	

* * * * * * * * * * * * * * BOOK 049 PAGE 782

MOTION TO STRIKE APPEARANCE

Now comes Dirk W. Widdowson and Eaton and Widdowson, P.A., attorneys for N. Thomas Whittington, Jr. and hereby move that this Honorable Court strike their appearance from the representation of N. Thomas Whittington, Jr. in regard to the above-captioned case and further states:

1. That due to financial difficulties of the Defendant, N. Thomas Whittington, Jr., he is unable to afford representation in this matter.

WHEREFORE, the movants hereby pray this Honorable Court to strike their appearance from representation of N. Thomas Whittington, Jr.

Eaton and Widdowson, P.A.

Dirk W. Widdowson

Dirk W. Widdowson
118 East Main Street
P. O. Box 81
Salisbury, Maryland 21801
(301) 749-1530

LAW OFFICES
EATON & WIDDOWSON, P.A.
118 East Main Street
P.O. Box 41
Salisbury, MD. 21801
(301) 749-1530

CERTIFICATE OF SERVICE

I hereby certify that five days pursuant to filing of this Motion to Strike Appearance, Dirk W. Widdowson and Eaton and Widdowson, P.A., notified Mr. N. Thomas Whittington, Jr. of their intention to file said Motion to withdraw their appearance in regard to this case, and further advised Mr. Whittington that he should obtain other counsel to represent him or contact the Clerk of said Court in writing if he intends to conduct his case in proper person. A copy of said letter is incorporated herein and attached hereto.

Dirk W. Widdowson

Dirk W. Widdowson

LAW OFFICES
EATON & WIDDOWSON,
P.A.
118 East Main Street
P.O. Box 41
Salisbury, MD. 21801
(301) 749-1530

EATON AND WIDDOWSON, P. A.
ATTORNEYS AT LAW
118 EAST MAIN STREET
P. O. BOX 41
SALISBURY, MARYLAND 21801

ROBERT A. EATON
DIRK W. WIDDOWSON

TELEPHONE
(301) 742-1530

COPY

January 10, 1984

Mr. N. Thomas Whittington, Jr.
P. O. Box 70
Marion, Maryland 21838

BOOK 049 PAGE 784

Re: No. 11,629 Chancery - Eugene Hettleman
vs. N. Thomas Whitttington, Jr., et al.

Dear Mr. Whittington:

Please be advised that it is my intention to file a motion for leave to withdraw my appearance from representing you in regard to the Objection to Ratification of Foreclosure Sale in the Circuit Court for Somerset County. The reason for my withdrawal is that there is currently due and owing to this office funds for previous work performed. Should you bring your account current and provide this office with a retainer of $500.00 to represent you in regard to the Objection to Ratification of Foreclosure Sale, I will refrain from filing said motion.

Furthermore, pursuant to Maryland Rule 125(d) of the Maryland Rules of Procedure, I hereby advise you that you should obtain counsel to represent you or contact the Clerk of said Court in writing that you intend to conduct your case in proper person.

If you should have any questions in regard to the above, please do not hesitate to contact me.

Sincerely,

Dirk W. Widdowson

DWW/jd

EUGENE HETTLEMAN	*	IN THE CIRCUIT COURT
Plaintiff	*	FOR SOMERSET COUNTY
v.	*	AND STATE OF MARYLAND
N. THOMAS WHITTINGTON, JR. et al.	*	
	*	CHANCERY NO. 11,629
Defendant	*	

* * * * * * * * * * * * *

ORDER

Upon consideration of the foregoing Motion to Strike Appearance, it is hereby ORDERED this 17th day of JAN., 1984, that the Motion to Strike the Appearance of Dirk W. Widdowson and Eaton and Widdowson, P.A. from the above-captioned matter is hereby granted.

Lloyd L. Simpkins
Judge

BOOK 049 PAGE 785

LAW OFFICES
EATON & WIDDOWSON, P.A.
118 East Main Street
P.O. Box 41
Salisbury, MD. 21801
(301) 749-1530

Eugene Hettleman Attorney named in Mortgage Plantiff v. Norman T. Whittington, Jr. Robert L. Chamberlin, Jr. Defendant	: : : : :	No. 11,629 Chancery In the Circuit Court for Somerset County State of Maryland

NOTICE TO EMPLOY NEW COUNSEL

BOOK 049 PAGE 786

TO: Norman T. Whittington, Jr.
P.O. Box 70
Marion, Maryland 21838

It appearing from the record in the above entitled case that you are not now represented by counsel.

You are hereby notified this 17th day of January, 19 84, that your failure to have new counsel enter his appearance in this case within fifteen (15) days after service upon you of this notice shall not be grounds for postponing any further proceedings concerning the case. You are warned that without counsel to protect your interests in the case, you risk a non-suit or judgment by default and all court costs being ordered against you by the Court.

All future notices to you will be sent to the address to which this notice is being sent. Please inform the Clerk of any change of address. Failure to do so may result in a default judgment against you.

L. Theodore Phoebus
Clerk of the Circuit Court for Somerset County, Maryland

Notice mailed January 17, 1984

EUGENE HETTLEMAN

Plaintiff

vs.

NORMAN T. WHITTINGTON, JR., et al

Defendants

* IN THE
* CIRCUIT COURT
* FOR SOMERSET COUNTY
* (In Equity)
* Chancery No. 11629

* * * \

EUGENE HETTLEMAN	*	IN THE
Plaintiff	*	CIRCUIT COURT
vs.	*	FOR SOMERSET COUNTY
NORMAN T. WHITTINGTON, JR., et al	*	(In Equity)
Defendants	*	Chancery No. 11629

* *

BOOK 049 PAGE 788

ORDER

UPON the Stipulation of the parties in the above case, it is this 30th day of January, 1984, by the Circuit Court for Somerset County, In Equity, ORDERED:

1. That the sale heretofore reported to this Court by Eugene Hettleman, the Attorney named in Mortgage, be and it is hereby set aside, by agreement of the parties.

2. That the costs of said sale shall remain proper costs in this case.

Lloyd L. Simpkins
JUDGE

EUGENE HETTLEMAN Attorney named in Mortgage	*	IN THE
	*	CIRCUIT COURT
vs.	*	FOR
NORMAN T. WHITTINGTON, JR.	*	SOMERSET COUNTY
ROBERT L. CHAMBERLIN, SR., Co-Partners	*	IN EQUITY 11629
	*	

* *

REPORT OF SALE

TO THE HONORABLE JUDGE OF THE CIRCUIT COURT FOR SOMERSET COUNTY:

The Report of Sale of Eugene Hettleman, Attorney named in the Mortgage filed in these proceedings in the above entitled cause, and authorized to make sale of the fee simple property in said Mortgage in the proceedings in said cause mentioned, respectfully shows, that after giving bond with security for the faithful discharge of his trust as prescribed by law, which was duly approved, and having given notice of the same, place, manner and terms of sale, by advertisements inserted in The Marylander and Herald, being a newspaper published in Talbot County, (as well as The Washington Post and The Baltimore Sun) for more than fifteen days preceding the day of sale, said Eugene Hettleman, Attorney named in Mortgage, did, pursuant to said notice on Saturday, the 14th day of April, 1984, at 1:00 o'clock p.m., attend the premises, and therefore sold all that property situate in Somerset County and being more fully described in the Mortgage filed as exhibit in these proceedings, in fee simple, to Merritt Commercial Savings & Loan Associaton for the sum of $245,000.00, they having offered the greatest sum therefor.

Eugene Hettleman
Attorney named in Mortgage

BOOK 049 PAGE 789

STATE OF MARYLAND, CITY OF BALTIMORE, Set:

I HEREBY CERTIFY that on this 26th day of April, 1984, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Howard, personally appeared Eugene Hettleman, and made oath that the facts stated in the

foregoing Report of Sale are true, as therein set forth, and that the sale thereby reported was fairly made.

AS WITNESS my hand and Notarial Seal.

Notary Public

My commission expires: July 1, 1986

BOOK 049 PAGE 730

THE AMERICAN SOCIETY OF APPRAISERS

(301) 828-4567

ASA

REAL ESTATE SALES
JUDICIAL SALES
LIQUIDATIONS
MERCHANDISE
APPRAISALS

Harvey West

AUCTIONEER AND APPRAISER

SUITE 411, INVESTMENT BUILDING
1 INVESTMENT PLACE
BALTIMORE, MARYLAND 21204

STATE OF MARYLAND, COUNTY OF BALTIMORE, SCT:

I HEREBY CERTIFY, that on this 14th day of April, 19 84, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore aforesaid, personally appeared Merritt Savings and Loan Assn. By: Milton Sommers, Pres., purchaser at the foreclosure sale in this cause, and made oath in due form of law that he is the purchaser and purchased same as principal and not as an agent for anyone, and that he has not directly or indirectly discouraged anyone from bidding for the said property Unimproved Tracts of Land one containing 70.179 Acres, more or less and one containing 442 Acres, more or less mentioned in the said Report of Sale.

Milton Sommers (Seal)
Purchaser

(Place) Harvey West

MY COMMISSION EXPIRES ON JULY 1, 1986

Purchaser

Purchaser

HARVEY WEST NOTARY PUBLIC

BOOK 049 PAGE 791

Merritt Savings & Loan, Inc.	*	
	*	IN THE
	*	CIRCUIT COURT
vs.	*	OF
Norman T. Whittington, Jr. and	*	~~BALTIMORE CITY~~
Robert L. Chamberlin, Jr.	*	SOMERSET COUNTY
	*	BOOK 049 PAGE 792

****

AUCTIONEER'S AFFIDAVIT

We, the undersigned, do hereby certify that the annexed bill or statement of the fees and sums due us, set forth in detail, are all and singular of the fees and sums due us, and that we have not paid or will not pay, directly or indirectly, any sum or consideration to anyone for employing us or aiding us to be employed to make the sale for which the annexed bill or statement was rendered.

HARVEY WEST, AUCTIONEER

By Harvey West

Subscribed and sworn to before me, a Notary Public in and for Baltimore County by Ronald M. West

this 14th day of April, 1984.

Ronald M. West
Notary Public

MY COMMISSION EXPIRES JULY 1, 1986

HARVEY WEST, AUCTIONEER & APPRAISER
NO. 411 INVESTMENT BUILDING
BALTIMORE, MD 21204
(301) 828-4567

17 April 84

RE: MERRITT VS WHITTINGTON, CHAMBERLAIN
SOMERSET COUNTY

TO

Eugene Hettleman, Atty.
Suite 2110 Charles Center South
36 S. Charles Street
Baltimore, MD 21201

AUCTIONEER'S FEE	$ 500.00
ADVERTISING -- MARYLANDER & HERALD	891.00
ADVERTISING -- SUN PAPERS	605.88
ADVERTISING -- WASHINGTON-POST	1,130.00
TOTAL AMOUNT DUE	$3,126.88

BOOK 049 PAGE 793

QUILL FORM APO-67 DISTRIBUTED BY QUILL CORPORATION • 100 S. SCHELTER ROAD • LINCOLNSHIRE, ILLINOIS 60069

EUGENE HETTLEMAN
Attorney named in Mortgage

vs.

NORMAN T. WHITTINGTON, JR.
ROBERT L. CHAMBERLIN, SR.,

Co-Partners

* IN THE
* CIRCUIT COURT
* FOR
SOMERSET COUNTY
*

BOOK 049 PAGE 794

* IN EQUITY 11629

* *

AFFIDAVIT OF COMPLIANCE WITH RULE W74

STATE OF MARYLAND, CITY OF BALTIMORE:

I HEREBY CERTIFY that on this 26th day of April, 1984, before the undersigned, a Notary Public of the State of Maryland, in and for Howard County, personally appeared Eugene Hettleman, and made oath in due form of law that he complied with the provisions of Rule W74, a, 2(c); notice having been mailed April 4, 1984.

Notary Public

My commission expires:
July 1, 1986

Affiant

EUGENE HETTLEMAN, ATTORNEY
2110 Charles Center South
36 S. Charles Street
Baltimore, Maryland, 21201

EUGENE HETTLEMAN Attorney named in Mortgage	*	IN THE
	*	CIRCUIT COURT
vs.	*	FOR
NORMAN T. WHITTINGTON, SR. ROBERT L. CHAMBERLIN, JR. Co-Partners	*	SOMERSET COUNTY
	*	IN EQUITY 11629

* *

ORDER NISI

ORDERED, This 27th day of on April 1984, by the Circuit Court for Somerset County, Maryland, sitting in Equity, that the sale of the property described in these proceedings made and reported by Eugene Hettleman, Attorney named in Mortgage filed in the above entitled proceedings, be ratified and confirmed unless cause to the contrary to be shown on or before the 27th day of May, A.D., 1984, provided that a copy of this Order be inserted in some newspaper printed and published in Somerset County, Maryland, one in each of three (3) successive weeks before the 27th day of May, A.D., 1984. The Report of Sale states the amount of sale to be Two Hundred Forty-five Thousand Dollars ($245,000.00).

W. Theodore Phoebus
Clerk of the Circuit Court for
Somerset County

BOOK 049 PAGE 795

BOOK 049 PAGE 796

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing 3/29, 19 84, and ending 4/12, 19 84 inclusive, in the said Marylander and Herald aforementioned.

Attest: Lisa Price
Publisher.

Printer's Fee: $297.00 per insertion

11,629

Eugene Hettleman, Solicitor
Suite 2110 Charles Center South
36 South Charles Street
Baltimore, Maryland 21201

MORTGAGE SALE
OF
DESIRABLE FEE-SIMPLE UNIMPROVED TRACTS OF LAND
ONE CONTAINING 70.179 ACRES, MORE OR LESS
AND
ONE CONTAINING 442 ACRES, MORE OR LESS WITH LARGE WATERFRONTAGE

Under and by virtue of the power and authority contained in a mortgage from Norman T. Whittington, Jr. and Robert L. Chamberlin, Jr. to Merritt Savings & Loan, Inc., [Inc., a body corporate], dated the 17th day of February, 1981, and recorded among the Land Records of Somerset County in Liber 329, page 94, [default having occurred thereunder], the undersigned, the Attorney named in mortgage will sell at Public Auction AT THE SOMERSET COUNTY COURTHOUSE STEPS LOCATED IN PRINCESS ANNE, MD, ON,

SATURDAY, APRIL 14, 1984 AT 1:00 O'CLOCK P.M.

LEGAL DESCRIPTION

ALL THAT LOT OF GROUND situate in Somerset County, described as follows:

First: All that tract or parcel of land situate, lying and being in East Princess Anne Election District, Somerset County, Maryland, on the north side of the county road leading from Princess Anne to Meadowbridge, bounded on the west by the land owned or formerly owned by Hammond G. Myers, bounded on the north by land of The Glatfelter Pulp Wood Co., and bounded on the east by the Savannah Branch Tax Ditch, and being more particulary described as follows: Beginning from the same at a point on the north side of Backbone Road which lies approximately 1400 feet from McGrath Road and which said point of beginning marks the extreme southwest corner of the land herein described, thence from said point of beginning and by and with the north side of Backbone Road the seven following courses and distances: [1] North 66 ° 15' East a distance of 441.4 feet, [2] North 69° 59' East a distance 75.8 feet, [3] North 74° 17' East a distance of 78.0 feet, [4] North 82° 54' East a distance of 79.6 feet, [5] North 88° 34' East a distance of 116.6 feet, [6] South 85° 00' East a distance of 124.1 feet, [7] South 76° 44' East a distance of 789.9 feet thence by and with the center line of the Savannah Branch Tax Ditch the 12 following courses and distances: [8] North 13° 42' East a distance of 66.0 feet, [9] North 27° 00' East a distance of 132.0 feet, [10] North 1° 45' West a distance of 235.1 feet, [11] North 63° 15' East a distance of 198.0 feet, [12] North 32° 00' East 100.3 feet, [13] North 12° 00' East a distance of 107.6 feet, [14] North 13° 15' West a distance of 600.6 feet, [15] North 20° 00' West 145.2 feet, [16] North 28° 15' West 170.3 feet, [17] North 3° 30' West 38.3 feet, [18] South 88° 45' West 11.2 feet, [19] North 21° 45' West a distance of 128.6 feet, thence by and with the reserved land of The Glatfelter Pulp Wood Co. [20] South 89° 11'30" West a distance of 1843.5 feet to a point which marks the extreme northwest corner of the land herein described, thence by and with the center line of Passerdyke ditch the seven following courses and distances: [21] South 7° 44'30" East a distance of 177.9 feet, [22] South 4° 51' West a distance of 234.4 feet, [23] South 27° 00' East a distance of 405.1 feet, [24] South 4° 30' West 264.0 feet, [25] South 1° 15' West a distance of 367.1 feet, [26] South 2° 45' East 237.6 feet, [27] South 12° 00' East a distance of 107.2 feet to the place of beginning, containing 70.179 acres of land, more or less, accurately laid down and described on a plat entitled "Plat of Property surveyed for The Glatfelter Pulp Wood Co.", dated April 1973, drawn by T.N. Reeder, Jr., and certified by G. Oliver Morrell, Registered Surveyor, and recorded among the Land Records of Somerset County in Plat Book I.T.P. No. 9, folio 19, and being the same and all the land which was conveyed unto Norman T. Whittington, Jr. and Robert L. Chamberlin, Jr., Partners trading as Shores Company, by Norman T. Whittington, Jr. by deed dated September 1, 1976 and recorded among the aforesaid Land Records in Liber I.T.P. No. 295, folio 789; SUBJECT HOWEVER, to a certain perpetual easement 100 feet in width reserved by The Glatfelter Pulp Wood Co. in a deed to Norman T. Whittington, Jr., dated May 14, 1973 and recorded among the aforesaid Land Records in Liber I.T.P. No. 273; folio 197, the eastermost boundary line of said land having been modified by a deed to establish a common boundary line by and between the said Norman T. Whittington, Jr. and Levin I. Adkins and Louise R. Adkins, his wife, dated September 30, 1975 and recorded among the aforesaid Land Records in Liber I.T.P. No. 293, folio 200, which said boundary line is accurately laid down and described on a plat entitled "Suburban Heights", by George A. Chapman and Associates dated May 3, 1975 and recorded among the aforesaid Land Records in Plat Book I.T.P. No. 10, folio 38: further reference is made to a subdivision plat entitled "Somerset Park" by Boender Associates, Inc., dated September 26, 1973 and recorded among the aforesaid Land Records on February 17, 1976 in Plat Book I.T.P. No. 10, folio 67.

Second: All those tracts or parcels of land situate in Fairmount Election District, Somerset County, Maryland, described as an entirety as lying and binding in part on the south side of Maryland Route No. 361, which leads in a westerly direction from Manokin to Fairmount, bounded on the east by the land of Laytonsville Nurseries Corporation [I.T.P. No. 258, folio 401], bounded on the south and west in part by the mean high water mark of the north shore of the Great Annemessex River, bounded on the south in part and on the west by the mean high water mark of the north and east shores of Halls Creek, and bounded on the north in part and on the west in part by the land owned or formerly owned by Millard T. Long and known as the "Townroe Tract", and being more particularly described as follows: All those tracts or parcels of land, situate as aforesaid, and described on a plat by W. Ballard Miles, Registered Surveyor, dated September 15, 1968 and recorded among the Land Records of Somerset County in Plat Book I.T.P. No. 9, folio 3, as follows: Beginning at a cement post placed at the base of a 24" cedar tree standing on the west bank of a ditch angle, which point is the north corner of a conveyance from H. William Buker to Kenneth Austin by Item 1 of a deed dated May 31, 1947 and recorded among the Land Records of Somerset County in Liber B.L.B. No. 141, folio 534, and indicated on the aforesaid plat by the latter "A", from thence proceeding with a lead ditch and the lands of Millard T. Long known as the "Townroe Tract" the three following courses and distances, to wit: [1] North 2° 00' West a distanct of 1740.75 feet to the corner of the woods, [2] North 17° 00' East a distance of 115.50 feet to a point: [3] North 28° 55' East a distance of 700.20 feet to an abutment on the south side of Maryland Route 361; thence [4] South 61° 05' East by and with the south side of Maryland Route 361 a distance of 24 feet to the east side of a road and to the northwest corner of the land owned or formerly owned by Benjamin Jones [G.J.B. No. 188, folio 429]; thence with said Jones lot the three following courses: [5] South 28° 55' West a distance of 400 feet to a cement post; [6] South 64° 35' East a distance of 200 feet to a cement post; [7] North 23° 55' East a distance of 400 feet to a cement post placed on the south side of Maryland Route 361; thence [8] by and with the south side of Maryland Route 361 and with a curve to the left having a radius of 1935.05 feet and a curve length of 1053.61 feet [chord bears South 82° 42' East 1052.04 feet] to a cement post placed on

11,624

the south side of Maryland Route 361 at the extreme northeast corner of the land herein described and at the extreme northwest corner of the lands of Laytonsville Nurseries Corporation; thence by and with the westermost boundary of the land of Laytonsville Nurseries Corporation as described in a deed to Laytonsville Nurseries Corporation from Woodrow W. Neal and Ola T. Neal dated December 30, 1970 and recorded among the aforesaid Land Records in Liber I.T.P. No. 258, folio 401, based upon a survey by G. Oliver Morrell, Registered Surveyor, dated December 1970, entitled "Plat of Property Surveyed for the Laytonsville Nurseries Corporation" and recorded among the aforesaid Land Records in Plat Book I.T.P. No. 8, folio 44, and running by and with the first six courses reversed as described on said plat by G. Oliver Morrell and in the aforesaid deed to Laytonsville Nruseries Corporation as follows: [9] South 3 ° 25'30" West a distance of 1592.92 feet to an iron pipe; [10] South 24° 34'30" East a distance of 742.50 feet to a concrete post; thence [11] South 6° 39'30" East a distance of 1376.90 feet to a concrete post thence [12] South 74° 27" East by and with the center of a ditch a distance of 169.70 to a concrete post; [13] South 35° 34'30" East a distance of 1051.30 feet to a concrete post, and thence continuing South 35° 34'30" East a distance of 10 feet to a point on the north shore of the Great Annemessex River and at the mean high water mark thereof and which said point marks the southermost extremity of the aforesaid land of Laytonsville Nurseries Corporation and the extreme southeast corner of the land herein described, thence generally in a westerly and thence in a northerly direction by and with the mean high water mark of the north shore of the Great Annemessex River and north and east shore of Halls Creek and generally by and with the fourteenth through the sixty-third courses inclusive as laid down on the aforesaid plat by W. Ballard Miles dated Spetember 15, 1968 and described on said plat as follows: [14] South 55° 00' West 416.03 feet, [15] South 35° 00' West 200.40 feet to the east corner of the Miles or Cox Oyster House lot; [16] South 6° 00' East 231.00 feet with erected shell pile; [17] South 75° 35' West 90.75 feet with shell pile; [18] North 48° 00' West 110.50 feet with shell pile; [19] South 63° 10' West 305.25 feet; [20] South 29° 00' West 330.00 feet; [21] South 65° 20' West 288.75 feet, [22] North 80° 10' West 239.25 feet to intersect a gut at the southwest corner of the land conveyed to Henry M. Gilliam from Carlotta Cameron [Liber I.T.P. No. 222, folio 693]; [23] South 6° 45' West 123.75 feet; [24] South 70° 00' West 235.90 feet; [25] South 46° 55' West 412.50 feet; [26] North 81° 44' West 251.30 feet [27] North 84° 29' West 402.93 feet to Myrtle Point at the mouth of Halls Creek; thence up, by and with the northern side of said Halls Creek and binding thereon at mean high water, the thirty-six following courses, to wit: [28] North 11° 00' West 783.75 feet; [29] North 68° 45' West 355.57 feet; [30] North 85° 35' West 280.50 feet to the center of a gut at the southeast corner of the "Sallie Smith lot" conveyed to Kenneth Austin from H. William Buker by Item 2 of a deed dated May 31, 1947 and recorded among the aforesaid Land Records in Liber B.L.B. No. 141, folio 534; [31] South 69° 00' West 396.00 feet; [32] North 40° 00' West 246.18 feet; [33] North 51° 10' West 371.25 feet; [34] North 41° 00' West 224.40 feet; [35] North 10° 00' West 224.40 feet to the northwest corner of the "Sallie Smith Lot"; thence by protraction from the minutes of a survey by one Guy Corbin, Surveyor, in 1931, [in the files of W. Ballard Miles] with due allowance for magnetic decline, as follows: [36] North 44° 00' West 165.00 feet; [37] North 6° 00' East 99.00 feet; [38] North 24° 30 West 125,40 feet; [39] North 25° 30' East 99.00 feet; [40] North 20° 15' West 132.00 feet; [41] North 5° 30' West 321.75 feet; [42] North 78° 00' West 206.25 feet; [43] South 47° 30' West 99.00 feet; [44] North 85° 30' West 99.00 feet; [45] North 2° 00' West 66.00 feet; [46] North 39° 30' West 198.00 feet; [47] North 8° 00' West 132.00 feet; [48] North 49° 30' West 99.00 feet; [49] North 56° 30' East 99.00 feet; [50] North 24° 00' East 198.00 feet; [51] North 59° 00' West 214.50 feet; [52] North 17° 00' East 132.00 feet; [53] North 60° 30' West 57.75 feet; [54] North 0° 32' West 198.00 feet; [55] North 51° 30' East 99.00 feet; [56] South 54° 00' East 132.00 feet; [57] North 78° 30' West 99.00 feet; [58] North 1° 30' West 264.00 feet; [59] North 2° 30' East 90.75 feet; [60] North 53° 30' West 297.00 feet; [61] North 30° 30' East 297.00 feet; [62] North 12° 30' West 132.00 feet; [63] North 32° 30' East 214.50 feet to a cement post placed at the edge of the marsh at a point which bears South 84° 40' East approximately 480 feet from an old house on the west side of Halls Creek; thence continuing as described on the aforesaid plat by W. Ballard Miles and with the southermost boundary of the aforesaid lands of Millard T. Long known as the "Townroe Tract" the nine following courses and distances: [64] South 84° 40' East 786.06 feet through the woods to the intersection of ditches; [65] South 84° 40' East 470.74 feet with ditch to intersect another ditch; [66] South 5° 30' West 98.50 feet with ditch to intersect another; [67] South 66° 30' East 155.90 feet with ditch to field; [68] South 65° 10' East 485.92 feet with ditch; [69] South 19° 20' East 81.02 feet with ditch; [70] South 4° 00' West 99.00 feet with ditch; [71] South 4° 00' West 75.08 feet with ditch to a cement post; [72] South 87° 04' East 723.70 feet through woods to the place of beginning; the land herein described is intended to be the same and all the land laid down and described as Parcels A,B,C,D, and E, containing a total of 442.16 acres as laid down and described on the aforesaid plat by W. Ballard Miles, as modified by the aforesaid plat by G. Oliver Morrell and is the same and all the land conveyed unto Robert L. Chamberlin, Jr. and Norman T. Whittington, Jr., co-partners trading as The Cameron Company, by Charles B. Allen and Arlene M. Allen, his wife, by deed dated November 21, 1972 and recorded among the aforesaid Land Records in Liber I.T.P. No. 268, folio 560; TOGETHER WITH all riparian rights incident to the ownership of said land under the laws of the State of Maryland.

NOTE: 442 ACRES - FRONTS ABOUT 1,000 FEET ON RT. 361 AND IS BOUNDED BY HALLS CREEK AND THE GREAT ANNEMESSEX RIVER WITH TWO MILES, MORE OR LESS OF IRREGULAR SHORE LINE. PUBLIC WATER AND SEWERAGE ARE REASONABLY AVAILABLE TO THE PROPERTY.

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

MANNER OF SALE: EACH LOT WILL BE OFFERED SEPARATELY, BIDS RESERVED, AND THEN OFFERED AS AN ENTIRETY AND WILL BE SOLD IN THE MANNER PRODUCING THE GREATER PRICE.

TERMS OF SALE: A cash deposit or certified check in the amount of $15,000.00 on each lot OR $30,000.00 if sold as an entirety will be required of the purchaser at the time and place of sale, balance of purchase price upon final ratification of sale by the Circuit Court of Somerset County and to bear interest at the rate of 19.00% from date of sale to date of settlement. Taxes and water rent, if any, to be adjusted to date of sale. All other public charges and assessments, payable on an annual basis, including sanitary and/or Metropolitan District charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes, if any, shall be borne by the purchaser.

Eugene Hettleman
ATTORNEY NAMED IN MORTGAGE

HARVEY WEST, AUCTIONEER
#411 INVESTMENT BUILDING
BALTIMORE, MD 21204
301-828-4567

80-3/29-31MH

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing 5-10, 19 84, and ending 5-24, 19 84 inclusive, in the said Marylander and Herald aforementioned.

Attest: Lisa Price M+H.
Publisher.

Printer's Fee: $34.38 per insertion.

BOOK 049 PAGE 799

EUGENE HETTLEMAN, ATTORNEY
Charles Center South
36 S. Charles Street
Baltimore, Maryland 21201

IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
IN EQUITY 11629

EUGENE HETTLEMAN
Attorney named in Mortgage
vs.
NORMAN T. WHITTINGTON, SR.
ROBERT L. CHAMBERLIN, JR.
Co-Partners

ORDER NISI

ORDERED, This 27th day of April, 1984, by the Circuit Court for Somerset County, Maryland, sitting in Equity, that the sale of the property described in these proceedings made and reported by Eugene Hettleman, Attorney named in Mortgage filed in the above entitled proceedings, be ratified and confirmed unless cause to the contrary to be shown on or before the 27th day of May, A.D., 1984, provided that a copy of this Order be inserted in some newspaper printed and published in Somerset County, Maryland, one in each of three [3] successive weeks before the 27th day of May, A.D., 1984. The Report of Sale states the amount of sale to be Two Hundred Forty-five Thousand Dollars [$245,000.00].

I. Theodore Phoebus
Clerk of the Circuit Court
Somerset County

80-5/10-3tMH

EUGENE HETTLEMAN Attorney named in Mortgage	*	IN THE
	*	CIRCUIT COURT
		FOR
vs.	*	
		SOMERSET COUNTY
	*	
		IN EQUITY
NORMAN T. WHITTINGTON, SR. ROBERT L. CHAMBERLIN, JR. Co-Partners	*	CASE NO. 11629
	*	BOOK 049 PAGE 800

* * * * * * * * * * * *

FINAL ORDER OF RATIFICATION

ORDERED by the Circuit Court for Somerset County, Maryland, sitting in Equity, this 7th day of June, 1984, that the sale made and reported by Eugene Hettleman, Attorney named in Mortgage in the above entitled proceedings, be, and the same is hereby, finally ratified and confirmed, no cause to the contrary thereof having been shown, although due notice appears to have been given as required by the Order Nisi passed in this cause; and the said Eugene Hettleman is allowed the usual commissions and such proper expenses, as he shall produce vouchers for to the Court Auditor.

Floyd L. Simpson
Judge of the Circuit Court for
Somerset County, Maryland,
sitting in Equity

FILED
JUN 7 9 33 AM '84
RECORDED IN
LIBER ___ FOLIO ___
CLERK OF CIRCUIT COURT
BY _____ DEPUTY

LOGAN C. WIDDOWSON
ATTORNEY AT LAW

ASSOCIATES
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.

NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
TELEPHONE: 651-3800

July 27, 1984

Eugene Hettleman, Esquire
2110 Charles Center South
36 S. Charles Street
Baltimore, Maryland 21201

Re: Chancery Case No. 11629
Hettleman vs. Whittington
and Chamberlin

Dear Mr. Hettleman:

I have reviewed your letter of June 25, 1984 and the Circuit Court case in this matter.

In order to complete this audit I will need the following additional information:

1. Copies of the Circuit Court receipts and/or bills for costs.

2. Copies of the tax bills and/or receipts indicating the taxes paid, or a settlement sheet on the property.

3. Copies of the bills for the total advertising.

4. Some indication as to whether or not there is a flat fee you are charging your client, or whether or not you intend to take the Trustee's Commission as allowable under the rules.

5. Copies of any other bills which you wish me to consider in conducting this audit.

Regards,

Logan C. Widdowson

LCW/gjb

LOGAN C. WIDDOWSON
ATTORNEY AT LAW

ASSOCIATES
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.

NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
TELEPHONE: 651-2600

August 28, 1984

Eugene Hettleman, Esquire
2110 Charles Center South
36 S. Charles Street
Baltimore, MD 21201

Re: Chancery Case No. 11,629
Hettleman vs. Chamberlin
and Whittington

Dear Mr. Hettleman:

The Court file indicates advertising costs in excess of $2,600.00; however, there are no bills or receipts or cancelled checks in the file showing the bills were paid or that they are currently outstanding.

I realize we have the bill from the Auctioneer, however, I feel the original bills or copies should be in the Court file, especially when we are dealing with such a large amount of money.

Additionally, I note an Auctioneer's bill in the amount of $500.00. This is much larger than customary for our area. Normally an Auctioneer's bill runs $50.00 to $100.00. I will need some justification in order to allow the full $500.00.

Regards,

Logan C. Widdowson

LCW/gjb

Gladys

Eugene Hettleman
ATTORNEY AT LAW

2110 CHARLES CENTER SOUTH · 36 S. CHARLES STREET
BALTIMORE, MARYLAND, 21201
(301) 752-3169

June 25, 1984

Mr. Logan C. Wittowson
47 North Somerset Avenue
Princess Anne, Maryland 21853

Dear Mr. Wittowson:

I have a foreclosure case in the Circuit Court for Somerset County, Equity No. 11629. The sale in this case has been recently ratified, and the case is ready for the statement of an Auditor's account. I understand that you are the Court Auditor for Somerset County.

Enclosed you will find the settlement sheet and vouchers for certain costs in connection with the foreclosure. Attached to the Reports of Sale you will find the auctioneer's bills, as well as bills for advertising.

If you will examine the Order of Court in connection with the first sale in this case, you will find that the Court ordered that the expenses in the first sale would be part of the costs of the case, even though the sale was set aside by agreement of the parties.

Please state an account.

Very truly yours,

EUGENE HETTLEMAN

EH/kag

Enclosures

Court Costs - ?

MEMORANDUM OF SETTLEMENT

BOOK 049 PAGE 864

Sale: April 14, 1984

Settlement: June 14, 1984

Sale of 442 acres and
70.179 acres tracts

Eugene Hettleman, attorney named
in Mortgage

To Merritt Commercial Savings &
Loan Association

Purchase Price		$245,000.00
Interest, two months at 19%		7,758.33
		$252,758.33
Tax adjustments:		
442 acres (1983-84)(288 days)	* $359.13	
70.179 acres		
1981-82	902.45	
1982-83	671.63	
1983-84 (288 days)	569.11	2,502.32
Balance due		$250,256.01

MARYLANDER & HERALD

INCORPORATED

Established 1826

39 N. Somerset Ave.
Post Office Box 159
Princess Anne, Maryland 21853
Phone: 301-651-2000

Eugene Hettleman, Att.
2110 Charles Center South
36 S. Charles Street
Baltimore, Md. 21201

TERMS — DUE ON RECEIPT — PAST DUE 30 DAYS — SERVICE CHARGE OVER 30 DAYS

Nov. 10, 17, 24	Order Nisi Equity #11629 Norman T. Whittington, Sr. Robert L. Chamberlin, Jr.	$60.00

No *FINANCE CHARGE* on accounts paid within 30 days. A *FINANCE CHARGE* of 2% will be added to accounts past due 30 days. This is an *ANNUAL PERCENTAGE RATE* of 24%.

SERVICE CHARGE

TOTAL

pd 12/16

BOOK 049 PAGE 805

Atlantic PUBLICATIONS, INC.

ORIGINAL

LEGAL ADVT.

P.O. BOX 150 • ACCOMAC, VA. 23301
804-787-7070

BOOK 049 PAGE 806

STATEMENT DATE: 05/10/84

ACCOUNT NUMBER: Legal Adv.

EUNGENE HETTLEMAN
2110 CHARLES CENTER SOUTH
36 S. CHARLES ST.
BALTIMORE, MD. 21201

BEGINNING BALANCE

DATE	ORDER NO.	VOLUME	PAPER	DESCRIPTION	AMOUNT
05 10 84	3Times		Marylander * Herald	Hettleman Vs. Norman T. Whittington, Sr. & Rob't Chamberlin, Jr. Order NISI	34.38
05 17 84			Marylander & Herald	Hettleman Vs. Whittington	34.38
05 24 84			Marylander & Herald	Eugen Hettleman Vs. N. Whittington, Sr.	34.38
				pd 6/5/84	
				BALANCE DUE	103.14

MCP ® MBP PATENT NOS. 3,016,308 AND 3,479,827 & 4,672,111,183209

ACCOUNT DUE UPON PRESENTATION OF STATEMENT. ALL CHARGES ARE NET. A SERVICE CHARGE OF 2% PER MONTH WILL BE CHARGED ON ALL AMOUNTS PAST DUE. THIS IS AN ANNUAL PERCENTAGE RATE OF 24%.

PLEASE RETURN REMITTANCE COPY TO INSURE PROPER CREDIT

INVOICE

ZETZER INSURANCE ASSOCIATES
STANLEY-SCHUCHHARDT, INC.
One-Eleven Park Ave.
Baltimore, Md. 21201
Phone: 301 - 752-3700

SSI

MAKE CHECK PAYABLE TO SSI

NAMED INSURED
Merritt vs Whittington
Eugene Hettleman, Esquire
2110 Charles Center South
Baltimore,Md. 21201

CUSTOMER NO.
176-4648820

INVOICE DATE: 10/13/83

PLEASE DETACH AND RETURN WITH PAYMENT

AMOUNT REMITTED $

CO. NO.	POLICY PERIOD	CL & TR	POLICY NUMBER AND DESCRIPTION	PREMIUM CHARGE	PREMIUM CREDIT	BALANCE
10	10/13/83- 10/13/84	701	BND1925964 Attorney Named in Mortgage Bond $330,000.	$480.00		

PAYMENT DUE UPON RECEIPT

PREMIUMS DUE AND PAYABLE ON EFFECTIVE DATE OF POLICY

STANLEY-SCHUCHHARDT, INC.

BOOK 049 PAGE 807

11601C

JONES & JONES

EDGAR A. JONES (1892-1972)
ALEXANDER G. JONES

CHARLES A. BRUCE, JR.

ATTORNEYS AT LAW
P. O. BOX 186
PRINCESS ANNE, MD. 21853-0186

AREA CODE 301
TELEPHONE 651-2747

March 21, 1984

Eugene Hettleman, Esquire
2110 Charles Center South
36 S. Charles Street
Baltimore, Maryland 21201

BOOK 049 PAGE 808

FOR PROFESSIONAL SERVICES RENDERED

To examination of records of Somerset County as detailed in report dated March 21, 1984 as to certain lands of Norman T. Whittington, Jr. and Robert L. Chamberlin, Jr. located in Fairmount District (Cameron property) and East Princess Anne District (Shores property) and preparation and review of written report (2 hours) $100.00

BOOK 049 PAGE 809

Eugene Hettleman
ATTORNEY AT LAW
2110 CHARLES CENTER SOUTH
36 S. CHARLES STREET
ALTIMORE, MARYLAND 21201

BALTIMORE, MD
P.M.
25 JUN
1984

Mr. Logan C. Wittowson
47 North Somerset Avenue
Princess Anne, Maryland 21853

11,629

Eugene Hettleman
ATTORNEY AT LAW

2110 CHARLES CENTER SOUTH · 36 S. CHARLES STREET
BALTIMORE, MARYLAND, 21201
(301) 752-3169

GLADYS

BOOK 049 PAGE 810

August 13, 1984

Mr. Logan C. Wittowson
North Somerset Avenue
Princess Anne, Maryland 21853

Re: Chancery No. 11629
Hettleman vs. Whittington

Dear Mr. Wittowson:

I have your letter of July 27, 1984.

Enclosed is a copy of the Circuit Court bill for initial costs. I have not yet received a bill from the clerk for additional costs, and I assume he will furnish you with the amount for this.

I have previously sent you a settlement sheet on the property, and I enclose a copy of the paid tax bills.

I have sent you copies of the bills for advertising the Orders Nisi. As far as the other advertisement is concerned, this was charged by the Auctioneer, and the amount due for such advertising is attached to each of the Reports of Sale. There is an affidavit by the Auctioneer in each case as to the truth of the bills.

There is no fee agreement between myself and my client. Therefore, I wish to be allowed the full trustees commissions and attorneys' fees as are allowed under the Mortgage, and under the rules.

I have no other bills which I wish you to consider other than those which I have sent you previously.

Please advise me if there is anything further that is needed in order for you to complete the Audit.

Very truly yours,

EUGENE HETTLEMAN

EH/kag

Enclosures

Office Of Treasurer Of Somerset County

PRINCESS ANNE, MARYLAND

Chamberlin ,Robert L. Jr.
Whittington Norman T. Jr.

To _____ *Dr.*

District #15	Shores Company	August Interest Included	
1981	Taxes		912.50
1982	"		679.86
1983	"		730.42
1984	"		742.82
			3,06 5.60
District #6	The Cameron Company		
1983	Taxes		461.15
1984	"		426.39
			887.54

MERRITT COMMERCIAL Savings & Loan Assn.

300 NORTH CHARLES STREET • BALTIMORE, MARYLAND 21201

LOAN ADMINISTRATION No. 91003226

August 7, 1984 7-80/520

PAY TO THE ORDER OF Office of Treasures of Somerset County $*3,953.14*

DOLLARS

1981-84 taxes on District #15 Shores Company
1983-84 taxes on District #6 The Cameron Company

EQUITABLE BANK N.A.
BALTIMORE, MARYLAND

(1293)cr

⑈91003226⑈ ⑆052000896⑆ 190 0827 3⑈

BOOK 049 PAGE 811

BOOK 049 PAGE 812

I. THEODORE PHOEBUS
CLERK OF CIRCUIT COURT
PRINCESS ANNE, MD. 21853
Phone 651-1555

RECEIPT

( ) Deed
( ) Mortgage
( ) Release
( ) Assignment
( ) Finance Statement
( ) Continuation Statement
( ) Termination Statement
( ) _____

( ) Law
( ) Criminal
(✓) Equity 11629
( ) _____
( ) Civil Marriage
( ) Marriage Application/Lic.
No. _____
Time _____

( ) Cash
(✓) Check

Superior Title Company

SEP 22 223801 B 50 *****60.00
SEP 22 223802 B 50 *****10.00
SEP 22 223802 * *****70.00

Eugene Hetteman
Atty

vs.

Norman J. Hallenzlot, Jr
et al

OFFICE HOURS
Monday thru Friday—9:00 A.M.-4:30 P.M.
Closed Saturdays, Sundays and
All Legal Holidays

(OVER)

BOOK 049 PAGE 813

Eugene Hettleman
ATTORNEY AT LAW
2110 CHARLES CENTER SOUTH
36 S. CHARLES STREET
BALTIMORE, MARYLAND 21201

Mr. Logan C. Wittowson
North Somerset Avenue
Princess Anne, Maryland 21853

11,629

C
500.00+
891.00+
605.88+
1,130.00+
04
3,126.88*

AUCTIONEER & APPRAISER
ESTMENT BUILDING
RE, MD 21204
828-4567

17 April 84

RE: MERRITT VS WHITTINGTON, CHAMBERLAIN
SOMERSET COUNTY

BOOK 049 PAGE 814

Eugene Hettleman, Atty.
Suite 2110 Charles Center South
36 S. Charles Street
Baltimore, MD 21201

AUCTIONEER'S FEE	$ 500.00
ADVERTISING — MARYLANDER & HERALD — 1835	891.00
ADVERTISING — SUN PAPERS — 1836	605.88
ADVERTISING — WASHINGTON-POST	1,130.00
TOTAL AMOUNT DUE	$3,126.88

Pd 5-9-84
#9100 1577

CHILL FLUTE APPD 87 DISTRIBUTED BY CHILL CORPORATION • 100 S. DONALDS ROAD • ARLINGTON, ILLINOIS 60004

DISTRIBUTED BY CHILL CORPORATION • 100 S. DONALDS ROAD • ARLINGTON, ILLINOIS 60004

$310

, AUCTIONEER & APPRAISER
0 • VESTMENT BUILDING
C IORE, MD 21204
250•00+ 313 823-4567
983•28+
02
1,233•20*

Oct 27, 83

RE: 442 Acres, Somerset Co.

n, Atty.
Suite 2110 Charles Center South
36 S. Charles Street
Baltimore, Maryland 21201

		AUCTIONEER'S FEE -0953		$ 250.00
		ADVERTISING — MARYLANDER & HERALD -0952		983.28
		TOTAL		$1,233.28

Pd 11-7-83
#12396

SMALL FORMS APO 87 DISTRIBUTED BY SMALL CORPORATION • 100 S. BUSHELL ROAD • LINCOLNSHIRE, ILLINOIS 60069

MARYLANDER & HERALD

INCORPORATED

Established 1820

39 N. Somerset Ave.
Post Office Box 159
Princess Anne, Maryland 21853
Phone: 301-651-1600

Harvey West, Auctioneer
#411 Investment Building
Baltimore, Maryland 21204

BOOK 049 PAGE 816

TERMS — DUE ON RECEIPT — PAST DUE 30 DAYS — SERVICE CHARGE OVER 30 DAYS

10/6-10/13-10/20/83

MORTGAGE SALE
of
Desirable Fee-Simple Unimproved
Lot Consisting of 442 Acres,
More or Less
Norman T. Whittington, Jr.
and Robert L. Chamberlain, Jr.

$983.28

11-2-83
#0952

SERVICE CHARGE

TOTAL

No FINANCE CHARGE on accounts paid within 30 days. A FINANCE CHARGE of 2% will be added to accounts past due 30 days. This is an ANNUAL PERCENTAGE RATE of 24%.

HARVEY WEST
SUITE 411 INVESTMENT BLDG.
NO. 1 INVESTMENT PLACE
TOWSON, MD. 21204

M

AUCTION ADVERTISING	DATES OF INSERTION & SPACE USE		
	DATES	LINES MORN	LINES SUN	LINES DISP
Somerset Co Courthouse	4/1		150	

NO CLAIMS ALLOWED IF NOT REPORTED WITHIN 48 HOURS AFTER RECEIPT OF BILL

THE BALTIMORE
501 N. CALVERT ST., P.
BALTIMORE, MD

Eugene Hettleman
Suite 2110 Charles Center South
36 S. Charles Street
Baltimore, Maryland 21201

MORTGAGE SALE
OF
SIRABLE FEE-SIMPLE
ROVED TRACTS OF LAND
CONTAINING 70.179
RES, MORE OR LESS
—AND—
TAINING 5.42 ACRES, MORE OR
ITH LARGE WATERFRONTAGE
TAKE PLACE AT THE SOMERSET
COURTHOUSE STEPS LOCATED IN
ANNE, MD, ON,
URDAY, APRIL 14, 1984
T 1:00 O'CLOCK P.M.
2 ACRES—FRONTS ABOUT 1,000 FEET ON RT.
BOUNDED BY HALLS CREEK AND THE GREAT
K RIVER WITH TWO MILES, MORE OR LESS OF
SHORE LINE. PUBLIC WATER AND SEWERAGE
ABLY AVAILABLE TO THE PROPERTY.

R OF SALE: EACH LOT WILL BE OFFERED SEPA-
S RESERVED, AND THEN OFFERED AS AN ENTIRE-
LL BE SOLD IN THE MANNER PROCLIDING THE
GCE.

OF SALE: A cash deposit or certified check in the
15,000.00 on each lot OR $30,000.00 if sold as an
be required of the purchaser at the time and place
FULL TERMS AND COMPLETE LEGAL DESCRIP-
SE REFER TO MARYLANDER & HERALD OF MAR
PR 12.

EUGENE HETTLEMAN,
Attorney Named in Mortgage

WEST AUCTIONEERS
Member of Auct. Assn. of Md., Inc.
Suite 411 Investment Building
re, Md. 21204 828-4667

HARVEY WEST
SUITE 411 INVESTMENT BLDG.
NO. 1 INVESTMENT PLACE
TOWSON, MD. 21204

M

AUCTION ADVERTISING	DATES OF INSERTION & SPACE USE		
	DATES	LINES MORN	LINES SUN	LINES DISP
70.179 acres more or less	4/8		156	

NO CLAIMS ALLOWED IF NOT REPORTED WITHIN 48 HOURS AFTER RECEIPT OF BILL

THE BALTIMORE
501 N. CALVERT ST.
BALTIMORE, M

Eugene Hettleman
Suite 2110 Charles Center South
36 S. Charles Street
Baltimore, Maryland 21201

MORTGAGE SALE
OF
DESIRABLE FEE-SIMPLE
MPROVED TRACTS OF LAND
NE CONTAINING 70.179
ACRES, MORE OR LESS
AND
ONTAINING 5.42 ACRES, MORE OR
WITH LARGE WATERFRONTAGE
TAKE PLACE AT THE SOMERSET
Y COURTHOUSE STEPS LOCATED IN
ESSANNE, MD. ON
ATURDAY, APRIL 14, 1984
AUCTIONEERS
mber of Auct. Assn. of Md., Inc.
Suite 411, Investment Building
e, Md. 21204 828-4667

BOOK 049 PAGE 817

BOOK 049 PAGE 818

DATE Mo	DATE Day	DESCRIPTION	CLASS CODE	TYPE	DAILY CLASSIFIED LINES	DAILY CLASSIFIED TIMES	DAILY TOTAL LINES	DAILY RATE	SUNDAY CLASSIFIED LINES	SUNDAY CLASSIFIED TIMES	SUNDAY TOTAL LINES	SUNDAY RATE	AMOUNT $	AMOUNT CTS.
04	01	REAL F12 REAL ES		D							100	4.680	468	00
04	08	REAL G7 REAL ES		D							100	4.680	468	00
		TOTAL DISPLAY LINES									200			
		TOTAL AMOUNT DUE											936	00
													1130	00
		PHONE: ADJUSTMENT FOR AD ERRORS 334-6130, BILLING/RATE INFO SEE ABOVE												

Pd-1130.00
5-9-84
71837

ACCT. NO.	D-965-1920
ACCT. NAME	HARVEY WEST

THIS STATEMENT REFLECTS THE PRESENT ENTRY ON OUR RECORDS. FINAL RATES ARE REGULATED BY CONTRACT PERFORMANCE, WHICH, WHEN DETERMINED, MAY REQUIRE AN ADJUSTMENT UPWARD OR DOWNWARD OF THE AMOUNT CHARGED.

CONTRACT STATUS	TYPE OF CONTRACT	COMMITMENT	START DATE	YEAR TO DATE LINES	YEAR TO DATE INSERTS	PREVIOUS YEAR'S REBATE PER LINE	PREVIOUS YEAR'S TOTAL LINES
	NONE						

TYPE ■ C or E - INDICATES CLASSIFIED
D or F - INDICATES DISPLAY
P or Q - INDICATES POTOMAC
T or H - INDICATES TV CHANNELS
L - INDICATES LEGAL

A44 - 9/78

The Washington Post
BOX A 200 WASHINGTON, D. C. 20071

1837

HARVEY WEST AUCTIONEER
KNICKERBOCKER REALTY CO., INC.
TRUST ACCOUNT
411 INVESTMENT BLDG.
1 INVESTMENT PL. TOWSON, MD 21204

May 9 1984

PAY TO THE ORDER OF Washington Post $ 1130.00 DOLLARS

INSURED 8U12092 ⑤ 1130 00

First National Bank OF MARYLAND
BALTIMORE, MARYLAND ACCOUNTING CENTER

FOR Ist Settlement Co

⑈001837⑈ ⑆052000113⑆ 154⑈8579 2⑈ ⑈0001130 00⑈

Atlantic PUBLICATIONS, INC.

P.O. BOX 150 • ACCOMAC, VA. 23301

ORIGINAL

LEGAL ADV.

HARVEY WEST AUCTIONEER
411 INVESTMENT BLDG.
BALTIMORE, MD. 21204

STATEMENT DATE: 04/05/84

ACCOUNT NUMBER: Legal Advt.

BEGINNING BALANCE

DATE	ORDER NO.	VOLUME	PAPER	DESCRIPTION	AMOUNT
04 05 84			MARYLANDER & HERALD	MORTGAGE SALE DESIRABLE FEE SIMPLE UNIMPROVED TRACTS OF LAND	297.00
04 12 84			MARYLANDER & HERALD	MONTG. SALE DESIR. FEE	297.00
			Please Note: This Ad Started running on March 29th and first inseration was charged to Eugene Hettlemen for $297.00 making total due $891.00		
			5-7-84 # 1835		
				BALANCE DUE	594.00

CCOUNT DUE UPON PRESENTATION OF STATEMENT.
SERVICE CHARGE OF 2% PER MONTH WILL BE CHARGED ON ALL AMOUNTS AST DUE. THIS IS AN ANNUAL PERCENTAGE RATE OF 24%.

PLEASE RETURN REMITTANCE COPY TO INSURE PROPER CREDIT

BOOK 049 PAGE 819

Eugene Hettleman
ATTORNEY AT LAW

2110 CHARLES CENTER SOUTH · 36 S. CHARLES STREET
BALTIMORE, MARYLAND, 21201
(301) 752-3169

See me 9/4/84

BOOK 049 PAGE 820

August 30, 1984

Mr. Logan C. Widdowson
North Somerset Avenue
Princess Anne, Maryland 21853

Re: Chancery Case No. 11,629
Hettleman vs. Chamberlin and Whittington

Dear Mr. Widdowson:

I have your letter of August 28, 1984.

Enclosed you will find the bills which have been sent to me by the Auctioneer.

With regard to the Auctioneer's bill, my client believed that the bill was reasonable, and it will be paid, regardless of whether it is allowed or not. Please state the account, and allow whatever fee for the Auctioneer you feel is proper.

My main interest at the moment is to close this case out, and it lacks only the statement of the account. Consequently, it will be greatly appreciated if you can expedite the filing of the final account.

Very truly yours,

EUGENE HETTLEMAN

EH/kag

Enclosures

BOOK 049 PAGE 821

11,629

Eugene Hettleman
ATTORNEY AT LAW
2110 CHARLES CENTER SOUTH
36 S. CHARLES STREET
BALTIMORE, MARYLAND 21201

BALTIMORE, MD 212
[PM]
30 AUG
1984

Mr. Logan C. Widdowson
North Somerset Avenue
Princess Anne, Maryland 21853

EUGENE HETTLEMAN
Attorney named in Mortgage

vs.

NORMAN T. WHITTINGTON, SR.
ROBERT L. CHAMBERLIN, JR.
Co-Partners

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CASE NO. 11,629

BOOK 049 PAGE 822

FIRST AND FINAL AUDITOR'S REPORT

Logan C. Widdowson, Auditor, duly appointed by this Court, reports that he made an examination of the proceedings in the above entitled cause and from them and the list of expenses furnished him therein, states the following Account:

Amount of Sale			245,000.00
Interest, 2 months @ 19%			7,758.33
			252,758.33
Fees, Costs, Expenses, etc.:			
Clerk of the Circuit Court for Somerset County		203.00	
Marylander & Herald, Advertising 10/6/83, 10/13/83 and 10/20/83		983.28	
4/15/84		297.00	
4/12/84		297.00	
Order Nisi 11/10/83, 11/17/83 and 11/24/83		60.00	
Atlantic Publications, Order Nisi 5/10/84, 5/17/84 and 5/24/84		103.14	
Washington Post, Advertising			
4/1/84		468.00	
4/8/84		468.00	
Baltimore Sun, Advertising			
4/1/84		297.00	
4/8/84		308.88	
Zetzer Insurance Associates, Bond Premium		480.00	
County Taxes:			
1981-82	902.45		
1982-83	671.63		
70.179 acres 1983-84 (288 days)	569.11		
449 acres 1983-84 (288 days)	359.13		
		2,502.32	
Jones & Jones Title Examination		100.00	
Auctioneer's Fee (Both Sales)		250.00	
Auditor's Fee		90.00	
Attorney's Fee per mortgage		2,575.00	
Trustee's Commission (10% of 1st $3,000.00 plus 5% of balance = $14,975.00)		14,975.00	
Total Fees, Costs, Expenses, etc.			24,457.62
Balance to be Distributed			228,300.71
Statement of Mortgage Debt:			
Principal Balance		329,139.97	
Interest from 8/1/83 to 9/22/84 (419 days at $174.6903 per diem)		73,195.24	

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-2600

Total Mortgage Debt	$402,335.21
Deficit	$174,035.00

ALL EXCEPTIONS to said report must be filed within ten (10) days of the date of the filing of this report. If no exceptions are filed, the account may be ratified.

YOUR AUDITOR hereby certifies that the Maryland Rules of Procedure have been complied with by mailing on the date of the filing of the Audit notice of this report to the following parties by regular U.S. mail:

Eugene Hettleman, Esquire
2110 Charles Center South
36 S. Charles Street
Baltimore, MD 21201

Norman T. Whittington, Jr.
P.O. Box 70
Marion, MD 21838

Stephen M. Hearne, Esquire
107 Baptist Street
Salisbury, MD 21801

Robert L. Chamberlin, Jr.
Stewart Neck Road
Princess Anne, MD 21853

Date of Filing: September 7, 1984

Logan C. Widdowson, Auditor

BOOK 049 PAGE 823

LOGAN C. WIDDOWSON
ATTORNEY AT LAW
NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853
651-3800

LCW/gjb
9/7/84
84 # 163

No. 11,629 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 7th day of September, 19 84 that the within Report of the Auditor be Ratified and Confirmed, unless cause to the contrary be shown by exceptions filed, on or before the 17th day of September, 19 84.

I Theodore Phoebus
CLERK

No exceptions having been filed, and no cause to the contrary having been shown, IT IS ORDERED by the Circuit Court for Somerset County, in Equity, this 20th day of September, 19 84 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

I Theodore Phoebus
CLERK

FEB 21 1985

Exd.

Jeffery L. White	:	No. 11,791 Chancery
vs	:	In the Circuit Court for
John Johnson and Emma Johnson	:	Somerset County, Maryland

Mr. Clerk:

Please file the within bill of complaint, affidavit, certificate of sale and issue subpoenas for all party defendants named in said bill who are residents of this state and issue an order of publication as prescribed by Sections 106 and 107 of Article 81 of the Annotated Code of Maryland.

JONES & JONES

By Tony Bruce

Attorneys for Complainant
P.O. Box 186
Princess Anne, Md. 21853
Telephone: 651-2747

JONES & JONES
ATTORNEYS AT LAW
PRINCESS ANNE, MD. 21853

BOOK 049 PAGE 826

Jeffery L. White
P. O. Box 4
Wenona, Maryland 21870

vs

John Johnson and Emma Johnson and all persons having, or claiming to have, any interest in certain property in Deal Island Election District described as follows: "All that lot 100 feet x 100 feet off west side Route 363, Deal Island, bearing County Tax Map #28-17-118, located in Deal Island Election District and assessed to John Johnson and wife" and whose last known address is Deal Island, Maryland 21821.

No. 11,791 Chancery

In the Circuit Court for

Somerset County, Maryland

* *

BILL OF COMPLAINT

To the Honorable, the Judge of said Court:

Your Complainant, Jeffery L. White, by Jones & Jones, his attorneys, files this Bill of Complaint to foreclose Certain Rights of Redemption as provided by Article 81, Section 97 et seq of the Annotated Code of Maryland, and in support thereof, says:

1. That on the 16th day of November, 1982, there was issued to Jeffery L. White, the complainant herein, whose address appears above, by Carlos Bozman, Collector of Taxes of the State of Maryland and Treasurer of Somerset County and Collector of State and County taxes therein the following certificate of sale, to wit:

(a) A certificate showing payment by the said Jeffery L. White unto the said Treasurer and Collector the sum of $66.95 for which he had issued a certificate of tax sale showing sale to the said Jeffery L. White on said 16th day of November, 1982, of the following real estate, namely: "All that lot 100 feet x 100 feet off west side Route 363, Deal Island, bearing County Tax Map #28-17-118, located in Deal Island Election District and assessed to John Johnson and wife."

2. That said certificate of sale is attached to the Bill of Complaint as a part hereof.

3. That said property has not been redeemed by any parties in interest, although more than one year from the date of said sale has expired.

4. That the complainant has caused the Land and Testamentary Records of Somerset County, to be examined by Tony Bruce, a member of the Bar of Maryland, whose affidavit is attached hereto, and in reliance upon it your complainant alleges and avers as follows:

(a) That as to the property assessed to John Johnson and wife said records indicate that the property was conveyed by C. Edwin Hayman and wife and Lee L. Hayman and wife, partners t/a C. H. Hayman & Sons Company unto John Johnson and Emma Johnson, as tenants by the entireties, by deed dated August 11, 1944 and recorded among the Land Records of Somerset County in Liber B.L.B. No. 128, folio 13, said deed indicates it consists of one-fourth acre of land whereon the grantee resides. The record does not disclose a source of title to the said Haymans or said Company and we were unable to determine the likely source of title. The property is partially depicted on a plat by Samuel F. Miles dated 1938 recorded among the Land Records of Somerset County in Liber B.L.B. No. 115, folio 3 whereon it is indicated as the Johnson property. That C. H. Hayman and Sons Company did have title to several properties in Deal Island in the vicinity, the descriptions from which are so vague that I am unable to determine which is the source of title to this property but that the conveyance in 1944 indicates that they and the Johnsons exercised full control, ownership and possession under color of title adverse to the world, and further that the amount necessary for the redemption of said property is $ 322.03 including costs of sale, taxes and interest through April 1984 in addition to those costs and disbursements provided for in Article 81, Section 111 of the aforesaid code.

5. That in reliance upon the aforesaid affidavit your complainant alleges and avers that there has been no off conveyance of record against the real estate standing in the name of John Johnson and Emma Johnson or heirs of them and further that there is no record of any administration in said Somerset County on the estates of John Johnson or Emma Johnson. It is not known whether the said parties are living or dead or if dead, what heirs-at-law they left surviving them who might be entitled to the real estate of which they were seized as aforesaid, wherefore your complainant has joined in these proceedings all persons having or claiming to have any interest in any of said property.

WHEREFORE, the complainant prays your Honor:

(a) That summons may be issued for the said named defendants.

(b) That your Honor may grant unto your complainant the order of publication directed to said named defendants, if living and absent from the jurisdcition, and all persons having or claiming to hae any interest in the aforesaid property.

(c) That this Honorable Court may pass a final decree as provided in Article 81, Section 112 foreclosing all rights of redemption of the defendants and of any of them in and to any and all of the real estate of which they are assessed.

(d) And further direct the Collector of Taxes for the State of Maryland and for Somerset County to execute a deed to the complainant as provided in Section 115 of Article 81.

(e) That your complainant may have such other and further relief as his case may require.

And as in duty bound, etc.

Jeffery L. White (SEAL)
Jeffery L. White, Complainant

JONES & JONES

By Tony Bunn
Attorneys for Complainant

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 9th day of May, in the year nineteen hundred and eighty-four, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Jeffery L. White and made oath in due form of law that the matters and facts set forth and contained in the aforegoing bill of complaint are true as therein stated, to best of his knowledge, information and belief, and signed same in my presence.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Akers
Notary Public

500-6/65

CERTIFICATE OF SALE

I, Carlos Bozman, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on November 16, 1982 I sold to Jeffrey L. White at public auction for the sum of $ 370.00 , of which $ 66.95 has been paid, the property in Somerset County, described as follows:

All that lot 100 feet x 100 feet off west side Route 363, Deal Island, bearing County Tax Map #28-17-118, located in Deal Island Election District

and assessed to John Johnson and wife
The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price, together with interest thereon at the rate of 6% per annum from the date of payment to the date of redemption, together with all other amounts specified by Chapter 761 of the Acts of 1943, and acts amendatory thereof. The balance due on account of the purchase price and all taxes, together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After Nov. 17, 1983 a proceeding can be brought to foreclose all rights of redemption in the property. This certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

Witness my hand and seal, this 16th day of November, 1982

Carlos Bozman
Carlos Bozman, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on November 16, 1982 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Carlos Bozman, and he acknowledged the foregoing certificate of sale to be his act and deed, and I witnessed the execution of the same.

Witness my hand and Notarial Seal.

BOOK 049 PAGE 829

Gertrude H. Bozman
Notary Public

AFFIDAVIT

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 9th day of May, in the year nineteen hundred and eighty-four, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Tony Bruce, and being first duly sworn, did depose and say that he is a member of the Bar of the State of Maryland and has been practicing his profession therein in said Somerset County for almost ten years and that he made an examination of the public records of Somerset County, Maryland, to ascertain whether there have been any conveyances by or liens against the owners of the property described in the bill of complaint filed in this proceeding with respect to the property described in said bill of complaint; that said examination reveals the following:

(a) The property described in the bill of complaint was assessed to John Johnson and wife and the records indicate that the property was conveyed by C. Edwin Hayman and wife and Lee L. Hayman and wife, partners t/a C. H. Hayman and Sons Company unto John Johnson and Emma Johnson, as tenants by the entireties, by deed dated August 11, 1944 and recorded among the Land Records of Somerset County in Liber B.L.B. No. 128, folio 13, said deed indicates it consists of one-fourth acre of land whereon the grantee resides. The record does not disclose a source of title to the said Haymans or said Company and we were unable to determine the likely source of title. The property is partially depicted on a plat by Samuel F. Miles dated 1938 recorded among the Land Records of Somerset County in Liber B.L.B. No. 115, folio 3 whereon it is indicated as the Johnson property. That C. H. Hayman and Sons Company did have title to several properties in Deal Island in the vicinity, the descriptions of which are so vague that I am unable to determine which is the source of title to this property but the conveyance in 1944 indicates that they and the Johnsons exercised full control, ownership and possession under color of title adverse to the world.

The said Tony Bruce did further depose and say that there have been no off conveyances of record against the real estate standing in the name of John Johnsonand Emma Johnson and further that there is no record of any administration on the estates of John Johnson and Emma Johnson in Somerset

County. It is not known whether the said parties are living or dead or if dead, what heirs-at-law they left surviving them who might be entitled to the real estate.

As witness my hand and Notarial Seal the day and year above written.

Patsy E. Ake
Notary Public

WRIT OF SUBPOENA: No. 11,791 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

BOOK 049 PAGE 832

TO John Johnson
Deal Island, Maryland 21821

Emma Johnson
Deal Island, Maryland 21821

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of June next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of Jeffery L. White
P.O. Box 4
Wenona, Maryland 21870

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 9th day of May, 19 84

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 9th day of July, 19 84. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

Tony Bruce
Name

Jones & Jones
Princess Anne, Maryland 21853
Address

Theodore Phoebus
Clerk

Tony Bruce
Jones & Jones
Princess Anne, Md. 21853

Jeffery L. White : No. 11,791 Chancery

vs : In the Circuit Court for

Somerset County, Maryland

John Johnson and Emma Johnson and all persons having or claiming to have any interest in certain property in Deal Island Election District described as follows: "All that lot 100 feet x 100 feet off west side Route 363, Deal Island, bearing County Tax Map #28-17-118, located in Deal Island Election District and assessed to John Johnson and wife" and whose last known address is Deal Island, Maryland 21821.

* * * * * * * * * * * * * * * *

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Somerset County, Maryland, sold by Carlos Bozman, Collector of Taxes for Somerset County and State of Maryland, to the complaint in this proceeding: "All that lot 100 feet x 100 feet off west side Route 363, Deal Island, bearing County Tax Map #28-17-118, located in Deal Island Election District and assessed to John Johnson and wife."

The bill states, among other things, that the amounts necessary for redemption have not been paid although more than a year and a day from the date of said sale, being November 16, 1982, has expired; it is thereupon this 9th day of May, 1984, by the Circuit Court for Somerset County, Maryland ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in said Somerset County, once a week for three successive weeks before the 4th day of June, 1984, warning all persons interested in said property to be and appear in this Court by the 9th day of July, 1984, and redeem the property and answer the bill, or thereafter a final decree will be rendered foreclosing all rights of redemption in said property and vesting in the complainant a title free and clear of all encumbrances.

Lloyd L. Griffin
Judge

MARYLANDER & HERALD

P.O. Box 328 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Marylander and Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing 5/17, 19 84, and ending 5/31, 19 84 inclusive, in the said Marylander and Herald aforementioned.

Attest: Lisa Price, M.H.
Publisher.

Printer's Fee: $44.00 per insertion

TONY BRUCE
JONES & JONES
Princess Anne, Md. 21853
No. 11,791 Chancery
IN THE CIRCUIT COURT
FOR SOMERSET COUNTY, MARYLAND

Jeffery L. White
vs.
John Johnson and Emma Johnson and all persons having or claiming to have any interest in certain property in Deal Island Election District described as follows: "All that lot 100 feet x 100 feet off west side Route 363, Deal Island, bearing County Tax Map #28-17-118, located in Deal Island Election District and assessed to John Johnson and wife" and whose last known address is Deal Island, Maryland 21821.

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Somerset County, Maryland, sold by Carlos Bozman, Collector of Taxes for Somerset County and State of Maryland, to the complaint in this proceeding: "All that lot 100 feet x 100 feet off west side Route 363, Deal Island, bearing County Tax Map #28-17-118, located in Deal Island Election District and assessed to John Johnson and wife."

The bill states, among other things, that the amounts necessary for redemption have not been paid although more than a year and a day from the date of said sale, being November 16, 1982, has expired; it is thereupon this 9th day of May, 1984, by the Circuit Court for Somerset County, Maryland ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in said Somerset County, once a week for three successive weeks before the 4th day of June, 1984, warning all persons interested in said property to be and appear in this Court by the 9th day of July, 1984, and redeem the property and answer the bill, or thereafter a final decree will be rendered foreclosing all rights of redemption in said property and vesting in the complainant a title free and clear of all encumbrances.

Lloyd R. Simpkins, Judge
True Copy, Test:
I. Theodore Phoebus, Clerk

80-5/17-3tMH

Jeffery L. White	:	No. 11,791 Chancery
vs	:	In the Circuit Court for
John Johnson and Emma Johnson	:	Somerset County, Maryland

PETITION FOR ~~DECREE PRO CONFESSO~~ Default Order AND FOR
LEAVE TO TAKE TESTIMONY AND ORDER OF COURT THEREON

To the Honorable, the Judge of said Court:

The petition of Jeffery L. White, Complainant in the above entitled action, by Jones & Jones, his attorneys, respectfully shows:

1. That as appears from the proceedings herein, all defendants subject to process have been duly subpoenaed and an order of publication has been duly published against all other persons having or claiming to have any interest in the real estate subject of this proceeding and the time in which the answer of any person having interest in the property mentioned and described in this proceeding, and the redemption thereof from the tax sale herein mentioned, has expired, and no appearance has been entered for such persons or any answer filed by, or on behalf of any person.

2. That your petitioner desires to take testimony to support certain of the allegations in his bill of complaint which may not be taken as a matter of course by this Honorable Court.

WHEREFORE, petitioner prays;

a. That said bill of complaint may be taken against all defendants named in this proceeding and all persons having or claiming to have, any interest in and to the said property mentioned and described in this proceeding; and

b. That your petitioner may be granted leave to take testimony before one of theStanding Examiners of this Court to substantiate the allegations of his bill of complaint.

BOOK 049 PAGE 835

And as in duty bound, etc.

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 186
PRINCESS ANNE, MD. 21853-0186

JONES & JONES

By: Tony Bevins
Attorneys for Petitioner

ORDER OF COURT

The aforegoing petition having been read and considered, it is thereupon this 30th day of July, 1984, by theCircuit Court for Somerset County, Maryland, sitting in Equity, ORDERED that the bill of complaint in this cause be and the same is hereby taken pro confesso against the named defendants and all other possible defendants, being all persons having or claiming to have any interest in and to the certain real estate mentioned and described in these proceedings, or in the right to redemption thereof, and the plaintiff be, and he is hereby granted leave to take testimony before one of the Standing Examiners of this Court, to substantiate the allegations of his saidBill ofComplaint.

Judge

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

Jeffery L. White

Case Number 11,791 Chancery

VS.

John Johnson

Emma Johnson

NOTICE OF DEFAULT ORDER

TO:

Name Emma Johnson

Address Deal Island, Maryland 21821

County Somerset

You are hereby notified that an Order of Default has been entered against you in the above entitled case on July 30, 1984.

You may move to vacate the Order of Default within thirty (30) days of the date of entry. The motion shall state the reasons for the failure to plead and the legal and factual basis for the defense to the claim.

Date Issued July 30, 1984

CLERK

Copy mailed/delivered to Attorney:
Tony Bruce, Esq.
Jones & Jones
P.O. Box 186
Princess Anne, Maryland 21853
Telephone 651-2747

BOOK 049 PAGE 837

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

BOOK 049 PAGE 838

Jeffery L. White

Case Number 11,791 Chancery

VS.

John Johnson

Emma Johnson

NOTICE OF DEFAULT ORDER

TO:

Name John Johnson

Address Deal Island, Maryland 21821

County Somerset

You are hereby notified that an Order of Default has been entered against you in the above entitled case on July 30, 1984.

You may move to vacate the Order of Default within thirty (30) days of the date of entry. The motion shall state the reasons for the failure to plead and the legal and factual basis for the defense to the claim.

Date Issued July 30, 1984

Theodore Phoebus
CLERK

Copy mailed/delivered to Attorney:
Tony Bruce, Esq.
Jones & Jones
P.O. Box 186
Princess Anne, Maryland 21853
Telephone 651-2747

Office Of Treasurer Of Somerset County

PRINCESS ANNE, MARYLAND

Jeffrey L. White

To Philip R. Mahan, Treasurer *Dr.*

John Johnson property - Dist. 14

			October Int. Incl.		
		1982 Taxes Due	8.46		
		1983 Taxes Due	11.25		
		1984 Taxes Due	13.17		
		Total Amount Due	32.88		
		Balance purchase price due	303.05		

separate checks required

PAID
OCT 22 1984

PHILIP R. MAHAN
TREASURER

BOOK 049 PAGE 839

Jeffery L. White	:	No. 11,791 Chancery
vs	:	In the Circuit Court for
John Johnson and Emma Johnson	:	Somerset County, Maryland

TESTIMONY

In this cause, testimony having to be taken to support the allegations of the bill, I, Logan C. Widdowson, of Princess Anne, Maryland, Standing Examiner of the Circuit Court for Somerset County, Maryland,in Equity, duly appointed, sworn, etc. do hereby certify that on this 24th day of October, 1984, in Somerset County aforesaid, I did take the following testimony, to wit:

EXAMINATION OF PHILIP R.MAHAN, ESQ.:

Philip R. Mahan, a witness of lawful age produced on behalf of the Complainant, being duly sworn, deposes and says:

Q. Please state your name, residence and occupation.

A. I am Philip R. Mahan, I reside in Somerset County, Maryland, and I am the duly elected and qualified Treasurer of somerset County, and as such collect hte State and County taxes for said Somerset County.

Q. Mr. Mahan, I hand you a certain document previously filed in this proceeding and ask if you can identify it.

A. Yes. This document is a certificate of sale issued by Carlos Bozman, former County Treasurer, to Jeffery L. White as the purchaser at certain tax sale held by Mr. Bozman in his official capacity on November 16, 1982.

Q. Will you please identify the certificate more specifically?

A. Yes. I am now testifying in reference to a certificate of sale dated dated November 16, 1982, signed by Carlos Bozman, as Collector, notarized on November 16, 1982 by Gertrude H. Bozman, Notary Public. This certificate relates to the property assessed to John Johnson and wife referred to in the bill of complaint in paragraph 1.(a) and in paragraph 4.(a). The certificate cites a sale to Mr. White on November 16, 1982 in the sum of $370.00 of which $66.95 was paid on the date of sale.

Q. Prior to the offering of this property for sale at public auction for delinquent taxes, did you or your deputies receive due notice of assessment of this property and tax bills for it for the years for which it was sold, and did you or your deputies comply with all the prerequisites of law pertaining to said tax sale?

A. Yes. The property was so assessed and such bills were received and my deputies and Mr. Bozman complied with all the prerequisites of law in advertising and holding the tax sale.

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 100
PRINCESS ANNE, MD. 21853-0100

Q. With reference to the property which you have set forth in your testimony, have your received any notice of redemption of this property, or any notice of intent to redeem this porperty, or any offer for payment on account of such redemption from any person or persons?

A. None whatsoever.

Q. Since the dat eof the tax sale and the filing of the bill of complaint, has the purchase, Mr. Jeffery L. White, made any further payments to you in your official capacity?

A. Yes. I wish to file as an exhibit a statmeent issued by my office showing that Mr. White paid a total of $ representing the total balance due on the bid or purchase price for this property. This figure represents the total difference between the amount bid and the amount paid on November 16, 1982.

Q. Does Mr. White owe anything further to your office on account of these property?

A. No. As to this property Mr. White has paid all charges made by my office and in addition has paid all taxes and interest thereon levied against this property through June 30, 1985.

Q. Do you in your official capacity know of any reason why the sale of this property to Mr. White should not be ratified by this Court or do you have any objection to such ratification?

A. I know of no reason why the sale should not be ratified and I have no objection to its ratification.

Q. COURT'S QUESTION:

A. Nothing further.

Philip R. Mahan
Philip R. Mahan

EXAMINATION OF TONY BRUCE, ESQ.:

Tony Bruce, a witness produced on behalf of the Complainant, being duly sworn, deposes and says:

Q. Please state your name, residence and occupation.

A. I am Tony Bruce and I reside at Princess Anne, Maryland. I am an attorney at law with an office for the practice of my profession in Princess Anne, Somerset County, Maryland.

Q. Will you please state your connection with this proceeding?

A.. I was retained by the Complaintant, Jeffery L. White, the purchaser of certain property at tax sales held by the County Treasurer on November 16, 1982. I was requested by Mr. White to make an examination of the public records of Somerset County pertaining to the ownership of the property mentioned in the bill of complaint in paragraph 1.(a) and paragraph 4.(a) and to take such steps as are required by law to give notice of this proceeding to the attention of the former owner of record and to any other persons who might be interested in said property or the redemption of it.

Q. What legal actions did you take?

A. I personally examined the appropraite Somerset County records and prepared and filed the bill of complaint in this proceeding together with an affidavit dated March 27, 1984 referring to my title examination. I now reaffirm the contents of that affidavit as a part of my testimony in this proceeding. I also caused to be published the order of publication herein as more fully appears by the printer's certificate heretofore filed in this proceeding and caused subpoenas to be issued and served upon those property owners subject to process.

Q. Since the filing of the suit, the issuance of subpoenas and the publication of the order of publication have there been any changes in the status of the property mentioned in the bill of complaint?

A. I can confirm the testimony of Mr. Philip R. Mahan, County Treasurer, filed in this proceeding. There have been no changes in the property described in paragraph 1.(a) being the same described in paragraph 4.(a) in the bill of complaint. As Mr. Mahan stated all costs, taxes and interest levied by his office against the property have been paid in full by Mr. White.

Q. Has any offer been made to you to redeem the property described in paragraph 1.(a) and paragraph 4.(a) in the bill of complaint?

A. No person has made any offer to me to redeem the property to which you refer nor has anyone disclosed to me any intention to redeem it.

Q. Do you know of any reaon why the sale of the property should not be ratified by this Court?

A. No.

Q. COURT'S QUESTION:

A. Nothing further.

Tony Bruce

Tony Bruce

There being no further witnesses to be examined and at the suggestion of the Attorney for the Complainant, the papers are herewith returned by the Court, and I further certify this annexed bill of costs is correct and paid by the Complainant. This examination was conducted in compliance with the Maryland Rules of Procedure. In the judgment of the examiner, no further examination or cross-examination was proper or ncessary for a full presentation of the true facts in the case. There were no irregularities or unusal circumstances in the taking of the testimony or in the conduct of the proceedings.

Bill of Costs

Examiner $25.00

Witness my hand and seal.

Logan C. Widdowson, Standing Examiner

Jeffery L. White	:	No. 11,791 Chancery
vs	:	In the Circuit Court for
John Johnson and Emma Johnson	:	Somerset County, Maryland

JUDGMENT

The above entitled proceeding having been presented to this Court, and it appearing that all defendants named therein have been duly notified thereof by service of process or by publication as appropriate, and all pleadings, exhibits, affidavits, testimony and other matters having been duly read and considered by this Court, it is hereby

DECREED, this 5th day of Nov., 1984, by the Circuit Court for Somerset County, Maryland, in Equity, that as to the property hereinafter named and described in this decree there is hereby vested in the complainant, Jeffery L. White, an absolute and indefeasible title in fee simple in said property, free and clear of all alienations and descents of said property occurring prior to the time and date of this judgment and free and clear of any encumbrances thereon, except taxes accruing subsequent to the date of sale of said property (if any of said taxes remain outstanding, due and unpaid), and except easements to which said property is subject and of which the complainant had actual or constructive knowledge at the time of said sales, and it is further

DECREED, that Philip R. Mahan, Treasurer of Somerset County and Collector of State and County taxes for Somerset County, shall execute a deed to Jeffery L. White conveying the hereinafter described property upon payment to said Collector of the balance of the purchase price due on account of the purchase price of the property, together with all taxes and interest and penalties thereon accruing subsequent to the date of sale (if any of said purchase price, taxes, interest and penalties remain outstanding, due and unpaid); the said deed to be prepared by the complainant's attorney, and all expenses incident to the preparation and execution of said deed and shall be paid by the said Jeffery L. White, and it is further

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 186
PRINCESS ANNE, MD. 21853-0186

DECREED, that the Clerk of the Circuit Court for Somerset County shall issue a certified copy of this judgment to the aforesaid Philip R. Mahan, Treasurer and Collector of Taxes, who shall not be obligated to execute the deed hereinbefore provided for until such certified copy of said judgment is served upon him and it is further

DECREED, that the Complainant, Jeffery L. White shall forthwith, and before delivery of said certified copy of this judgment to said Collector by said Clerk, shall pay all Court costs accured to date in this proeeding and it is further

DECREED, that the property subject of this decree is identified and described as follows:

(a) All that lot 100 feet x 100 feet off west side Route 363, Deal Island, bearing County Tax Map #28-17-118, located in Deal Island Election District and assessed to John Johnson and wife.

Lloyd L. Simpkins
Judge

November 6, 1984
DATE

I hereby acknowledge Receipt of a Certified copy of Decree filed in the case of Jeffrey L. White vs. John Johnson and Emma Johnson same being Chancery Case No. 11,791.

Philip R. Mahan
Philip R. Mahan, Treasurer

Robert L. Lankford
Robert L. Lankford, Assessor

FEB 21 1985
Exd.

BOOK 049 PAGE 846

JAN 17-84 B 028797D*****30.00
JAN 17-84 B 028796D*****60.00

JAMES H. WHITTINGTON P.O. Box 162 Marion, Maryland 21838	*	NO. 11,707 CHANCERY
	*	IN THE CIRCUIT COURT
PLAINTIFF	*	FOR SOMERSET COUNTY
vs.	*	STATE OF MARYLAND
UNKNOWN OWNER OF PROPERTY OF ALL THAT ONE (1) ACRE LOT OFF RT. 667 OLD COUNTY ROAD, MARION STATION, BEARING COUNTY TAX MAP NO. 57-18-15, LIBER 14 FOLIO 508, LOCATED IN BRINKLEY'S ELECTION DISTRICT, HIS HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES AND THEIR OR ANY OF THEIR HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES AND THEIR OR ANY OF THEIR HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTORS, ASSIGNS, OR SUCCESSORS IN RIGHT, TITLE AND INTEREST.	*	
AND SERVE: INTERNAL REVENUE SERVICE Federal Building 31 Hopkins Plaza Baltimore, Maryland 21201	*	
AND COMPTROLLER OF THE TREASURY SERVE: INCOME TAX DIVISION State Income Tax Building Annapolis, Maryland 21401	*	
AND THE COUNTY OF SOMERSET, MARYLAND SERVE: THOMAS S. SIMPKINS, COUNTY SOLICITOR N. Somerset Avenue Princess Anne, Maryland 21853	*	
AND ALL PERSONS HAVING OR CLAIMING TO HAVE ANY INTEREST IN PROPERTY DESCRIBED ON THE TAX ROLLS OF SOMERSET COUNTY, MARYLAND AS FOLLOWS: MAP REFERENCE R-57-18-15, IMP. LOT 1 ACRE, OFF RT. 667 OLD COUNTY ROAD, MARION STATION DEED REF. 14,508	*	

* *

BILL OF COMPLAINT TO FORECLOSE ALL RIGHTS OF REDEMPTION

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Plaintiff, James H. Whittington, by his Attorney, David M.

DAVID MICHAEL MEADOWS
ATTORNEY AT LAW
948 W. MAIN STREET
CRISFIELD, MD 21817

Meadows, represents unto your Honor:

1. That on the 16th day of November, 1982, Carlos Bozman, Treasurer for Somerset County, the Collector of Taxes for Somerset County, sold to James H. Whittington, your Petitioner, at public auction, the hereinafter described in fee property in conformity with the authority conferred upon him by Chapter 761 of the Acts of the General Assembly of Maryland, 1943, and by the Acts Amendatory thereof, and the said Treasurer duly issued a Certificate of Tax Sale to your Petitioner, James H. Whittington.

2. The aforesaid Certificate of Tax Sale is herewith attached to this Bill of Complaint and prayed to be read and taken as part hereof as though fully incorporated herein and marked "Plaintiff's Exhibit No. 1", the description of property therein is substancially the same as the description of property appearing on the Tax Rolls of the Treasurer's Office of Somerset County, Maryland; said description and the amount of money required for redemption of the property herein described is as follows:

Description on Treasurer's Office Tax Rolls	Cost of Certificate
All that one acre lot of (sic) Rt. 667, Old County Road, Marion Station, bearing County Tax Map #57-18-15, Liber 14, folio 508, located in Brinkley's Election District.	$120.00

3. That a search and examination of the Land Records of Somerset County, the Records of the Register of Wills of Somerset County, and the Records of the Courts of Law and Equity of Somerset County, discloses that the title to the property is vested in the heirs at law of Milton Mason, by virtue of a Deed dated June 2, 1894, recorded in the Land Records of Somerset County in Liber H.F.L. No. 14, folio 508.

BOOK 049 PAGE 847

4. That although more than one year and a day from the date of sale of said property has expired, the aforementioned property has not been redeemed by any party in interest, and this present proceedings to foreclose all rights of redemption is brought within two (2) years from the date of issuance of the aforesaid Certificate

DAVID MICHAEL MEADOWS
ATTORNEY AT LAW
945 W. MAIN STREET
CRISFIELD, MD 21817

of Tax Sale.

5. That the amount necessary for the redemption of the property heretofore described and referred to, is the purchase price of said property as aforesaid, which also appears on the aforesaid Certificate of Tax Sale together with interest at the rate of six percent (6) per annum from the date of sale to the date of redemption, and all taxes and municipal liens occurring subsequent to the date of sale, together with interest and penalties thereon, and the total disbursements made by Plaintiff, the present holder of the Certificate of Tax Sale or predecessors in accordance with the provisions of Chapter 761, Laws of the State of Maryland, 1943 and all Acts Amendatory thereto.

TO THE END, THEREFORE.

A. That this Honorable Court may pass a final Decree foreclosing all rights of redemption of all Defendants and of all persons having or claiming to have any interest in and to the aforesaid property herein described.

B. That this Honorable Court may pass a final Decree vesting in the Plaintiff, an absolute and indefeasible title, in fee simple, to the property herein described and referred to, subject only to public easements, taxes and other municipal liens occurring subsequent to the date of the aforesaid tax sale.

C. That a Writ of Subpoena be issued to the Defendants to this action at the address indicated as aforesaid commanding the said Defendants to be and appear in this Court on some day certain to be named therein and answer this Bill of Complaint, or redeem the said property, and abide by and perform such decree or orders as may be passed therein, and warning the said Defendants that in case of failure to do so, a final decree will be rendered foreclosing all rights of redemption in the aforesaid property.

D. That an Order of Publication be passed giving notice to the above named Defendants and all persons, known or unknown, having or claiming to have any interest in the aforesaid property of the object and circumstances of this Bill of Complaint and warning

DAVID MICHAEL MEADOWS
ATTORNEY AT LAW
948 W. MAIN STREET
CRISFIELD, MD 21817

them to be and appear in this Court in person or by Solicitor, on a date to be fixed by this Court and to show cause, if any they may have, why a Decree or Decrees should not be passes as prayed.

E. That the Plaintiff may have such other and further relief as the nature of this case may require.

David M. Meadows
945 W. Main Street
Crisfield, Maryland 21817
(301) 968-1166
Attorney for Plaintiff

BOOK 049 PAGE 849

DAVID MICHAEL MEADOWS
ATTORNEY AT LAW
945 W. MAIN STREET
CRISFIELD, MD 21817

500-6/65

PLAINTIFF'S EXHIBIT NO. 1

CERTIFICATE OF SALE

BOOK 049 PAGE 850

I, Carlos Bozman, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on November 16, 1982 I sold to James H. Whittington at public auction for the sum of $ 120.00 , of which $ 116.47 has been paid, the property in Somerset County, described as follows:

All that one acre lot of Rt. 667, old County Road, Marion Station, bearing County Tax Map #57-18-15, Liber 14, folio 508, located in Brinkleys Election District

and assessed to Milton Mason, Heirs
The property described herein is subject to redemption. Upon redemption the holder of this certificate will be refunded the sums paid on account of the purchase price, together with interest thereon at the rate of 6% per annum from the date of payment to the date of redemption, together with all other amounts specified by Chapter 761 of the Acts of 1943, and acts amendatory thereof. The balance due on account of the purchase price and all taxes, together with interest and penalties thereon, accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After Nov. 17, 1983 a proceeding can be brought to foreclose all rights of redemption in the property. This certificate will be void unless such a proceeding is brought within two years from the date of this certificate.

Witness my hand and seal, this 16th day of November, 1982

Carlos Bozman
Carlos Bozman, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on November 16, 1982 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Carlos Bozman, and he acknowledged the foregoing certificate of sale to be his act and deed, and I witnessed the execution of the same.

Witness my hand and Notarial Seal.

Gertrude H Bozman
Notary Public

AFFIDAVIT

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on this 16 day of January, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared David M. Meadows and made oath in due form of law that the matters and facts contained in the foregoing Bill of Complaint to Foreclose All Rights of Redemption are true and correct to the best of his knowledge, information and belief.

KATHRYN L. WEBB
NOTARY PUBLIC
CRISFIELD, MARYLAND

Kathryn L. Webb
Notary Public
My Commission Expires: July, 1986

BOOK 049 PAGE 851

DAVID MICHAEL MEADOWS
ATTORNEY AT LAW
948 W. MAIN STREET
CRISFIELD, MD 21817

AFFIDAVIT OF COMPLIANCE

BOOK 049 PAGE 852

STATE OF MARYLAND, Somerset County, to wit:

This is to certify that before me, the undersigned, a Notary Public for the County and State aforesaid, personally appeared David M. Meadows, on this the 16th day of January, 1984, who made oath in due form of law that he did cause a search to be made of the Land Records of Somerset County, Maryland and the Register of Wills of Somerset County, Maryland for the past 100 years; that he has complied with Artical 81 of the Annotated Code of Maryland.

As witness my hand and Notary Seal.

KATHRYN L. WEBB NOTARY PUBLIC CRISFIELD, MARYLAND

Kathryn L. Webb
Notary Public
My Commission Expires: July, 1986

DAVID MICHAEL MEADOWS
ATTORNEY AT LAW
948 W. MAIN STREET
CRISFIELD, MD 21817

JAMES H. WHITTINGTON P.O. Box 162 Marion, Maryland 21838 PLAINTIFF vs. UNKNOWN OWNER OF PROPERTY OF ALL THAT ONE (1) ACRE LOT OFF RT. 667 OLD COUNTY ROAD, MARION STATION, BEARING COUNTY TAX MAP NO. 57-18-15, LIBER 14 FOLIO 508, LOCATED IN BRINKLEY'S ELECTION DISTRICT, HIS HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES AND THEIR OR ANY OF THEIR HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES AND THEIR OR ANY OF THEIR HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTORS, ASSIGNS, OR SUCCESSORS IN RIGHT, TITLE AND INTEREST. AND SERVE: INTERNAL REVENUE SERVICE Federal Building 31 Hopkins Plaza Baltimore, Maryland 21201 AND COMPTROLLER OF THE TREASURY SERVE: INCOME TAX DIVISION State Income Tax Building Annapolis, Maryland 21401 AND THE COUNTY OF SOMERSET, MARYLAND SERVE: THOMAS S. SIMPKINS, COUNTY SOLICITOR N. Somerset Avenue Princess Anne, Maryland 21853 AND ALL PERSONS HAVING OR CLAIMING TO HAVE ANY INTEREST IN PROPERTY DESCRIBED ON THE TAX ROLLS OF SOMERSET COUNTY, MARYLAND AS FOLLOWS: MAP REFERENCE R-57-18-15, IMP. LOT 1 ACRE, OFF RT. 667 OLD COUNTY ROAD, MARION STATION DEED REF. 14,508	NO. 11,707 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND

BOOK 049 PAGE 853

* *

ORDER OF PUBLICATION

The object of these proceedings is to secure the foreclosure of all rights of redemption in the following property in Somerset County, State of Maryland, sold by Carlos Bozman, Collector of

DAVID MICHAEL MEADOWS
ATTORNEY AT LAW
845 W. MAIN STREET
CRISFIELD, MD 21817

Taxes for the State of Maryland and Somerset County, to the Plaintiff in these proceedings and described as follows:

All that one acre lot off of Rt. 667, Old County Road, Marion Station, bearing County Tax Map No. 57-18-15, Liber H.F.L. 14, folio 508, located in Brinkley's Election District, and assessed to Milton Mason, heirs

The Bill states among other things the amount necessary for redemption of said property; which has not been paid, although more than one (1) year and a day have expired from the date of sale.

It is thereupon this 17th day of Jan., , 1984, by the Circuit Court of Somerset County

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper published in the County of Somerset, State of Maryland, (The Crisfield Times and The Marylander & Herald) once a week for three successive weeks on or before the 10th day of February , 1984, warning all persons interested in said property to be and appear in this Court on or before the 19th day of March , 1984, and redeem the properties and answer the Bill of Complaint or thereafter a final Decree will be rendered foreclosing all rights of redemption in the said properties and vesting in the Plaintiff a title free and clear of all encumbrances.

Lloyd J. Simpkins

Lloyd J. Simpkins, Judge
Circuit Court for Somerset County

DAVID MICHAEL MEADOWS
ATTORNEY AT LAW
548 W. MAIN STREET
CRISFIELD, MD 21017

P-1

WRIT OF SUBPOENA: No. 11,707 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO INTERNAL REVENUE SERVICE
Federal Building
9 31 Hopkins Plaza
Baltimore, Maryland 21201

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of February next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of: James H. Whittington
P.O. Box 162
Marion, Maryland 21838

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

BOOK 049 PAGE 855

Issued the 17th day of January, 19 84

Fee $5.00

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 19th day of March, 19 84. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final Decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

David Michael Meadows
Name
945 W. Main Street
Crisfield, Maryland 21817
Address

SD 1-19-84 222 J. Simonaks

Clerk

Summoned IRS at 31 Hopkins Pl by service on J. Simonaks and a copy of the process, bill of complaint and exhibits left with them
S. Theodore Phaelus
Same at 222 pm on the 19th day of Dec 1984 in the presence of Richard C. Elmy.
George W. Freibergs Sheriff.

For B/C Exhib

WRIT OF SUBPOENA: No. 11,707 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

BOOK 049 PAGE 856

TO COMPTROLLER OF THE TREASURY
SERVE:
INCOME TAX DIVISION
State Income Tax Building
Annapolis, Maryland 21401

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of February next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of: James H. Whittington
P.O. Box 162
Marion, Maryland 21838

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 17th day of January, 19 84 .

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 19th day of March, 19 84 . Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final Decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

David Michael Meadows
Name

945 W. Main Street
Crisfield, Maryland 21817
Address

A. Theodore Phoebus
Clerk

WRIT OF SUBPOENA: No. 11,707 Chancery Case

The Circuit Court for Somerset County

Princess Anne, Maryland

The State of Maryland,
Somerset County, to wit:

TO THE COUNTY OF SOMERSET, MARYLAND
SERVE:
THOMAS S. SIMPKINS, COUNTY SOLICITOR
N. Somerset Avenue
Princess Anne, Maryland 21853

GREETING:

We command and enjoin you that you do within the time limited by law, beginning on the first Monday of February next and ending fifteen days thereafter cause your answer or other defense to be filed to the complaint of: James H. Whittington
P.O. Box 162
Marion, Maryland 21838

against you exhibited in the Circuit Court for Somerset County. Hereof fail not, as you will answer the contrary at your peril.

WITNESS, the Honorable ~~Daniel W. Friedman~~ Richard M. Pollitt Chief Judge of the First Judicial Circuit of Maryland.

Issued the 17th day of January, 19 84 BOOK 049 PAGE 857

TO THE DEFENDANT(S):

You are required to file your answer or other defense in the Clerk's Office on or before the 19th day of March, 19 84. Personal attendance in Court on the day named is not necessary, but unless you answer or make other defense within the time named, the Complainant(s) may obtain a decree pro confesso against you which upon proper proof may be converted to a final decree for the relief demanded. FAILURE TO DO SO, a final Decree will be rendered foreclosing all rights of redemption in the property.

Solicitor for Complainant(s)

David Michael Meadows
Name
945 W. Main Street
Crisfield, Maryland 21817
Address

U. Theodore Phoebus
Clerk

1-19-84

Area Code 302: 674-4750

Case No. 11,707

ORDER PUBLICATION/JAMES WHITTINGTON

INDEPENDENT NEWSPAPERS INCORPORATED • P.O. BOX 7001, DOVER, DEL. 19901

County of Kent :
: s.s.
State of Delaware:

BOOK 049 PAGE 858

Before me, a Notary Public for the County and State aforesaid, personally appeared JENNILEE GRANDFIELD of Independent Newspapers, Inc., who deposes and swears that the notice, a copy of which is hereto attached, was published in THE CRISFIELD TIMES, CRISFIELD, MARYLAND, in its issue of JANUARY 25, 1984. FEBRUARY 1,8, 1984.

Jennilee Grandfield
Independent Newspapers, Inc.

Sworn to and subscribed before me this fifteenth day of February, A.D. 1984.

Wendolyn A. Roberts
Notary Public

NOTARIAL SEAL
WENDOLYN A. ROBERTS
MY COMMISSION EXPIRES
JAN. 2, 1988
NOTARY PUBLIC

JAMES H. WHITTINGTON
P. O. Box 162
Marion, Maryland 21838

Plaintiff

vs.

UNKNOWN OWNERS OF PROPERTY OF ALL THAT ONE (1) ACRE LOT OFF RT. 637 OLD COUNTY ROAD, MARION STATION, BEARING COUNTY TAX MAP NO. 57-18-15, LIBER 14 FOLIO 508, LOCATED IN BRINKLEY'S ELECTION DISTRICT, . HIS HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES AND THEIR OR ANY OF THEIR HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES AND THEIR OR ANY OF THEIR HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTORS, ASSIGNS, OR SUCCESSORS IN RIGHT, TITLE AND INTEREST.

AND SERVE:

INTERNAL REVENUE SERVICE
Federal Building
31 Hopkins Plaza
Baltimore, Maryland 21201

AND

COMPTROLLER OF THE TREASURY
SERVE:

INCOME TAX DIVISION
State Income Tax Building
Annapolis, Maryland 21401

AND

THE COUNTY OF SOMERSET, MARYLAND

SERVE:

THOMAS S. SIMPKINS, COUNTY SOLICITOR
N. Somerset Avenue
Princess Anne, Maryland 21853

AND

ALL PERSONS HAVING OR CLAIMING TO HAVE ANY INTEREST IN PROPERTY DESCRIBED ON THE TAX ROLLS OF SOMERSET COUNTY, MARYLAND AS FOLLOWS: MAP REFERENCE R-57-18-15, IMP. LOT 1 ACRE, OFF RT. 637 OLD COUNTY ROAD, MARION STATION. DEED REF. 14,508

—0—0—0—0—0—

NO. 11,707 CHANCERY IN THE CIRCUIT COURT FOR SOMERSET COUNTY, STATE OF MARYLAND

11,707

Order Of Publication

The object of these proceedings is to secure the foreclosure of all rights of redemption in the following property in Somerset County, State of Maryland, sold by Carlos Bozman, Collector of Taxes for the State of Maryland and Somerset County, to the Plaintiff in these proceedings and described as follows:

All that one acre lot off of Rt. 637, Old County Road, Marion Station, bearing County Tax Map No. 57-18-15, Liber H.F.L. 14, folio 508, located in Brinkley's Election District, and assessed to Milton Mason, heirs.

The Bill states among other things the amount necessary for redemption of said property; which has not been paid, although more than one (1) year and a day have expired from the date of sale.

It is thereupon this 17th day of January, 1984, by the Circuit Court of Somerset County

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper published in the County of Somerset, State of Maryland (The Crisfield Times and The Marylander & Herald) once a week for three successive weeks on or before the 10th day of February, 1984, warning all persons interested in said property to be and appear in this Court on or before the 19th day of March, 1984, and redeem the properties and answer the Bill of Complaint or thereafter a final Decree will be rendered foreclosing all rights of rede tion in said prop- erties and vesting in the Plaintiff a title free and clear of all encumbrances.

LLOYD L. SIMPKINS, Judge
Circuit Court for Somerset County
True Copy, Test: I Theodore Phoebus, Clerk

1-25-3t

BOOK 049 PAGE 860

AFFIDAVIT OF SEARCH

STATE OF MARYLAND, Somerset County, to wit:

This is to certify that before me, the undersigned, a Notary Public for the County and State aforesaid, personally appeared James H. Whittington, on this 10th day of September, 1984, who made oath in due form of law that he did cause a search to be made of the Land Records of Somerset County, Maryland and the Register of Wills of Somerset County, Maryland for the past 100 years; that he has complied with Artical 81 of the Annotated Code of Maryland.

As witness my hand and Notarial Seal.

KATHRYN L. WEBB
NOTARY PUBLIC
CRISFIELD, MARYLAND

Kathryn L. Webb
Notary Public
My Commission expires:
July, 1986

DAVID MICHAEL MEADOWS
ATTORNEY AT LAW
P. O. BOX 387
400 MAIN STREET
CRISFIELD, MD 21817

FILED
SEP 28 1 57 PM '84
RECORDED IN
LIBER ____ FOLIO ____
THE CLERK OF CIRCUIT COURT
BY ____ DEPUTY

JAMES H. WHITTINGTON
P.O. BOX 162
MARION, MARYLAND 21838

PLAINTIFF

VS

UNKNOWN OWNER OF PROPERTY OF ALL THAT ONE (1) ACRE LOT OFF RT. 667 OLD COUNTY ROAD, MARION STATION, BEARING COUNTY TAX MAP NO. 57-18-15, LIBER 14 FOLIO 508, LOCATED IN BRINKLEY'S ELECTION DISTRICT, HIS HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES AND THEIR OR ANY OF THEIR HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES AND THEIR OR ANY OF THEIR HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTORS, ASSIGNS, OR SUCCESSORS IN RIGHT, TITLE AND INTEREST.

AND SERVE:

INTERNAL REVENUE SERVICE
FEDERAL BUILDING
31 HOPKINS PLAZA
BALTIMORE, MARYLAND 21201

AND

COMPTROLLER OF THE TREASURY

SERVE:

INCOME TAX DIVISION
STATE INCOME TAX BUILDING
ANNAPOLIS, MARYLAND 21401

AND

THE COUNTY OF SOMERSET, MARYLAND

SERVE:

THOMAS S. SIMPKINS, COUNTY SOLICITOR
N. SOMERSET AVENUE
PRINCESS ANNE, MARYLAND 21853

AND

ALL PERSONS HAVING OR CLAIMING TO HAVE ANY INTEREST IN PROPERTY DESCRIBED ON THE TAX ROLLS OF SOMERSET COUNTY, MARYLAND AS FOLLOWS: MAP REFERENCE R-57-18-15, IMP. LOT 1 ACRE, OFF. RT. 667 OLD COUNTY ROAD, MARION STATION DEED REF. 14,508

* NO. 11707 CHANCERY
* IN THE CIRCUIT COURT
* FOR SOMERSET COUNTY
* STATE OF MARYLAND

BOOK 049 PAGE 861

* *

SEP 28 1 38 PM '84

TESTIMONY

In this cause, testimony having been taken to support the allegations of the bill, I, Logan C. Widdowson, of Princess Anne, Maryland, Standing Examiner of the Circuit Court for Somerset County, Maryland, in Equity, duly appointed, sworn, etc., do hereby certify that on this 11 day of ~~May~~ Sept., 1984, in Somerset County, aforesaid, I did take the following testimony, to wit:

EXAMINATION OF PHILIP R. MAHAN:

Philip R. Mahan, a witness of lawful age produced on behalf of the Complainant, being duly sworn, deposes and says:

Q. Please state your name, residence and occupation.

A. I am Philip R. Mahan. I live in Somerset County, Maryland, and I am the duly elected and qualified Treasurer of Somerset County and as such collect the State and County Taxes for said Somerset County.

Q. Mr. Mahan, I hand you a certain documents previously filed in this proceeding and ask if you can identify them.

A. Yes. This document is a Certificate of Sale issued by Carlos Bozman, former County Treasurer, to James H. Whittington, as purchaser at a Tax Sale held by Mr. Bozman in his official capacity on November 16, 1982.

Q. Will you please identify the document more specifically?

A. Yes. I am now testifying in reference to the Certificate of Sale dated November 16, 1982, signed by Carlos Bozman, as Collector, and notarized on November 16, 1982 by Gertrude H. Bozman, Notary Public. The Certificate relates to the property assessed to Milton Mason, heirs, referred to in the Bill of Complaint in Paragraph 1. The Certificate cites a sale to James H. Whittington on November 16, 1982 in the sum of $120.00 of which $116.47 was paid on the date of sale.

Q. Before the property was offered for sale at public auction for delinquent taxes, did you or your deputies receive due notice of assessment of this property and tax bills for it for the years for which they were sold, and did you or your deputies comply with all the prerequisites of law pertaining to the Tax Sale?

A. Yes. The property was so assessed, the bill was received and my deputies and Mr. Bozman complied with all the prerequisited of law in advertising and holding the Tax Sale.

Q. With reference to the property which you have set forth in your testimony, have you received any notice of redemption of this property, any notice of intent to redeem it, of any offer for payment on account of such redemption from any person or persons?

A. None whatsoever.

Q. Since the date of the Tax Sale and the filing of the Bill of Complaint, has the purchaser, James H. Whittington, made any further payments to you in your official capacity?

A. Yes. I wish to file as an exibit, a statement issued by my office showing that James H. Whittington paid a total of $3.53 representing the total balance due on the bills or purchase price of the property. This figure represents the total difference between the amount bid and the amount paid on November 16, 1982.

Q. Does James H. Whittington owe anything further to your office on account of this property?

A. No. As to this property, James H. Whittington has paid all charges made by my office and in addition has paid all taxes and interest thereon levied against this property through June 30, 1984.

Q. Do you in your official capacity know of any reason why the sale of this property to James H. Whittington should not be ratified by this Court or do you have any objection to such ratification?

A. I know of no reason why the sale should not be ratified, and I have no objection to their ratification

Q. COURT'S QUESTION:

A. Nothing further.

Philip R. Mahan
Philip R. Mahan

EXAMINATION OF DAVID M. MEADOWS, ESQUIRE:

David M. Meadows, a witness, produced on behalf of the Complainant, being duly sworn, deposes and says:

Q. Please state your name, residence and occupation.

A. I am David M. Meadows. I live in Somerset County, Maryland, and I practice Law in Maryland.

Q. Will you please state your connection with this proceeding?

A. I was retained by the Complainant, James H. Whittington, the purchaser of a certain property at a Tax Sale held by the Somerset County Treasurer on November 16, 1982. Mr. Whittington requested me to make an examination of the public records of Somerset County pertaining to the ownership of the property mentioned in the Bill of Complaint in Paragraph 1 and to take all steps required by law to give notice of this proceeding to the attention of the former owner of record and to any other persons who might be interested in the property or the redemption of it.

Q. What legal actions did you take?

A. I caused the appropriate Somerset County Records to be examined and prepared and filed the Bill of Compaint in this proceeding together with the Affidavit of Search signed by James H. Whittington, the Complainant referring to the title examination. I now affirm the contents of that Affidavit as a part of the Testimony in this proceeding. I also caused to be published the Order of Publication herein as more fully appears by the Printer's Certificate heretofore filed in this proceeding and caused subpoenas to be issued and served upon those parties subject to process.

Q. Since the filing of the suit, the issuance of subpoenas and the publication of the Order of Publication have there been any changes in the status of the property mentioned in the Bill of Complaint?

A. I can confirm the testimony of Mr. Philip R. Mahan, County Treasurer, filed in this proceeding. There have been no changes in the property described in Paragraph 1 in the Bill of Complaint. As Mr. Mahan stated all costs, taxes and interest levied by his office against this property have been paid in full by James H. Whittington.

Q. Has any offer been made to you to redeem the property

described in Paragraph 1 of this Bill of Complaint?

A. No person has made any offer to me to redeem the property to which you refer nor has anyone disclosed to me any intention to redeem it.

Q. Do you know of any reason why the sale of this property should not be ratified by this Court?

A. No.

Q. COURT'S QUESTION:

A. Nothing further.

David M. Meadows

There being no further witnesses to be examined and at the suggestion of the Attorney for the Complainant, the papers are herewith returned by the Court and I further certify this annexed Bill of Costs is correct and paid by the Complainant.

This examination was conducted in compliance with the Maryland Rules of Proceedure. In the judgment of the Examiner, no further examination or cross-examination was proper or necessary for a full presentation of the true facts in the case. There were no irregularities or unusual circumstances in the taking of the Testimony or in the conduct of the proceedings.

Bill of Costs
Examiner $25.00

Witness my hand and Seal.

SEAL

Logan C. Widdowson,
Standing Examiner

JAMES H. WHITTINGTON
P.O. BOX 162
MARION, MARYLAND 21838

PLAINTIFF

VS

UNKNOWN OWNER OF PROPERTY OF ALL THAT ONE (1) ACRE LOT OFF RT. 667 OLD COUNTY ROAD, MARION STATION, BEARING COUNTY TAX MAP NO. 57-18-15, LIBER 14 FOLIO 508, LOCATED IN BRINKLEY'S ELECTION DISTRICT, HIS HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES AND THEIR OR ANY OF THEIR HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES AND THEIR OR ANY OF THEIR HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, GRANTORS, ASSIGNS, OR SUCCESSORS IN RIGHT, TITLE AND INTEREST.

AND SERVE:

INTERNAL REVENUE SERVICE
FEDERAL BUILDING
31 HOPKINS PLAZA
BALTIMORE, MARYLAND 21201

AND

COMPTROLLER OF THE TREASURY

SERVE:

INCOME TAX DIVISION
STATE INCOME TAX BUILDING
ANNAPOLIS, MARYLAND 21401

AND

THE COUNTY OF SOMERSET, MARYLAND

SERVE:

THOMAS S. SIMPKINS, COUNTY SOLICITOR
N. SOMERSET AVENUE
PRINCESS ANNE, MARYLAND 21853

AND

ALL PERSONS HAVING OR CLAIMING TO HAVE ANY INTEREST IN PROPERTY DESCRIBED ON THE TAX ROLLS OF SOMERSET COUNTY, MARYLAND AS FOLLOWS: MAP REFERENCE R-57-18-15, IMP. LOT 1 ACRE, OFF RT. 667 OLD COUNTY ROAD, MARION STATION DEED REF. 14,508

* NO. 11707 CHANCERY
* IN THE CIRCUIT COURT
* FOR SOMERSET COUNTY
* STATE OF MARYLAND

BOOK 049 PAGE 865

* *

DAVID MICHAEL MEADOWS
ATTORNEY AT LAW
948 W. MAIN STREET
CRISFIELD, MD 21817

DECREE

The proceeding in the within case having been read and con-

sidered and the Defendants having been properly notified by an Order of Publication issued out of this Honorable Court on the 17th day of January, 1984, and no redemption having been made or answer filed by any party in interest to the said property known as: All that one acre lot off of Route 667, Old County Road, Marion Station, bearing County Tax Map No. 57-18-15, and Deed Reference No. H.F.L. 14 folio 508, located in Brinkley's Election District, and assessed to Milton Mason, heirs; it is this 9th day of Nov., 1984, by the Circuit Court of Somerset County,

ADJUDGED, ORDERED AND DECREED that the property herein described and sold by the Collection of Taxes for the State of Maryland and Somerset County to James H. Whittington on the 16th day of November, 1982, and all rights, title and interest thereafter assigned unto the Plaintiff herein, the said James H. Whittington, be and the same is hereby the property of the said Petitioner by an absolute and indefeasible title, in fee simple, free and clear of all prior or subsequent alienations and decendants of the property and encumbrances thereon (except taxes and other municipal liens accruing subsequent to the date of sale and public easements to which the property is subject) and all rights in the property of the Defendants herein or any of them, their heirs, devisees, executors, administrators, personal representatives or successors in right title or interest, to the interest and purpose that the Deed (hereinafter mentioned) be executed by the Collector of Taxes shall convey unto James H. Whittington a good and merchantable title, in fee simple, to the said property more particularly hereinafter described or known as follows:

ALL that land situate in Brinkley's Election District, Somerset County, Maryland, as being all that land described in 1894, as "lying on the southeast side of the County Road between Marion Station, and W. J. Hall's Store, further described as follows: Beginning for the same at a post set up on the ditch bordering on the said County Road and running thence S 10½° E

DAVID MICHAEL MEADOWS
ATTORNEY AT LAW
948 W. MAIN STREET
CRISFIELD, MD 21817

fourteen and twelve hundredths perches to a ditch, thence running N. 81½°E. six and four tenths perches, thence running N. 10½°W. thirteen and twenty-eight hundredth perches back to the County Road, thence running S. 81°W. six and four tenths perches by and with the County Road to place of beginning and containing two rods and several perches of land" being all that land deeded to Milton Mason dated June 2, 1894 and recorded in the Land Records of Somerset County in Liber H.F.L. No. 14 folio 508.

AND IT IS FURTHER ORDERED, ADJUDGED AND DECREED, that the Collector of Taxes shall execute a DEED to the said James H. Whittington, his personal representatives and assigns, upon payment of the balance of the purchase money due on account of the purchase price of the above described property together with all interest and penalties thereon accruing subsequent to the date of sale.

AND IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Supervisor of Assessments of Somerset County is hereby directed to enroll James H. Whittington, the holder of the Certificate of Sale, as the fee simple owner of the above described property.

Judge

DAVID MICHAEL MEADOWS
ATTORNEY AT LAW
945 W. MAIN STREET
CRISFIELD, MD 21817

BOOK 049 PAGE 868

November 9, 1984
DATE

I hereby acknowledge Receipt of a Certified copy of Decree filed in the case of James H. Whittington vs. Internal Revenue Service, etal being Chancery Case No. 11,707.

Philip R. Mahan
Philip R. Mahan, Treasurer

Robert L. Lankford
Robert L. Lankford, Assessor

FEB 21 1985
End