City of Crisfield
City Hall
Crisfield, Maryland 21817

vs

Cane's Rentals, Inc., et al

: No. 85-CA-00331 Civil Action

: In the Circuit Court for

: Somerset County, Maryland

Mr. Clerk:

Please file the within Complaint, affidavit, certificate of sale and issue subpoenas for all party defendants named in said Complaint who are residents of this state and issue an order of publication as prescribed by Section 14-840 of the Tax-Property Article of the Annotated Code of Maryland.

JONES & JONES

By _____
Attorneys for Plaintiff
P.O. Box 186
Princess Anne, Md. 21853
Telephone: 651-2747

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

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City of Crisfield
City Hall
Crisfield, Maryland 21817 : No. [illegible] Civil Action

vs : In the Circuit Court for

Somerset County, Maryland

Cane's Rentals, Inc., Irving W. Henderson and Robert E. Rainer, and all persons having, or claiming to have any interest in certain property in Crisfield Election District described as follows: "All those lots in Lincoln Park per plat 90/402 conveyed unto Cane's Rentals, Inc., et al, by Norman C. Mason, et ux, by deed dated September 26, 1979 recorded in Liber I.T.P. No. 273, folio 569 shown on Tax Map 2 in Block 17 as Parcels 3 and 39," and whose last known address is P. O. Box 197, Marion, Md. 21838.

and

Cane's Rentals, Inc., and all persons having, or claiming to have any interest in certain property in Crisfield Election District described as follows: "All that lot on the South side of Tyler Street being part of the land conveyed unto Cane's Rentals, Inc.by deed dated June 27, 1969 from Honiss W. Cane recorded in Liber I.T.P. No. 251, folio 585 shown on Tax Map 3 in Block 30 as Parcel 35," and whose last known address is P. O. Box 197, Marion, Maryland 21838.

and

John William Nelson, Jr., 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 100' x 100' on Charlotte Avenue conveyed unto John William Nelson, Jr. by the County Commissioners by deed dated November 24, 1951 recorded in Liber B.L.B. No. 155, folio 310 shown on Tax Map 3 in Block 32 as Parcel 21," and whose last known address is P. O. Box 641, Crisfield, Maryland 21817.

and

Dorothy Lane, 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 fronting 27' on the North side of Tyler Street by 150' conveyed unto Dorothy Lane by Virginia Sterling by deed dated June 29, 1980 recorded in Liber I.T.P. No. 322, folio 442 shown on Tax Map 3 in Block 29 as Parcel 15," and whose last known address is 322 Tyler Street, Crisfield, Maryland 21817.

and

Ernest Jones, 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 25' by 120' on the North side of Crockett Avenue conveyed unto Ernest Jones by Peggy J. Jones by deed dated July 11, 1973 recorded in Liber I.T.P. No. 275, folio 438 shown on Tax Map 2 in Block 19 as Parcel 3," and whose last known address is Crockett Avenue, Crisfield, Maryland 21817.

and

James Garfield Jackson, 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 55' x 35' x 47' x 35' on the Northwest side of a private lane off Fourth Street conveyed unto James Garfield Jackson by Virginia Tawes Sterling, et vir, by deed dated June 30, 1964 recorded in Liber I.T.P. No. 222, folio 313 shown on Tax Map 3 in Block 30 as Parcel 22," whose last known address is c/o Priscilla Smith, Marion, Maryland 21838.

and

Francis Warner Rayfield and Pansy Rayfield, 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 100' on Walnut Street conveyed unto Francis Warner Rayfield and Pansy Rayfield by Ethel Justice by deed dated November 3, 1978 recorded in Liber I.T.P. No. 306, folio 3 shown on Tax Map 2 in Block 20 as Parcel 15," and whose last known address is Rt. 1, Box 321, Crisfield, Maryland 21817.

and

Virginia Tawes Sterling, c/o Rev. William T. Sterling, P. O. Box 236, Fruitland, Maryland 21826.

* * * * * * * * * * * * * * * * * * *

COMPLAINT

To the Honorable, the Judge of said Court:

Your Plaintiff, City of Crisfield, by Jones & Jones, its attorneys, files this Complaint to Foreclose Certain Rights of Redemption as provided by Section 14-834 et seq. of the Tax-Property Article of the Annotated Code of Maryland, and in support thereof, says:

1. That on the 31st day of January, 1984, there was issued to the City of Crisfield, the Plaintiff herein, whose address appears above, by Julian C. Tyler, former Collector of Taxes for the City of Crisfield, the following certificates of sale, to wit:

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(a) A certificate showing payment by the said City of Crisfield unto the said Collector the sum of $238.12 for w hich he had issued a certificate of tax sale showing sale to the said City of Crisfield, on said 31st day of January, 1984 of the following real estate, namely: "All those lots in Lincoln Park per plat 90/402 conveyed unto Cane's Rentals, Inc., et al,

by Norman C. Mason, et ux, by deed dated September 26, 1979 recorded in Liber I.T.P. No. 273, folio 569 shown on Tax Map 2 in Block 17 as Parcels 3 and 39."

(b) A certificate showing payment by the said City of Crisfield unto the said Collector the sum of $750.75 for which he had issued a certificate of tax sale showing sale to the said City of Crisfield, on said 31st day of January, 1984 of the following real estate, namely: "All that lot on the South side of Tyler Street being part of the land conveyed unto Cane's Rentals, Inc. by deed dated June 27, 1969 from Honiss W. Cane recorded in Liber I.T.P. No. 251, folio 585 shown on Tax Map 3 in Block 3 as Parcel 35."

(c) A certificate showing payment by the said City of Crisfield unto the said Collector the sum of $392.17 for which he had issued a certificate of tax sale showing sale to the said City of Crisfield, on said 31st day of January, 1984 of the following real estate, namely: "All that lot assessed as 100' x 100' on Charlotte Avenue conveyed unto John William Nelson, Jr. by the County Commissioners by deed dated November 24, 1951 recorded in Liber B.L.B. No. 155, folio 310 shown on Tax Map 3 in Block 32 as Parcel 21."

(d) A certificate showing payment by the saidCity of Crisfield unto the said Collector the sum of $110.89 for which he had issued a certificate of tax sale showing sale to the said City of Crisfield, on said 31st day of January, 1984 of the following real estate, namely: "All that lot assessed as fronting 27' on the North side of Tyler Street by 150' conveyed unto Dorothy Lane by Virginia Sterling by deed dated June 29,1980 recorded in Liber I.T.P. No. 332, folio 442 shown on Tax Map 3 in Block 29 as Parcel 15."

(e) A certificate showing payment by the said City of Crisfield unto the said Collector the sum of $322.13 for which he had issued a certificate of tax sale showing sale to the said City of Crisfield, on said 31st day of January, 1984 of the following real estate, namely: "All that lot

assessed as 25' by 120' on the North side of Crockett Avenue conveyed unto Ernest Jones by Peggy J. Jones by deed dated July 11, 1973 recorded in Liber I.T.P. No. 275, folio 438 shown on Tax Map 2 in Block 19 as parcel 3."

(f) A certificate showing payment by the said City of Crisfield unto the said Collector the sum of $54.22 for which he had issued a certificate of tax sale showing sale to the said City of Crisfield, on said 31st day of January, 1984 of the following real estate, namely: "All that lot assessed as 55' x 35' x 47' x 35' on the Northwest side of a private lane off Fourth Street conveyed unto James Garfield Jackson by Virginia Tawes Sterling, et vir, by deed dated June 30, 1964 recorded in Liber I.T.P. No. 222, folio 313 shown on Tax Map 3 in Block 30 as Parcel 22."

(g) A certificate showing payment by the said City of Crisfield unto the said Collector the sum of $191.07 for which he had issued a certificate of tax sale showing sale to the said City of Crisfield, on said 31st day of January, 1984 of the following real estate, namely: "All that lot assessed as 50' x 100' on Walnut Street conveyed unto Francis Warner Rayfield and Pansy Rayfield by Ethel Justice by deed dated November 3, 1978 recorded in Liber I.T.P. No. 306, folio 3 shown on Tax Map 2 in Block 20 as Parcel 15."

2. That said certificates of sale are attached to the Complaint as a part heretof.

3. That said properties have not been redeemed by any parties in interest, although more than one year from the date of said sale has expired.

4. That the Plaintiff 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 Plaintiff alleges and avers as follows:

(a) That the records indicate the property assessed to Cane's Rentals, Inc., Irving W. Henderson and Robert E. Rainer was conveyed to Cane's Rentals, Inc., Irving W. Henderson and Robert E. Rainer by Norman C. Mason and Eloise R. Mason, his wife, by deed dated September 26, 1972 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 273, folio 569. The records reveal an off conveyance to the City of Crisfield for lots 17 and 18 by deed dated September 28, 1979 and recorded among the aforesaid Land Records in Liber I.T.P. No. 317, folio 151. The records reveal no further off conveyances of said property and further that the amount necessary for the redemption of said property is $ 485.11 including costs of sale, taxes and interest through August 1985 in addition to those costs and disbursements provided for in Section 14-843 of the Tax-Property Article of the aforesaid Code.

(b) That the records indicate the property assessed to Cane's Rentals, Inc. was conveyed to Cane's Rentals, Inc. by Honis W. Cane by deed dated June 27, 1969 and recorded among the aforesaid Land Records in Liber I.T.P. No. 251, folio 585. The records reveal no off conveyance of said property and further that the amount necessary for the redemption of said property is $ 1,327.75 including costs of sale, taxes and interest through Augsut 1985 in addition to those costs and disbursements provided for in Section 14-843 of the Tax-Property Article of the aforesaid Code.

(c) That the records indicate the property assessed to John William Nelson, Jr. was conveyed to John William Nelson, Jr. by County Commissioners of Somerset County by deed dated November 24, 1951 and recorded among the aforesaid Land Records in Liber B.L.B. No. 155, folio 310. The records reveal no off conveyance of said property and further that the amont necessary for the redemption of said property is $ 772.11 including cost

of sale, taxes and interest through August 1985 in addition to those costs and disbursements provided for in Section 14-843 of the Tax-Property Article of the aforesaid Code.

(d) That the records indicate the property assessed to Dorothy Lane was conveyed to Dorothy Lane by Virginia Tawes Sterling by deed dated June 19, 1980 and recorded among the aforesaid Land Records in Liber I.T.P. No. 322, folio 442. The records reveal no off conveyance of said property. However, there is a purchase money mortgage to Virginia Tawes Sterling dated June 19, 1980 and recorded among the aforeasid Land Records in Liber I.T.P. No. 322, folio 444 in the original amount of $1750.00, for which reason the said Virginia Tawes Sterling has been named a party Defendant. There are no other liens or encumbrances of record against Dorothy Lane. The amount necessary for the redemption of said property is $ 236.54 including costs of sale, taxes and interest through August 1985 in addition to those costs and disbursements provided for in Section 14-843 of the Tax-Property Article of the aforesaid Code.

(e) That the records indicate the property assessed to Ernest Jones was conveyed to Ernest Jones by Peggy J. Jones by deed dated July 11, 1973 and recorded among the aforesaid Land Records in Liber I.T.P. No. 275, folio 438. The records reveal no off conveyance of said property and further that the amount necessary for the redemption of said property is $649.98 including costs of sale, taxes and interest through August 1985 in addition to those costs and disbursements provided for in Section 14-843 of the Tax-Property Article of the aforesaid Code.

(f) That the records indicate the property assessed to James Garfield Jackson was conveyed to James Garfield Jackson by Virginia Tawes Sterling by deed dated June 30, 1964 and recorded among the aforesaid

Land Records in Liber I.T.P. No. 222, folio 313. The records reveal no off conveyance of said property and further that the amount necessary for the redemption of said property is $ 159.25 including costs of sale, taxes and interest through August 1985 in addition to those costs and disbursements provided for in Section 14-843 of the Tax-Property Article of the aforesaid Code.

(g) That the records indicate the property assessed to Francis Warner Rayfield and Pansy Rayfield was conveyed to Francis Warner Rayfield and Pansy Rayfield by Ethel Justice by deed dated February 3, 1978 and recorded among the aforesaid Land Records in Liber I.T.P. No. 306, folio 3. The records reveal no off conveyance of said property and further that the amount necessary for the redemption of said property is $ 330.55 including costs of sale, taxes and interest through August 1985 in addition to those costs and disbursements provided for in Section 14-843 of the Tax-Property Article of the aforesaid Code.

5. That in reliance upon teha foresaid affidavit your Plaintiff alleges and avers that there have been no off conveyances of record, except as referred to above, against the real estate standing in the name of the aforesaid property owenrs 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. It is not known whether the parties left heirs-at-law surviving them who might be entitled to the real estate, wherefore, plaintiff has joined in these proceedings all persons having or claiming to have any interest in any of said property.

WHEREFORE, plaintiff requests your Honors:

(a) That summons may be issued for the said named defendants.

(b) That your Honor may grant unto your Plaintiff 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 judgment as provided in Section 14-844 of the Tax-Property Article foreclosing all 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 plaintiff as provided in Section 14-847 of the Tax-Property Article of said Code.

(e) That your Plaintiff may have such other and further relief as its case may require.

And as in duty bound, etc.

CITY OF CRISFIELD

By _____
Percy J. Purnell, Jr., Mayor

JONES & JONES

By _____
Attorneys for Plaintiff
Princess Anne, Md. 21853
Telephone: 651-2747

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 30th day of August, 1985, before me, the subscriber, a Notary Public of the State and county aforesaid, personally appeared Percy J. Purnell, Jr., 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 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.

_____
Notary Public

My commission expires July 1, 1986

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AFFIDAVIT

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 30th day of August, 1985, 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 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 complaint filed in this proceeding with respect to the properties described in said complaint; that said examination reveals the following:

(a) That as to the property assessed to Cane's Rentals, Inc., Irving W. Henderson and Robert E. Rainer said records indicate that the property was conveyed unto Cane's Rentals, Inc., a one-third interest, Irving W. Henderson, a one-third interest, and Robert E. Rainer, a one-third interest, by Norman C. Mason and Eloise R. Mason, his wife, by deed dated September 26, 1972 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 273, folio 569. The records reveal an off conveyance to the City of Crisfield for lots 17 and 18 only by deed dated September 28, 1979 and recorded among the aforesaid Land Records in Liber I.T.P. No. 317, folio 151. The records reveal no further off conveyances or liens and encumbrances of record.

(b) That as to the property assessed to Cane's Rentals, Inc. said records indicate the property was conveyed unto Cane's Rentals, Inc. by Honis W. Cane by deed dated June 27, 1969 and recorded among the aforesaid

JONES & JONES
ATTORNEYS AT LAW
PO BOX 186
PRINCESS ANNE MD 21853-0186

Land Records in Liber I.T.P. No. 251, folio 585. The records reveal no off conveyance of said property or any liens or encumbrances of record.

(c) That as to the property assessed to John William Nelson, Jr. said records indicate the property was conveyed unto John William Nelson, Jr. by the County Commissioners of Somerset County by deed dated November 24, 1951 and recorded among the aforesaid Land Records in LiberB.L.B. No. 155, folio 310. The records reveal no off conveyances of said property or any liens or encumbrances of record.

(d) That as to theproperty assessed to Dorothy Lane said records indicate the property was conveyed unto Dorothy Lane by Virginia Tawes Sterling by deed dated June 19,1980 and reocrded among the aforesaid Land Records in Liber I.T.P. No. 322, folio 442. The records reveal no off conveyance of said property. However, there is a purchase money mortgage to Virginia Tawes Sterling dated June 19, 1980 and recorded among the aforesaid Land Records in Liber I.T.P. No. 322, folio 444 in the original amount of $1750.00 which remains open on the records. The records reveal no off conveyance of siad property or any other liens or encumbrances of record.

(e) That as to the property assessed to Ernest Jones said records indicate the property was conveyed unto Ernest Jones by Peggy J. Jones by deed dated July 11, 1973 and recorded among the aforesaid Land Records in Liber I.T.P. No. 275, folio 438. The records reveal no off conveyance of said property or any liens or encumbrances of record.

(f) That at to the property assessed to James Garfield Jackson said records indicate the property was conveyed unto James Garfield Jackson by

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Virginia Tawes Sterling by deed dated June 30, 1964 and recorded among the aforesaid Land Records in Liber I.T.P. No. 222, folio 313. The records reveal no off conveyance of said property or any liens or encumbrances of record.

(g) That as to the property assessed to Francis Warner Rayfield and Pansy Rayfield said records indicate the property was conveyed unto Francis Warner Rayfield and Pansy Rayfield by Ethel Justice by deed dated February 3, 1978 and recorded among the aforesaid Land Records in Liber I.T.P. No. 306, folio 3. The records reveal no off conveyance of said property or any liens or encumbrances of record.

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. 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

My commission expires July 1, 1986

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

September 4, 1985

Mrs. Gail A. Rayfield
Clerk-Treasurer and Collector of Taxes
City Hall
Crisfield, Maryland 21817

Re: No. 8500331 Civil Action

Dear Mrs. Rayfield:

Pursuant to the provisions of Section 14-839 (b) of the Tax-Property Article 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 the City of Crisfield on September 3, 1985 in No. 8500331 Civil Action in the Circuit Court for Somerset County, Maryland, against the following names taxpayers whose property was sold by Julian C. Tyler, former Collector of Taxes, at public auction on January 31, 1984:

Cane's Rentals, Inc., et al, Crisfield Election District, Tax Map 2-17-3, 39
Cane's Rentals, Inc., Crisfield Election District, Tax Map 3-30-35
John William Nelson, Jr., Crisfield Election District, Tax Map 3-32-21
Dorothy Lane, Crisfield Election District, Tax Map 3-29-15
Ernest Jones, Crisfield Election District, Tax Map 2-19-3
James Garfield Jackson, Crisfield Election District, Tax Map 3-30-22
Francis Warner Rayfield & Pansy Rayfield, Crisfield District, Map 2-20-15

Very truly yours,

Tony Bruce
Attorney for City of Crisfield

TB:pea

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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 January 31, 1984 I sold to _____ City of Crisfield, of the following address Crisfield, Maryland _____, at public auction for the sum of Two hundred thirty-eight dollars and twelve cents ($ 238.12) of which Two hundred thrity-eight dollars and twelve cents ($ 238.12) 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 _____ Cane's Rentals, Inc. _____. 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 31st day of January, 1984.

Julian C. Tyler (SEAL)
Collector

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 31st day of January, in the year nineteen hundred and eighty-four, 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.

Notary Public

28° 44' 32" A E 932

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 January 31, 1984 I sold to City of Crisfield, of the following address Crisfield, Maryland, at public auction for the sum of Seven hundred fifty dollars and seventy-five cents ($ 750.75) of which Seven hundred fifty dollars and seventy-five cents ($ 750.75) 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 # 5 in the advertisement of sale (which is incorporated by reference) and assessed to Cane's Rentals, Inc. 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 31st day of January, 1984.

Julian C. Tyler (SEAL)
Collector

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 31st day of January, in the year nineteen hundred and eighty-four, 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.

Notary Public

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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 January 31, 1984 I sold to _____ City of Crisfield _____, of the following address Crisfield, Maryland _____, at public auction for the sum of Three hundred ninety-two dollars and seventeen cents ($ 392.17) of which Three hundred ninety-two dollars and seventeen cents ($ 392.17) 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 # 29 in the advertisement of sale (which is incorporated by reference) and assessed to _____ John William Nelson, Jr. _____. 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 31st day of January, 1984.

Julian C. Tyler (SEAL)
Julian C. Tyler
Collector

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 31st day of January, in the year nineteen hundred and eighty-four, 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.

Notary Public

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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 January 31, 1984 I sold to City of Crisfield, of the following address Crisfield, Maryland, at public auction for the sum of One hundred ten dollars and eighty-nine cents ($ 110.89) of which One hundred ten dollars and eighty-nine cents ($ 110.89) 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 # 25 in the advertisement of sale (which is incorporated by reference) and assessed to Dorothy Lane. 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 31st day of January, 1984.

Julian C. Tyler (SEAL)
Collector

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 31st day of January, in the year nineteen hundred and eighty-four, 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.

Notary Public

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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 January 31, 1984 I sold to _____ City of Crisfield _____, of the following address Crisfield, Maryland _____, at public auction for the sum of Three hundred twenty-two dollars and thirteen cents ($ 322.13) of which Three hundred twenty-two dollars and thirteen cents ($ 322.13) 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 # 24 in the advertisement of sale (which is incorporated by reference) and assessed to _____ Ernest 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 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~~ 31st day of January, 1984.

_____ (SEAL)
Julian C. Tyler
Collector

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 31st day of January, in the year nineteen hundred and eighty-four, 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.

_____
Notary Public

SEP 3 4 38 PM '85

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 January 31, 1984 I sold to City of Crisfield, of the following address Crisfield, Maryland, at public auction for the sum of Fifty-four dollars and twenty-two cents ($ 54.22) of which Fifty-four dollars and twenty-two cents ($54.22) 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 # 23 in the advertisement of sale (which is incorporated by reference) and assessed to James Garfield Jackson. 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 31st day of January, 1984.

Julian C. Tyler (SEAL)
Collector

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 31st day of January, in the year nineteen hundred and eighty-four, 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.

Patricia E. Lake
Notary Public

BOOK 051 PAGE 19

BOOK 051 PAGE 20

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 January 31, 1984 I sold to _____ City of Crisfield _____, of the following address Crisfield, Maryland _____, at public auction for the sum of One hundred ninety-one dollars and seven cents ($ 191.07) of which One hundred ninety-one dollars and seven cents ($ 191.07) 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 # 30 in the advertisement of sale (which is incorporated by reference) and assessed to Francis Warner Rayfield Pansy Rayfield. 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 31st day of January, 1984.

Julian C. Tyler (SEAL)
Julian C. Tyler
Collector

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 31st day of January, in the year nineteen hundred and eighty-four, 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.

Patricia E. Ober
Notary Public

29 MAY 84 P. C 222

Tony Bruce
Jones & Jones
Princess Anne, Md. 21853

City of Crisfield
City Hall
Crisfield, Maryland 21817

vs

No. 5Ch0331 Civil Action

In the Circuit Court for

Somerset County, Maryland

Cane's Rentals, Inc., Irving W. Henderson and Robert E. Rainer, and all persons having, or claiming to have any interest in certain property in Crisfield Election District described as follows: "All those lots in Lincoln Park per plat 90/402 conveyed unto Cane's Rentals, Inc., et al, by Norman C. Mason, et ux, by deed dated September 26, 1979 recorded in Liber I.T.P. No. 273, folio 569 shown on Tax Map 2 in Block 17 as Parcels 3 and 39," and whose last known address is P.O. Box 197, Marion, Md. 21838.

and

Cane's Rentals, Inc., and all persons having, or claiming to have any interest in certain property in Crisfield Election District described as follows: "All that lot on the South side of Tyler Street being part of the land conveyed unto Cane's Rentals, Inc. by deed dated June 27, 1969 from Honis W. Cane recorded in Liber I.T.P. No. 251, folio 585 shown on Tax Map 3 in Block 30 as Parcel 35," and whose last known address is P.O. Box 197, Marion, Maryland 21838.

and

John William Nelson, Jr., 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 100' x 100' on Charlotte Avenue conveyed unto John William Nelson, Jr. by the County Commissioners by deed dated November 24, 1951 recorded in Liber B.L.B. No. 155, folio 310 shown on Tax Map 3 in Block 32 as parcel 21," and whose last known address is P. O. Box 641, Crisfield, Maryland 21817.

and

Dorothy Lane, and all persons having, or claiming to have any interest in certain property in Crisfield Elecciton District described as follows: "All that lot assessed as fronting 27' on the North side of Tyler Street by 150' conveyed unto Dorothy Lane by Virginia Sterling by deed dated June 29, 1980 recorded in Liber I.T.P. No. 322, folio 442 shown on Tax Map 3 in Block 29 as Parcel 15," and whose last known address is 322 Tyler Street, Crisfield, Maryland 21817.

and

Ernest Jones, 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 25' by 120' on the North side of Crockett Avenue conveyed unto Ernest Jones by Peggy J. Jones by deed dated July 11, 1973 recorded in Liber I.T.P. No. 275, folio 438 shown on Tax Map 2 in Block 19 as parcel 3," and whose last known address is Crockett Avenue, Crisfield, Maryland 21817.

BOOK 651 PAGE 24

and

James Garfield Jackson, 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 55' x 35' x 47' x 35' on the Northwest side of a private lane off Fourth Street conveyed unto JamesGarfield Jackson by Virginia Tawes Sterling, et vir, by deed dated June 30, 1964 recorded in Liber I.T.P. No. 222, folio 313 shown on Tax Map 3 in Block 30 as parcel 22," whose last known address is c/o Priscilla Smith, Marion, Maryland 21838.

and

Francis Warner Rayfield and Pansy Rayfield, and all persons having, or claiming to have any interet in certain property in Crisfield Election District described as follows: "All that lot assessed as 50' x 100' on Walnut Street conveyed unto Francis Warner Rayfield and Pansy Rayfield by Ethel Justice by deed dated November 3, 1978 recorded in Liber I.T.P. No. 306, folio 3 shown on Tax Map 2 in Block 20 as Parcel 15," and whose last known address is Rt. 1, Box 321, Crisfield, Maryland 21817.

and

Virginia Tawes Sterling, c/o Rev. William T. Sterling, P.O. Box 236, Fruitland, Maryland 21826.

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, former Collector of Taxes for the City of Crisfield, to the Complainant in this proceeding:

(a) "All those lots in Lincoln Park per plat 90/402 conveyed unto Cane's Rentals, Inc., et al, by Norman C. Mason, et ux, by deed dated September 26, 1979 recorded in Liber I.T.P. No. 273, folio 569 shown on Tax Map 2 in Block 17 as Parcels 3 and 39."

(b) "All that lot on the south side of Tyler Street being part of the land conveyed unto Cane's Rentals, Inc. by deed dated June 27, 1969 fromHonis W. Cane recorded in Liber I.T.P. No. 251, folio 585 shown on Tax Map 3 in Block 30 as parcel 35."

(c) "All that lot assessed as 100' x 100' on Charlotte Avenue conveyed unto John William Nelson, Jr. by the County Commissioners by deed dated

November 24, 1951 recorded in Liber B.L.B. No. 155, folio 310 shown on Tax Map 3 in Block 32 as Parcel 21."

(d) "All that lot assessed as fronting 27' on the North side of Tylre Street by 150' conveyed unto Dorothy Lane by Virginia Sterling by deed dated June 29, 1980 recorded in Liber I.T.P. No. 322, folio 442 shown on Tax Map 3 in Block 29 as Parcel 15."

(e) "All that lot assessed as 25' by 120' on the North side of Crockett Avenue conveyed unto Ernest Jones by Peggy J. Jones by deed dated July 11, 1973 recorded in Liber I.T.P. No. 275, folio 438 shown on Tax Map 2 in Block 19 as parcel 3."

(f) "All that lot assessed as 55' x 35' x 47' x 35' on the North-west side of a private lane off Fourth Street conveyed unto James Garfield Jackson by Virginia Tawes Sterling, et vir, by deed dated June 30, 1964 recorded in Liber I.T.P. No. 222, folio 313 shown on Tax Map 3 in Block 30 as parcel 22."

(g) "All that lot assessed as 50' x 100' on Walnut Street conveyed unto Francis Warner Rayfield and Pansy Rayfield by Ethel Justice by deed dated November 3, 1978 recorded in Liber I.T.P. No. 306, folio 3 shown on Tax Map 2 in Block 20 as Parcel 15."

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 January 31, 1984, has expired; it is thereupon this 5th day of April, 1985, 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

28 MAR 85 A 3 REC'D

Somerset County, once a week for three successive weeks before the 27th day of September, 1985, warning all persons interested in said property to be and appear in this Court by the 24th day of November, 1985, and redeem the property and answer the complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in said property and vesting in the Plaintiff a title free and clear of all encumbrances.

Lloyd L. Smith

Judge

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

WRIT OF SUMMONS-REDEMPTION

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

Case Number 85-CA-00331 Civil Action

TO:

Name John William Nelson, Jr.

Address P.O. Box 641, Crisfield, Maryland 21817

County Somerset

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by City of Crisfield

(Name and Address)

City Hall, Crisfield, Maryland 21817

on or before November 26, 1985 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued September 4, 1985

Sheradine Pharis
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

MORTUS-EST
9-5-85

FEE $ ____

SHERIFF Charles Bozman #603

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process; Process server shall file a separate affidavit as required by Rule 2-126 (a).

BOOK 051 PAGE 25

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

BOOK 051 PAGE 26

WRIT OF SUMMONS-REDEMPTION

Case Number 85-CA-00331 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

Name Ernest Jones

Address Crockett Avenue, Crisfield, Maryland 21817

County Somerset

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by City of Crisfield

(Name and Address)

City Hall, Crisfield, Maryland 21817

on or before November 26, 1985 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued September 4, 1985

Sheodon Phoebus
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

MORTUS - EST
9-5-85

FEE $_____

SHERIFF Charles R Bozman #603

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

WRIT OF SUMMONS-REDEMPTION

Case Number 85-CA-00331 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

Name Dorothy Lane

Address 322 Tyler Street, Crisfield, Maryland 21817

County Somerset

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by City of Crisfield

(Name and Address)

City Hall, Crisfield, Maryland 21817

on or before November 26, 1985 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued September 4, 1985

J. Theodore Phoebus
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

Served & Copy left with Defendant
9-5-85

FEE $____

SHERIFF Charles Bozman 2603

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

BOOK 051 PAGE 27

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

BOOK 051 PAGE 23

WRIT OF SUMMONS-REDEMPTION

Case Number 85-CA-00331 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

Name Francis Warner Rayfield

Address Rt. 1, Box 321, Crisfield, Maryland 21817

County Somerset

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by City of Crisfield
(Name and Address)
City Hall, Crisfield, Maryland 21817

on or before November 26, 1985 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.
WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued September 4, 1985

J. Sheridan Phoebus
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

Served & Copy Left With Defendant
9-5-85

FEE $_____

SHERIFF Charles Bozman #603

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

WRIT OF SUMMONS-REDEMPTION

Case Number 85-CA-00331 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

Name Pansy Rayfield

Address Rt. 1, Box 321, Crisfield, Maryland 21817

County Somerset

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by City of Crisfield

(Name and Address)

City Hall, Crisfield, Maryland 21817

on or before November 26, 1985 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.
WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued September 4, 1985

J. Theodore Charles
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

Served & Copy Left with Defendant
9-5-85

FEE $_____

SHERIFF Charles Bozman #603

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

BOOK 051 PAGE 29

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

BOOK 051 PAGE 39

WRIT OF SUMMONS-REDEMPTION

Case Number 85-CA-00331 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

Name Virginia Tawes Sterling

Address c/o Rev. William T. Sterling, P.O. Box 236, Fruitland, Maryland 21826

County Wicomico

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by City of Crisfield

(Name and Address)

City Hall, Crisfield, Maryland 21817

on or before November 26, 1985 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued September 4, 1985

J. Theodore Phoebus
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

Summoned Virginia Tawes Sterling and copy of Summons and Complaint left with her this 11th day of September, 1985.

FEE $ 15.00

SHERIFF of Wicomico County

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.

If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

WRIT OF SUMMONS-REDEMPTION

Case Number 85-CA-00331 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

Name James Garfield Jackson

Address c/o Priscilla Smith, Marion, Maryland 21838

County Somerset

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by City of Crisfield
(Name and Address)
City Hall, Crisfield, Maryland 21817

on or before November 26, 1985 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.
WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued September 4, 1985

J. Sheridan Phelps
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

Mortus Est.

FEE $_____

SHERIFF B. Lewis 3605

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

BOOK 051 PAGE 31

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

BOOK 051 PAGE 32

WRIT OF SUMMONS-REDEMPTION Case Number 85-CA-00331 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO: Defendant Delinquency

Name Robert E. Rainer

Address P.O. Box 197, Marion, Md. 21838

County Somerset

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by City of Crisfield
(Name and Address)
City Hall, Crisfield, Maryland 21817

on or before November 26, 1985 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.
WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued September 4, 1985

I Theodore Phelps
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

Non est - dentist in Salisbury
534 W. Isabella

FEE $____

SHERIFF L. Lewis 2605

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

Form

WRIT OF SUMMONS-REDEMPTION

Case Number 85-CA-00331 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

Name Irving W. Henderson

Address P.O. Box 197, Marion, Md. 21838

County Somerset

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by City of Crisfield

(Name and Address)

City Hall, Crisfield, Maryland 21817

on or before November 26, 1985 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued September 4, 1985

CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

Non est — subject moved to Tennessee — No correct forwarding

FEE $_____

SHERIFF R. Lewis #601

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

Federal Courts
301 4th St.

WRIT OF SUMMONS-REDEMPTION

Case Number 85-CA-00331 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

BOOK 051 PAGE 34

TO: ~~Cane's Rentals, Inc.~~ Federal Courts

Name Cane's Rentals, Inc.

Address P.O. Box 197, Marion, Md. 21838

County Somerset

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by City of Crisfield

(Name and Address)

City Hall, Crisfield, Maryland 21817

on or before November 26, 1985 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued September 4, 1985

J Theodore Phoebus
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ~~ATTACHED COMPLAINT~~ ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

Served on and left with Nonus Cane
16 day of Sept 85

FEE $ 0

SHERIFF B. Lewis 2605

PER: _____

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

Area Code (302) 674-4750

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 Sept. 11,18,25 1985.

Jennilee Grandfield
Independent Newspapers, Inc.

Sworn to and subscribed before me this second day of October, A.D. 1985.

Wendolyn A. Ricketts
Notary Public

BOOK 051 PAGE 35

Tony Bruce
Jones & Jones
Princess Anne, Md. 21853

City of Cristield
City Hall
Crisfield, MD 21817

No. 85CH00331 Civil Action
In the Circuit Court for
Somerset County, Maryland

vs

Cane's Rentals, Inc., Irving W. Henderson and Robert E. Reiner, and all persons having, or claiming to have any interest in certain property in Crisfield Election District described as follows: "All those lots in Lincoln Park per plat 90/402 conveyed unto Cane's Rentals, Inc., et al, by Norman C. Mason, et ux, by deed dated September 26, 1979 recorded in Liber I.T.P. No. 273, folio 569 shown on Tax Map 2 in Block 17 as Parcels 3 and 39," and whose last known address is P.O. Box 197, Marion, Md. 21838.

and

Cane's Rentals, Inc., and all persons having, or claiming to have any interest in certain property in Crisfield Election District described as follows: "All that lot on the South side of Tyler Street being part of the land conveyed unto Cane's Rentals, Inc. by deed dated June 27, 1969 from Hanis W. Cane recorded in Liber I.T.P. No. 251, folio 585 shown on Tax Map 3 in Block 30 as Parcel 35," and whose last known address is P.O. Box 197, Marion, Maryland 21838.

and

John William Nelson, Jr., 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 100' x 100' on Charlotte Avenue conveyed unto John William Nelson, Jr. by the County Commissioners by deed dated November 24, 1951 recorded in Liber B.L.B. No. 155, folio 310 shown on Tax Map 3 in Block 32 as parcel 21," and whose last known address is P.O. Box 641, Crisfield, Maryland 21817.

and

Dorothy Lane, 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 fronting 27' on the North side of Tyler Street by 150' conveyed unto Dorothy Lane by Virginia Sterling by deed dated June 29, 1980 recorded in Liber I.T.P. No. 322, folio 442 shown on Tax Map 3 in Block 29 as Parcel 15," and whose last known address is 322 Tyler Street, Crisfield, Maryland 21817.

and

Ernest Jones, 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 25' by 120' on the North side of Crockett Avenue conveyed unto Ernest Jones by Peggy J. Jones by deed dated July 11, 1973 recorded in Liber I.T.P. No. 275, folio 438 shown on Tax Map 2 in Block 19 as parcel 3," and whose last known address is Crockett Avenue, Crisfield, Maryland 21817.

and

James Garfield Jackson, 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 55' x 35' x 47' x 35' on the Northwest side of a private lane off Fourth Street conveyed unto James Garfield Jackson by Virginia Tawes Sterling, et vir, by deed dated June 30, 1964 recorded in Liber I.T.P. No. 222, folio 313 shown on Tax Map 3 in Block 30 as parcel 22," whose last known address is c/o Priscilla Smith, Marion, Maryland 21838.

and

Francis Warner Rayfield and Pansy Rayfield, 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 100' on Walnut Street conveyed unto Francis Warner Rayfield and Pansy Rayfield by Ethel Justice by deed dated November 3, 1978 recorded in Liber I.T.P. No. 306, folio 3 shown on Tax Map 2 in Block 20 as Parcel 15," and whose last known address is Rt. 1, Box 321, Crisfield, Maryland 21817.

and

Virginia Tawes Sterling, c/o Rev. William T. Sterling, P.O. Box 336, Fruitland, Maryland 21826.

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, former Collector of Taxes for the City of Crisfield, to the Complainant in this proceeding:

(a) "All those lots in Lincoln Park per plat 90/402 conveyed unto Cane's Rentals, Inc., et al, by Norman C. Mason, et ux, by deed dated September 26, 1979 recorded in Liber I.T.P. No. 273, folio 569 shown on Tax Map 2 in Block 17 as Parcels 3 and 39."

(b) "All that lot on the south side of Tyler Street being part of the land conveyed unto Cane's Rentals, Inc. by deed dated June 27, 1969 from Hanis W. Cane recorded in Liber I.T.P. No. 251, folio 585 shown on Tax Map 3 in Block 30 as parcel 35."

(c) "All that lot assessed as 100' x 100' on Charlotte Avenue conveyed unto John William Nelson, Jr. by the County Commissioners by deed dated November 24, 1951 recorded in Liber B.L.B. No. 155, folio 310 shown on Tax Map 3 in Block 32 as Parcel 21."

(d) "All that lot assessed as fronting 27' on the North side of Tyler Street by 150' conveyed unto Dorothy Lane by Virginia Sterling by deed dated June 29, 1980 recorded in Liber. I.T.P. No. 322, folio 442 shown on Tax Map 3 in Block 29 as Parcel 15."

(e) "All that lot assessed as 25' by 120' on the North side of Crockett Avenue conveyed unto Ernest Jones by Peggy J. Jones by deed dated July 11, 1973 recorded in Liber I.T.P. No. 275, folio 438 shown on Tax Map 2 in Block 19 as parcel 3."

(f) "All that lot assessed as 55' x 35' x 47' x 35' on the Northwest side of a private lane off Fourth Street conveyed unto James Garfield Jackson by Virginia Tawes Sterling, et vir, by deed dated June 30, 1964 recorded in Liber I.T.P. No. 222, folio 313 shown on Tax Map 3 in Block 30 as parcel 22."

(g) "All that lot assessed as 50' x 100' on Walnut Street conveyed unto Francis Warner Rayfield and Pansy Rayfield by Ethel Justice by deed dated November 3, 1978 recorded in Liber I.T.P. No. 306, folio 3 shown on Tax Map 2 in Block 20 as Parcel 15."

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 January 31, 1984, has expired; it is thereupon this 5th day of September, 1985, by the Circuit Court of 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 September, 1985, warning all persons interested in said property to be and appear in this County by the 26th day of November, 1985, and redeem the property and answer the complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in said property and vesting in the Plaintiff a title free and clear of all encumbrances.

TRUE COPY, TEST:
I.T. Phoebus
Clerk

Lloyd L. Simpkins
Judge

City of Crisfield	:	No. 8500331 Civil Action
vs	:	In the Circuit Court for
Cane's Rentals, Inc., et al	:	Somerset County, Maryland

MOTION FOR DEFAULT JUDGMENT AND FOR
LEAVE TO TAKE TESTIMONY AND JUDGMENT THEREON

To the Honorable the Judge of said Court:

The motion of the City of Crisfield, Plaintiff in the above entitled action, by Jones & Bruce, P.A., its attorneys, respectfully shows:

1. That as appears from the proceedings herein, all defendants subject to process have been duly subpoenaed and a Notice 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 Plaintiff desires to take testimony to support certain of the allegations in its complaint which may not be taken as a matter of course by this Honorable Court.

BOOK 151 PAGE 37

WHEREFORE, Plaintiff prays:

a. That the said 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

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

b. That Plaintiff may be granted leave to take testimony before one of the Standing Examiners of this Court to substantiate the allegations on its complaint.

And as in duty bound, etc.

JONES & BRUCE, P.A.

By _____
Attorneys for Plaintiff

DECREE

The aforegoing motion having been read and considered, it is thereupon this 21st day of ~~June~~ July, 1986, by the Circuit Court for Somerset County, Maryland, sitting in Equity, ORDERED that the complaint in this cause be and the same is hereby granted by default 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 this proceeding, or in the right to redemption thereon, and the plaintiff, be, and it is hereby granted leave to take testimony before one of the Standing Examiners of this Court, to substantiate the allegations of its said Complaint.

_____
Judge

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

City of Crisfield

Case Number 85CA00331 Civil Action

VS.

Cane's Rentals, Inc., etal

NOTICE OF DEFAULT ORDER

TO:

Name Cane's Rentals, Inc.
P.O. Box 197
Address Marion, Md. 21838

County Somerset

You are hereby notified that an Order of Default has been entered against you in the above entitled case on July 21, 1986.

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 21, 1986

J Theodore Phaelus
CLERK

Copy XXXXXXXXdelivered to Attorney:
Tony Bruce
Jones & Bruce
P.O. Box 186
Princess Anne, Maryland 21853

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

BOOK 051 PAGE 49

City of Crisfield

VS.

Cane's Rentals, Inc., etal

Case Number 85CA00331 Civil Action

NOTICE OF DEFAULT ORDER

TO:

Name Irving W. Henderson
P.O. Box 197
Address Marion, Md. 21838

County Somerset

You are hereby notified that an Order of Default has been entered against you in the above entitled case on July 21, 1986.

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 21, 1986

J. Sheridan Phelps
CLERK

Copy XXXXXXXX delivered to Attorney:
Tony Bruce
Jones & Bruce
P.O. Box 186
Princess Anne, Maryland 21853

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

City of Crisfield

Case Number 85CA00331 Civil Action

VS.

Cane's Rentals, Inc., etal

NOTICE OF DEFAULT ORDER

TO:

Name Robert E. Rainer
Address P.O. Box 197
Marion, Md. 21838

County Somerset

You are hereby notified that an Order of Default has been entered against you in the above entitled case on July 21, 1986.

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 21, 1986

/s/ Theodora Phoebus
CLERK

Copy XXXXXXXX delivered to Attorney:
Tony Bruce
Jones & Bruce
P.O. Box 186
Princess Anne, Maryland 21853

BOOK 051 PAGE 41

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

BOOK 051 PAGE 42

City of Crisfield

VS.

Cane's Rentals, Inc., etal

Case Number 85CA00331 Civil Action

NOTICE OF DEFAULT ORDER

TO:

Name John William Nelson, Jr.
Address P.O. Box 641
Crisfield, Maryland 21817

County Somerset

You are hereby notified that an Order of Default has been entered against you in the above entitled case on July 21, 1986.

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 21, 1986

J. Sheridan Phorlus
CLERK

Copy XXXXXXXXdelivered to Attorney:
Tony Bruce
Jones & Bruce
P.O. Box 186
Princess Anne, Maryland 21853

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

City of Crisfield

VS.

Cane's Rentals, Inc., etal

Case Number 85CA00331 Civil Action

NOTICE OF DEFAULT ORDER

TO:

Name Dorothy Lane
Address 322 Tyler Street
Crisfield, Maryland 21817

County Somerset

You are hereby notified that an Order of Default has been entered against you in the above entitled case on July 21, 1986.

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 21, 1986

CLERK

Copy XXXXXXXXdelivered to Attorney:
Tony Bruce
Jones & Bruce
P.O. Box 186
Princess Anne, Maryland 21853

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

BOOK 051 FOLIO 44

City of Crisfield

Case Number 85CA00331 Civil Action

VS.

Cane's Rentals, Inc., etal

NOTICE OF DEFAULT ORDER

TO:

Name Ernest Jones
Crockett Avenue
Address Crisfield, Maryland 21817

County Somerset

You are hereby notified that an Order of Default has been entered against you in the above entitled case on July 21, 1986.

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 21, 1986

Theodore Phelps
CLERK

Copy ~~XXXXXXXX~~ delivered to Attorney:
Tony Bruce
Jones & Bruce
P.O. Box 186
Princess Anne, Maryland 21853

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

City of Crisfield

Case Number 85CA00331 Civil Action

VS.

Cane's Rentals, Inc., etal

NOTICE OF DEFAULT ORDER

TO:

Name James Garfield Jackson
c/o Priscilla Smith
Address Marion, Maryland 21838

County Somerset

You are hereby notified that an Order of Default has been entered against you in the above entitled case on July 21, 1986.

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 21, 1986

CLERK

Copy ~~XXXXXXX~~delivered to Attorney:
Tony Bruce
Jones & Bruce
P.O. Box 186
Princess Anne, Maryland 21853

BOOK 051 FALL 45

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

BOOK 051 PAGE 46

City of Crisfield

VS.

Cane's Rentals, Inc., etal

Case Number 85CA00331 Civil Action

NOTICE OF DEFAULT ORDER

TO:

Name Francis Warner Rayfield
Rt. 1, Box 321
Address Crisfield, Maryland 21817

County Somerset

You are hereby notified that an Order of Default has been entered against you in the above entitled case on July 21, 1986.

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 21, 1986

D. Sheadon Phoebus
CLERK

Copy XXXXXXXX delivered to Attorney:
Tony Bruce
Jones & Bruce
P.O. Box 186
Princess Anne, Maryland 21853

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

City of Crisfield

Case Number 85CA00331 Civil Action

VS.

Cane's Rentals, Inc., etal

NOTICE OF DEFAULT ORDER

TO:

Name Pansy Rayfield
Rt. 1, Box 321
Address Crisfield, Maryland 21817

County Somerset

You are hereby notified that an Order of Default has been entered against you in the above entitled case on July 21, 1986.

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 21, 1986

I Theodora Phoebus
CLERK

Copy XXXXXXXXdelivered to Attorney:
Tony Bruce
Jones & Bruce
P.O. Box 186
Princess Anne, Maryland 21853

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

BOOK 051 PAGE 43

City of Crisfield

VS.

Cane's Rentals, Inc., etal

Case Number 85CA00331 Civil Action

NOTICE OF DEFAULT ORDER

TO:

Name Virginia Tawes Sterling
c/o Rev. William T. Sterling, P.O. Box 236
Address Fruitland, Maryland 21826

County Wicomico

You are hereby notified that an Order of Default has been entered against you in the above entitled case on July 21, 1986.

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 21, 1986

CLERK

Copy XXXXXXXXdelivered to Attorney:
Tony Bruce
Jones & Bruce
P.O. Box 186
Princess Anne, Maryland 21853

BOOK 051 PAGE 49

I. THEODORE PHOEBUS
CLERK OF THE CIRCUIT COURT
FOR SOMERSET COUNTY
PRINCESS ANNE, MD. 21853

James Garfield Jackson
c/o Priscilla Smith
Marion, Maryland 21838

BOOK 051 PAGE 59

City of Crisfield	:	No. 8500331 Civil Action
vs	:	In the Circuit Court for
Cane's Rentals, Inc., et al	:	Somerset County, Maryland

LINE

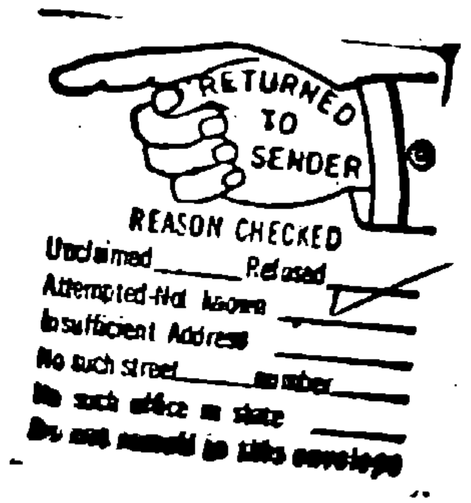
Mr. Clerk:

Please note that a timely redemption has been made by Defendants, Francis Warner Rayfield and Pansy Rayfield, for the parcel identified as parcel 1.(g) in the Complaint, and by Defendant, Dorothy Lane, for the parcel identified as parcel 1.(d) in said Complaint, and that Plaintiff will proceed no further against those defendants and moves to dismiss against them, costs having been paid by them.

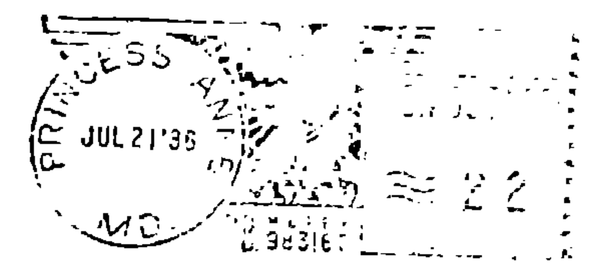
JONES & BRUCE, P.A.

By _____
Attorneys for Plaintiff

I. THEODORE PHOEBUS
CLERK OF THE CIRCUIT COURT
FOR SOMERSET COUNTY
PRINCESS ANNE, MD. 21853

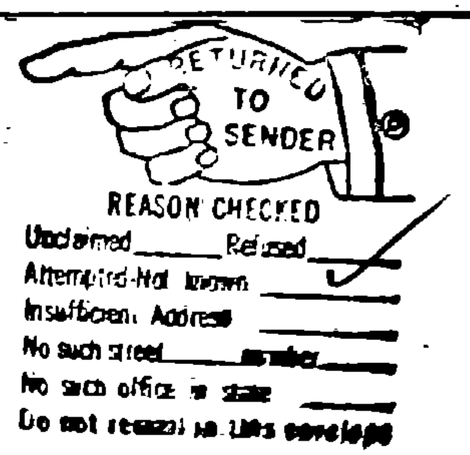


Robert E. Rainer
P.O. Box 197
Marion, Maryland 21838

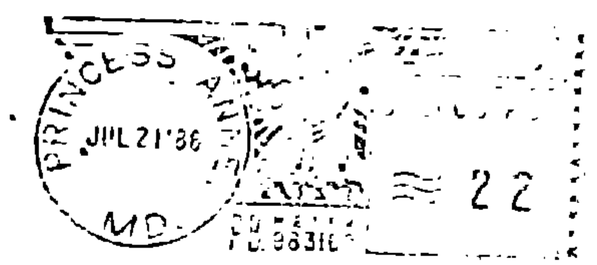


BOOK 051 PAGE 51

I. THEODORE PHOEBUS
CLERK OF THE CIRCUIT COURT
FOR SOMERSET COUNTY
PRINCESS ANNE, MD. 21853



Irving W. Henderson
P.O. Box 197
Marion, Maryland 21838



City of Crisfield : No. 8500331 Civil Action

vs : In the Circuit Court for

Cane's Rentals, Inc., 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 29th day of July, 1986, in Somerset County aforesaid, I did take the following testimony, to wit:

EXAMINATION OF JULIAN C. TYLER, ESQ.:

Julian C. Tyler, a witness of lawful age produced on behalf of the Plaintiff, being duly sworn, deposes and says:

Q. Please state your name, residence and occupation.

A. I am Julian C. Tyler, I reside in Crisfield, Somerset County, Maryland, and I am the City Manager and former Collector of Taxes for the City of Crisfield.

Q. Mr. Tyler, 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 me as Collector of Taxes, to City ofCrisfield as the purchaser at a certain tax sale held by me in my official capacity on January 31, 1984.

Q. Will you please identify the certificates more specifically?

A. Yes. I am now testifying in reference to seven certificates of sale, all dated January 31, 1984, signed by Julian C. Tyler, as Collector, notarized on January 31, 1984 by Patsy E. Ake, Notary Public. The first relates to the property assessed to Cane's Rentals, Inc., et al, referred to in the complaint in paragraph 1.(a) and in paragraph 4.(a). The certificate cites a sale to the City on January 31, 1984 in the sum of $238.12 all of which was paid on the date of sale. The second relates to the

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

property assessed to Cane's Rentals, Inc. referred to in the complaint in paragraph 1.(b) and in paragraph 4.(b). The certificate cites a sale to the City on January 31, 1984 in the sum of $750.75 all of which was was paid on the date of sale. The third relates to the property assessed to John William Nelson, Jr. referred to in the complaint in paragraph 1.(c) and in paragraph 4.(c). The certificate cites a sale to the City on January 31, 1984 in the sum of $392.17 all of which was paid on the date of sale. The fourth relates to the property assessed to Dorothy Lane referred to in the complaint in paragraph 1.(d) and in paragraph 4.(d). The certificate cites a sale to theCity on January 31, 1984 in the sum of $110.89 all of which was paid on the date of sale. The fifth relates to the property assessed to Ernest Jones referred to in the complaint in paragraph 1.(e) and in paragraph 4.(e). The certificate cites a sale to the City on January 31, 1984 in the sum of $322.13 all of which was paid on the date of sale. The sixth relates to the property assessed to James Garfield Jackson referred to in the complaint in paragraph 1. (f) and in paragraph 4.(f). The certificate cites a sale to the City on January 31, 1984 in the sum of $54.22 all of which was paid on the date of sale. The seventy relates to the property assessed to Francis Warner Rayfield and Pansy Rayfield referred to in the complaint in paragraph 1.(g) and in paragraph 4.(g). The certificate cites a sale to the City on January 31, 1984 in the sum of $191.07 all of which was paid on the date of sale

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 this property 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 sale?

A. Yes. The property was so assessed and such bills were received and my deputies and I compled with all the prerequisites of law in advertising and holding the tax sale.

Q. With reference to the 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 offer for payment on account of such redemption from any person or persons?

A. Yes. The property assessed to Dorothy Lane identified as parcel 1.(d) in the Complaint and assessed to Francis Warner Rayfield and Pansy Rayfield identified as Parcel 1.(g) have been redeemed by the property owners and all costs due have been paid by them. We received a notice from Honiss Cane with regard to the property of Cane's Rentals Inc. and we obtained a certificate from the Department of Assessments and Taxation which indicates that Cane's Rentals, Inc. is not in good standing in the State of Maryland and not entitled to redeem the property, a copy of which is attached hereto.

Q. Since the date of the tax sale and the filing of the Complaint, has the purchaser made any further payments to you in your official capacity?

A. No.

Q. Does the City owe anything further to your offce on account of these properties?

A. No. As to the properties the City 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, 1987.

Q. Do you in your official capacity know of any reason why the sale of these properties to the City of Crisfield 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.

Julian C. Tyler

EXAMINATION OF TONY BRUCE, ESQ.:

Tony Bruce, a witness produced on behalf of the Plaintiff, being duly sworn, deposes and says:

Q. Please state your name, residence and occupation.

A. I am Tony Bruce nad 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 Plaintiff, City of Crisfield, the purchaser of certain property at tax sale held by the City Treasurer on January 31, 1984. I was requested to make an examination of the public records of Somerset County pertaining to the ownership of the properties mentioned in the complaint in paragraphs 1. (a) through (g) and 4. (a) through (g) 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 prepared and filed the complaint in this proceeding together with an affidavit dated August 30, 1985 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 Notice herein as more fully appears by the printer's certificate heretofore filed in this proceeding and caused subpoenas to be issued and served upon the property owenrs subject to process.

Q. Since the filing of the suit, the issuance of subpoenas and the publication of the Notice have there been any changes in the status of the property mentioned in the Complaint?

A. I can confirm the testimony of Mr. Julian C. Tyler, City Manager, filed in this proceeding. There has been no change in the properties described in the complaint except as testified by Mr. Tyler. As Mr. Tyler stated all costs, taxes and interest levied by his office against the properties have been paid in full.

Q. Have any offers been made to you to redeem the properties described in the Complaint?

A. Yes. The propertiesassessed to Dorothy Lane identified as Parcel 1.(d) in the Complaint and assessed to Francis Warner Rayfield and Pansy Rayfield identified as Parcel 1.(g) have been redeemed by the property owners. Mr. Honiss Cane contacted the City with regard to the property of Cane's Rentals, Inc. but I am informed by the Department of Assessments and Taxation that Cane's Rentals, Inc. is not in good standing in the State of Maryland and, therefore, is not entitled to redeem the property.

Q. Do you know of any reason why the sale of the property should not be ratified by the Court?

A. No

Q. COURT'S QUESTION:

A. Nothing further.

Tony Bruce

There being no further witnesses to be examined and at the suggestion of the Attorney for the Plaintiff, the papers are herewith returned by the Court, and I further certify this annexed bill of costs is correct and paid by the Plaintiff. 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 proceedings.

Bill of Costs

Examiner $25.00

Witness my hand and seal.

Logan C. Widdowson
Standing Examiner

EDGAR A. JONES (1902-1972)
ALEXANDER O. JONES

CHARLES A. BRUCE, JR.

JONES & JONES
ATTORNEYS AT LAW
P. O. BOX 188
PRINCESS ANNE, MD. 21853-0188

AREA CODE 301
TELEPHONE 651-2747

December 19, 1985

State Department of Assessments and Taxation
301 West Preston Street
Baltimore, Maryland 21201

RE: Cane's Rentals, Inc.

Gentlemen:

Please advise the undersigned if the charter of the above corporation is in good standing at the present time. Our check in the amount of $6.00 is enclosed which I understand is your fee for this service.

Very truly yours,

Tony Bruce

TB:pea

Enclosure

10/7/81

The above corporation was annulled Oct. 7, 1981

BOOK 051 PAGE 53

City of Crisfield	:	No. 8500331 Civil Action
vs	:	In the Circuit Court for
Cane's Rentals, Inc., et al	:	Somerset County, Maryland

LINE

Mr. Clerk:

Please note that a redemption has been made by Defendants, Cane's Rentals, Inc., Irving W. Henderson and Robert E. Rainer, for the parcel identified as parcel 1.(a) in the Complaint, and that Plaintiff will proceed no further against those defendants and moves to dismiss against them, costs having been paid by them.

JONES & BRUCE, P.A.

By _____
Attorneys for Plaintiff

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

City of Crisfield	:	No. 8500331 Civil Action
vs	:	In the Circuit Court for
Cane's Rentals, Inc., et al	:	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 25th day of Aug, 1986, by the Circuit Court for Somerset C ounty, Maryland, in Equity, that as to the propertieshereinafter named and described in this judgment there is hereby vested in the Plaintiff, City of Crisfield, an absolute and indefeasible title in fee simple in said properties, free and clear of all alienations and descents of said property occuring 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 an unpaid), and except easements to which said property is subject and of which the Plaintiff had actual or constructive knowledge at the time of said sales, and it is further

DECREED, that Gail A. Rayfield, Successor 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 on account of the purchase price of the property, together with all taxes and interest and penalties

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

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 Plaintiff's attorney, and all expenses incident ot the preparation and execution of siad deed and shall be paid by the said City of Crisfield, and it is further

DECREED, that the Clerk of the Circuit Court for Somerset County shall issue a certified copy of this judgment to the aforsaid Gail A. Rayfield, Successor 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 her and it is further

DECREED, that the Plaintiff, City of Crisfield, 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 judgment are identified and described as follows:

(a) All that lot on the south side of Tyler Street being part of the land conveyed unto Cane's Rentals, Inc. by deed dated June 27, 1969 from Honis W. Cane recorded in Liber I.T.P. No. 251, folio 585 shown on Tax Map 3 in Block 30 as Parcel 35.

(b) All that lot assessed as 100' x 100' on Charlotte Avenue conveyed unto John William Nelson, Jr by the County Commissioners by deed dated November 24, 1951 recorded in Liber B.L.B. No. 155, folio 310 shown on Tax Map 3 in Block 32 as Parcel 21.

(c) All that lot assessed as 25' by 120' on the North side of Crockett Avenue conveyed unto Ernest Jones by Peggy J. Jones by deed dated July 11, 1973 recorded in Liber I.T.P. No. 275, folio 438 shown on Tax Map 2 in Block 19 as parcel 3.

(d) All that lot assessed as 55' x 35' x 47' x 35' on the Northwest side of a private lane off Fourth Street conveyed unto James Garfield Jackson by Virginia Tawes Sterling, et vir, by deed dated June 30, 1964 recorded in Liber I.T.P. No. 222, folio 313 shown on Tax Map 3 in Block 30 as Parcel 22.

Judge

BOOK 051 PAGE 62

August 25, 1986
DATE

I hereby acknowledge Receipt of a Certified copy of Decree filed in the case of City of Crisfield vs. Cane's Rental, Inc., et al

being ~~Chancery~~ Civil Action Case No. 85CA00331.

Philip R. Mahan, Treasurer

~~XXXXXXXXXXXXXXXXXX~~, Assessor
William Palmer

JAN 08 1987
Ed.

JAMES H. WHITTINGTON
P.O. Box 162
Marion, Maryland 21838

PLAINTIFF

VS

UNKNOWN OWNER OF PROPERTY OF ALL THAT 50X80 FOOT LOT ON THE EAST SIDE OF SOUTH SOMERSET AVENUE, CRISFIELD, MARYLAND, BEARING COUNTY TAX MAP. NO. 72 GRID 10, PARCEL 934, LIBER 260, FOLIO 644, LOCATED IN CRISFIELD 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:

EMMA J. ASHLEY DOWNS
P.O. Box 254
Fruitland, Maryland 21826

AND

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:

* CIVIL ACTION NO. 85CA000[illegible]

* IN THE CIRCUIT COURT

* FOR

* SOMERSET COUNTY

* STATE OF MARYLAND

ID MICHAEL MEADOWS
ATTORNEY AT LAW
P. O. BOX 287
400 MAIN STREET
CRISFIELD, MD 21817

BOOK 051 PAGE 63

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 ACCOUNT *
NO. 2012002955 EAST SIDE
SOMERSET AVENUE 50X80 FOOT LOT, *
DEED REF. 260/644
*

BOOK 051 PAGE 64

DAVID MICHAEL MEADOWS
ATTORNEY AT LAW
P. O. BOX 287
400 MAIN STREET
CRISFIELD, MD 21817

FILED
Nov 16 10 51 AM '84
CLERK
BY ____ DEPUTY

JAMES H. WHITTINGTON
P.O. Box 162
Marion, Maryland 21838

PLAINTIFF

VS

UNKNOWN OWNER OF PROPERTY OF ALL THAT 50X80 FOOT LOT ON THE EAST SIDE OF SOUTH SOMERSET AVENUE, CRISFIELD, MARYLAND, BEARING COUNTY TAX MAP. NO. 72 GRID 10, PARCEL 934, LIBER 260, FOLIO 644, LOCATED IN CRISFIELD 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:

EMMA J. ASHLEY DOWNS
P.O. Box 254
Fruitland, Maryland 21826

AND

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: 48 Hasse 21 Vok

* CIVIL ACTION NO. 15CA000086

* IN THE CIRCUIT COURT

* FOR

* SOMERSET COUNTY

* STATE OF MARYLAND

CIVIL	8500086	#
CLRK FEE	70.00	L
SHRF SOM	5.00	L
DEPTN	22	#
WICOMICO	5.00	
DEPTN	3	#
BALT CITY	5.00	
DEPTN	2	#
ANNE ARDUN	5.00	
SUBTOTAL	90.00	
CHECK/MO TL	90.00	
#067870 C005 R00 T09:20		
11/15/84		

DAVID MICHAEL MEADOWS
ATTORNEY AT LAW
P. O. BOX 287
400 MAIN STREET
CRISFIELD, MD 21817

BOOK 051 PAGE 05

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 * BOOK 051 PAGE 66
SOMERSET COUNTY, MARYLAND AS
FOLLOWS: MAP REFERENCE *
ACCOUNT NO. 2012002955
EAST SIDE SOMERSET AVENUE *
50X80 FOOT LOT, DEED REF. 260/644
*

* *

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. 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

DAVID MICHAEL MEADOWS
ATTORNEY AT LAW
P. O. BOX 287
400 MAIN STREET
CRISFIELD, MD 21817

property herein described is as follows:

All that 50x80 foot lot on the East side of Somerset Avenue, Crisfield, Maryland, bearing County Tax Map No. 72-10-934, Liber 260, folio 644.

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 Virginia Horsey/Louise Dash/, by virtue of a Deed dated June 10, 1971 , recorded in the Land Records of Somerset County in Liber 200, folio 644.

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 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.

DAVID MICHAEL MEADOWS
ATTORNEY AT LAW
P. O. BOX 267
400 MAIN STREET
CRISFIELD, MD 21817

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 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 passed as prayed.

E. That the Plaintiff may have such other and further relief

DAVID MICHAEL MEADOWS
ATTORNEY AT LAW
P. O. BOX 287
400 MAIN STREET
CRISFIELD, MD 21817

as the nature of this case may require.

David M. Meadows
400 Main Street
Crisfield, Maryland 21817
(301) 968-1166
Attorney for Plaintiff

DAVID MICHAEL MEADOWS
ATTORNEY AT LAW
P. O. BOX 287
400 MAIN STREET
CRISFIELD, MD 21817

FILED
Nov 15 3 22 PM '84
REC
LIBER
FOLIO
BY

AFFIDAVIT OF COMPLIANCE

BOOK 051 PAGE 70

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 the 9th day of November, 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 wtih Artical 81 of the Annotated Code of Maryland.

As witness my hand and Notary Seal.

Lorraine A. Jones
Notary Public
My Commission Expires:

My Commission Expires July 1, 1988

LORRAINE A. JONES NOTARY PUBLIC SOMERSET CO. MD.

LORRAINE A. JONES NOTARY PUBLIC SOMERSET CO. MD.

DAVID MICHAEL MEADOWS
ATTORNEY AT LAW
P. O. BOX 267
400 MAIN STREET
CRISFIELD, MD 21817

FILED
NOV 15 3 55 PM '84

AFFIDAVIT

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on this 9 day of November, 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 Complaint to Foreclose All Rights of Redemption are true and correct to the best of his knowledge, information and belief.

Lorraine A. Jones
Notary Public

My Commission Expires _____

My Commission Expires July 1, 1985

DAVID MICHAEL MEADOWS
ATTORNEY AT LAW
P. O. BOX 287
400 MAIN STREET
CRISFIELD, MD 21817

1500-6/65

85CA000086

CERTIFICATE OF SALE

BOOK 051 PAGE 72

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 $ 90.00 , of which $ 48.90 has been paid, the property in Somerset County, described as follows:

All that lot 50 x 80, east side S. Somerset Avenue, bearing County Tax Map #72-10-934, Liber 260, folio 644, located in Asbury Election District

and assessed to Virginia Horsey and Louise 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, 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

FILED

NOV 15 9 55 AM '84

ORDER OF PUBLICATION

The object of these preceedings 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 50x80 foot lot on the East side of South Somerset Avenue, Crisfield, Maryland bearing County Tax Map No. 72-10-934 Liber 260, folio 644 assessed to Emma J. Ashley Downs, property of Virginia Horsey and Louise Dashiell.

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 14th day of November, 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) once a week for three successive weeks on or before the 14th day of December, 1984, warning all persons interested in said property to be and appear in this Court on or before the 5th day of February, 1985, 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.

R. D. Horsey, Judge

BOOK 051 PAGE 73

DAVID MICHAEL MEADOWS
ATTORNEY AT LAW
P. O. BOX 287
400 MAIN STREET
CRISFIELD, MD 21817

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

BOOK 051 PAGE 74

WRIT OF SUMMONS-REDEMPTION

Case Number 85-CA-00086 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

Name THE COUNTY OF SOMERSET, MARYLAND SERVE ON: THOMAS S. SIMPKINS, COUNTY SOLICITOR

Address Somerset Avenue, Princess Anne, Maryland 21853

County Somerset

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by James H. Whittington
(Name and Address)
P.O. Box 162, Marion, Maryland 21838

on or before February 5, 1985 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued November 15, 1984

J. Sheadon Phoebus
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

Summoned + copy of supporting papers left with Thomas S. Simpkins 11-16-84

FEE $_____

SHERIFF Suzy Jones Deputy

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by a private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

WRIT OF SUMMONS-REDEMPTION

Case Number 85-CA-00086 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

Name COMPTROLLER OF THE TREASURY SERVE ON: INCOME TAX DIVISION

Address State Income Tax Building, Annapolis, Maryland 21401

County Anne Arundel

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by James H. Whittington

(Name and Address)

P.O. Box 162, Marion, Maryland 21838

on or before February 5, 1985 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued November 15, 1984

J. Sheridan Phoebus
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

Comptroller of Treasury 11/19/84 and left with him Copy of Sub, Compl for Foreclosure

FEE $ ____

SHERIFF W R Huggins
William R. Huggins
Sheriff of Wicomico County

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

BOOK 051 PAGE 75

NON-EST
11/20/84

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

BOOK 051 PAGE 76

WRIT OF SUMMONS-REDEMPTION

Case Number 85-CA-00086 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

Name EMMA J. ASHLEY DOWNS—NON-EST UNABLE to LOCATE SUBJECT INSUFFICIENT ADDRESS

Address P.O. Box 254, Fruitland, Maryland 21826

County Wicomico

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by James H. Whittington

(Name and Address)

P.O. Box 162, Marion, Maryland 21838

on or before February 5, 1985 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued November 15, 1984

J. Sheldon Phoebus
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

Non est this 20th day of November 1984

FEE $_____

SHERIFF of Wicomico County

NOTE: 1. This summons is effective for service only if served ~~within~~ 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

P 7.

WRIT OF SUMMONS-REDEMPTION

Case Number 85-CA-00086 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

9 Name INTERNAL REVENUE SERVICE

Address Federal Building, 31 Hopkins Plaza, Baltimore, Maryland 21201

County Baltimore City

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by James H. Whittington
(Name and Address)
P.O. Box 162, Marion, Maryland 21838

on or before February 5, 1985 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued November 15, 1984

Sheldon Phelps
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

Served M. Wilson 1:30 12-3-84

FEE $ _____

SHERIFF George W. Fawsenger

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126(a).

Area Code (302) 674-4750

BOOK 051 PAGE 78

8SCA00086

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 28, December 5,12, 1984.

Jennilee Grandfield
Independent Newspapers, Inc.

Sworn to and subscribed before me this second day of January; A.D. 1985.

Wendolyn A. Roberts
Notary Public

WENDOLYN A. ROBERTS NOTARY PUBLIC APPOINTED MAY 31, 1985 FOR 2 YEARS DELAWARE

James H. Whittington
P.O.BOX 162
Marion, Maryland 21838
Plaintiff
VS
Unknown owner of property of all that 50 x 80 foot lot on the east side of South Somerset Avenue, Crisfield, Maryland, bearing County Tax Map. No. 72 Grid 10, Parcel 934, Liber 260, Folio 644, Located in Crisfield 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:
Emma J. Ashley Downs
P.O.Box 254
Fruitland, Maryland 21826

And
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
North 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 account No.2012002955 East Side Somerset Avenue 50 x 80 foot lot, Deed Ref. 260/644

• • • • •

Civil Action No. 8CCA00086
In The Circuit Court
For
Somerset County
State of Maryland

8CCA00086

BOOK 051 PAGE 79

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 50 x 80 foot lot on the East side of South Somerset Avenue, Crisfield, Maryland bearing County Tax Map No. 72-10-934 Liber 260, folio 644 assessed to Emma J. Ashley Downs, property of Virginia Horsey and Louise Dashiell.

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 11th day of November, 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 Maryuland, (The Crisfield Times) once a week for three successive weeks on or before the 14th day of December, 1984, warning all persons interested in said property to be and appear in this Court on or before the 5th day of February, 1985, 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.

R.D. Horsey, Judge
True Copy, Test
I.T. Phoebus, Clerk
11-28-3T

OFFICE
968-1166

HOME
968-0195

NATHAN H. CHRISTOPHER, JR.
ATTORNEY AT LAW
P.O. BOX 586
CRISFIELD, MARYLAND 21817

BOOK 051 PAGE 80

April 11, 1985

Clerk, Circuit Court for Somerset County
Prince William Street
Princess Anne, Maryland 21853

RE: Whittington Tax Sale
Case number: 85CA00086

Dear Mr. Clerk:

Upon review of the above case I find that the defendant Emma J. Ashley Downs has not been served.

I would appreciate it if you would send me a summons so that I could serve Ms. Downs by registered mail.

Thank you for your consideration in this matter.

Sincerely,

Nathan H. Christopher, Jr.

NHCJR/lj

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

WRIT OF SUMMONS-REDEMPTION

Case Number 85-CA-00086 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

Name Emma J. Ashley Downs

Address P.O. Box 254, Fruitland, Maryland 21826

County Wicomico

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by James H. Whittington

(Name and Address)

P.O. Box 162, Marion, Maryland 21838

on or before June 11, 1985 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued April 12, 1985

L. Theodore Phoebus
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

FEE $____

SHERIFF

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

BOOK 051 PAGE 81

JAMES H. WHITTINGTON	*	IN THE
Plaintiff	*	CIRCUIT COURT
vs	*	FOR
UNKNOWN OWNER OF PROPERTY	*	SOMERSET COUNTY
OF ALL THAT 50 X 80 FOOT	*	CASE NO.: 85CA00086
LOT ON THE EAST SIDE OF	*	
SOUTH SOMERSET AVENUE, ET AL	*	BOOK 051 PAGE 82

* *

AFFIDAVIT OF SERVICE

I, Nathan H. Christopher, Jr., attorney for the Plaintiff, hereby certify that on April 15, 1985, pursuant to Maryland Rule 2-121(a), I mailed a copy of the Summons and Complaint in the above-captioned case by certified mail, endorsed "Restricted Delivery-Return Receipt Requested" to Emma J. Ashley Downs. The Summons and Pleading were in fact received by the Defendant on April 17, 1985, as evidenced by her signature on the original return receipt which is attached hereto as Exhibit 1.

I do solemnly declare and affirm under the penalties of perjury that the contents of the aforegoing document are true and correct.

Nathan H. Christopher, Jr. Esq.

Nathan H. Christopher, Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

FILED
May 13 9 26 AM '85

85CA00086

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.

U.S. MAIL

PENALTY FOR PRIVATE USE $300

RETURN TO

Nathan H. Christopher, Jr., Esq.
(Name of Sender)

P.O. Box 586, 400 Main Street
(No. and Street, Apt., Suite, P.O. Box or R.D. No.)

Crisfield, Maryland 21817
(City, State, and ZIP Code)

P 741 438 236

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to	Emma J. Ashley Downs
Street and No.	P.O. Box 254
P.O., State and ZIP Code	Fruitland, Md. 21826
Postage	$ .39
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	1.25
Return Receipt Showing to whom and Date Delivered	.90
Return receipt showing to whom, Date, and Address of Delivery	.90
TOTAL Postage and Fees	$3.29
Postmark or Date	CRISFIELD, MD APR 25

PS Form 3800, Feb. 1982

* U.S.G.P.O. 1983-403-517

BOOK 051 PAGE 83

BOOK 051 PAGE 84

JAMES H. WHITTINGTON
P.O. BOX 162
MARION, MARYLAND 21838

PLAINTIFF

VS

UNKNOWN OWNER OF PROPERTY OF ALL THAT 50X80 FOOT LOT ON THE EAST SIDE OF SOUTH SOMERSET AVENUE, CRISFIELD, MARYLAND, BEARING COUNTY TAX MAP NO. 72 GRID 10, PARCEL 934, LIBER 260, FOLIO 644, LOCATED IN CRISFIELD 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:

EMMA J. ASHLEY DOWNS
P.O. BOX 254
FRUITLAND, MARYLAND 21826

AND

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:

* CIVIL ACTION NO. 85-CA00086

* IN THE CIRCUIT COURT

* FOR

* SOMERSET COUNTY

* STATE OF MARYLAND

FILED
OCT 10 10 44 AM '85

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

Nathan H. Christopher,Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

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 ACCOUNT *
NO. 2012002955 EAST SIDE
SOMERSET AVENUE 50X80 FOOT LOT, *
DEED REF. 260/644
*

Nathan H. Christopher,Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

FILED
OCT 10 10 44 AM '85
RECORDED IN
LIBER NO. FOLIO
CLERK OF THE CIRCUIT CT.
BY DEPUTY

TESTIMONY

BOOK 051 PAGE 86

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 8th day of October 1985, 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 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 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 Virginia Horsey and Louise Dashiell, 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 $90.00 of which $48.90 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 prerequisites of law in advertising and having the Tax Sale.

Nathan H. Christopher, Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

Q. With reference to the property which you have set forth in your testimony, have you received any notice of redemption of this property, and 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 exhibit, a statement issued by my office showing that James H. Whittington paid a total of $41.10 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, 1985.

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

EXAMINATION OF NATHAN H. CHRISTOPHER, JR., ESQUIRE:

Nathan H. Christopher, Jr., 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 Nathan H. Christopher, Jr. 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 purchases 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

Nathan H. Christopher, Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

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 Complaint 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.

Nathan H. Christopher, Jr.

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.

Nathan H. Christopher, Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

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 was 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

FILED

OCT 10 10 44 AM '85

BOOK 051 PAGE 89

Nathan H. Christopher,Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

BOOK 051 PAGE 90

JAMES H. WHITTINGTON P.O. BOX 162 MARION, MARYLAND 21838	*	CIVIL ACTION NO. 85CA00086
PLAINTIFF	*	IN THE CIRCUIT COURT
VS	*	FOR
UNKNOWN OWNER OF PROPERTY OF ALL THAT 50X30 FOOT LOT ON THE EAST SIDE OF SOUTH SOMERSET AVENUE, CRISFIELD, MARYLAND, BEARING COUNTY TAX MAP NO. 72 GRID 10, PARCEL 934, LIBER 260, FOLIO 644, LOCATED IN CRISFIELD 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.	*	SOMERSET COUNTY
	*	STATE OF MARYLAND
	*	
	*	
	*	
	*	
	*	
	*	
AND SERVE:	*	
EMMA J. ASHLEY DOWNS P.O. BOX 254 FRUITLAND, MARYLAND 21826	*	
AND	*	
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:	*	

FILED
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RECORDED IN LIBER WC FOLIO
CLERK OF THE CIRCUIT COURT FOR SOMERSET COUNTY, MARYLAND

Nathan H. Christopher, Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

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 ACCOUNT *
NO. 2012002955 EAST SIDE
SOMERSET AVENUE 50X80 FOOT LOT, *
DEED REF. 260/644
*

Nathan H. Christopher,Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

BOOK 051 PAGE 92

JUDGMENT

The proceeding in the within case having been read and considered and the Defendants having been properly notified by an Order of Publication issued out of this Honorable Court on the 16th day of November 1984, and no redemption having been made or answer filed by any party in interest to the said property known as: All that 50X80 foot lot on the East side of South Somerset Avenue, Crisfield, Maryland bearing County Tax Map No. 72-10-934, and Deed Reference Liber 260, folio 644, located in Asbury Election District, and assessed to Virginia Horsey and Louise Dashiell, heirs; it is this 22nd day of Oct 1985, 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 decedents 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

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968-1166

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 lot of ground situated in Asbury Election District, Somerset County, Maryland, bounded and described in 1908 as follows: Beginning for the same on the South side of a private road now or formerly of James Ashby, et al. at the northwest corner of a lot of ground belonging to Samuel H. Sterling; running thence in a southerly direction by and with the said Sterling's land 105' to a post; thence in a westerly direction 50' by and with said Ashby's land to another post; thence in a northerly direction by and with the said Ashby's land 105' to the said private road; thence in an easterly direction by and with said private road 50' to the place of beginning; containing one-eighth (1/8) of an acre of ground, more or less; being the same premises conveyed to George W. Ashby by deed dated December 31, 1908, recorded in Liber SFD 50, page 99, and devised to the grantor herein by the Last Will and Testament of George We. Ashby, recorded in the office of the Register of Wills for Somerset County as Estate No. 2086, shown on Map 72 Block 10 as Parcel 934 of the Tax Maps of Somerset County.

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

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ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

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.

Lloyd L. Simpkins
Judge

Nathan H. Christopher,Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

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RECORDS PROPERTY ART. CT.
DEPUTY

October 22, 1985
DATE

I hereby acknowledge Receipt of a Certified copy of Decree filed in the case of James H. Whittington v. Emma J. Ashley Downs, et al being Chancery Case No. 85-CA-00086.

Philip R. Mahan
Philip R. Mahan, Treasurer

Robert L. Lankford
Robert L. Lankford, Assessor

March 15, 1988
Exd

BOOK 051 PAGE 96

Jackson Lee Cook :

vs :

Walter Smith, et al :

No. 510CA00420 Civil Action

In the Circuit Court for

Somerset County, Maryland

Mr. Clerk:

Please file the within Complaint, affidavit, certificate of sale and issue subpoenas for all party defendnats named in said Complaint 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 & BRUCE, P.A.

By _____

Attorneys for Plaintiff
P.o. Box 186
Princess Anne, Md. 21853
Telephone: 651-2747

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

Jackson Lee Cook
Upper Fairmount, Maryland 21867

: No. 86CA00420 Civil Action

: In the Circuit Court for

vs

: Somerset County, Maryland

Walter Smith and Sarah Miles, life tenant, and all persons having, or claiming to have, any interest in certain property in Dublin Election District described as follows: "Wooded parcel containing 13.25 acres, northwest of Pocomoke, between Arden and Costen Station, bearing County Tax Map #42-7-133, Deed Reference Liber 201, folio 398; located in Dublin Election District and assessed to Walter Smith" and whose last known address is 898 N. 46th Street, Philadelphia, Pennsylvania 19131.

* *

COMPLAINT

To the Honorable, the Judge of said Court:

Your Plaintiff, Jackson Lee Cook by Tony Bruce of Jones & Bruce, P.A., his attorney, files this 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 18th day of December, 1984, there was issued to Jackson Lee Cook, the Plaintiff herein, whose address appears above, by Philip Mahan, Collector of Taxes for 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 the payment by the said Jackson Lee Cook unto the said Treasurer and Collector the sum of $124.27 for which he had issued a certificate of tax sale showing sale to the said Jackson Lee Cook on said 18th day of December, 1984, of the following real estate, namely: "Wooded parcel containing 13.25 acres, northwest of Pocomoke, between Arden and Costen Station, bearing County Tax Map #42-7-133, Deed reference Liber 201, folio 398; located in Dublin Election District."

2. That said certificate of sale is attached to the Complaint as a part hereof.

BOOK 051 PAGE 97

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 Plaintiff 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 Plaintiff allleges and avers as follows:

(a) That as to the property assessed to Walter Smith said records indicate that the property was conveyed unto Walter Smith by Sarah Miles, widow, by deed dated January 3, 1961 and recorded among the Land Records of Somerset County in Liber G.J.B. No. 201, folio 398 wherein the said Sarah Miles reserved a life estate. There is no record of her death or other termination of her interest in said property or any settlement of any taxes due under Article 81 of the Annotated Code of Maryland as a result of the termination of her life estate. Said deed indicates that the property consists of 13¼ acres and the chain fo title would indicate that it is "Division No. 1" of the Sylvanus J. Nutter land and appurtenant to the property is a right of way to Follow Ditch County Road. The records also indicate that Ernest O. Nutter and Bertha E. Nutter, predecessors in title, conveyed an easement to Maryland Light and Power Company dated December 12, 1933 and recorded in Liber J.M.T. No. 105, folio 446 and that Walter Smith conveyed an easement to Eastern Shore PUblic Service Co. and Chesapeake & Potomac Telephone Co. dated Augsut 29, 1962 and recorded among the aforesaid Land Records in Liber G.J.B. No. 211, folio 490. The records reveal no other off conveyance of the property and further that the amount necessary for the redemption of said property is $ 00 including costs of sale, taxes and interest through January 1986 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 Plaintiff alleges and avers that there has been no off conveyances of record except easements for public utilities against the real estate standing in the name of Walter Smith and Sarah Miles, life tenant, or known heirs of them and further that there is no record of any administration in said Somerset County on the estates of Walter Smith and Sarah Miles. It is not known whether the parties left heirs-at-law surviving them who might be entitled to the real estate, wherefore, your Plaintiff has joined in these proceedings all persons having or claiming to have any interest in any of said property.

WHEREFORE, the Plaintiff requests your Honor:

(a) That summons may be issued for the said named defendants.

(b) That your Honor may grant unto Plaintiff 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 proeprty.

(c) That this Honorable Court may pass a final decree as provided in Article 81, Section 112 foreclosing all rights or 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 Plaintiff as provided in Section 115 of Article 81.

(e) That your Plaintiff may have such other and further relief as his case may require.

And as in duty bound, etc.

38' [illegible]

JONES & BRUCE, P.A.

By _____

Attorneys for Plaintiff

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 7th day of January, 1986, before me, the subscirber, a Notary Public of hte State and County aforesaid, personally appeared Tony Bruce and made oath in due form law that the matters and facts set forth and contained in the aforegoing Complaint are true as therein stated, to the best of his knowledge, information and belief, and signed same in my presence.

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

Patsy E Ake
Notary Public

My commission expires July 1, 1986

CERTIFICATE OF SALE

I, Philip R. Mahan, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on December 18, 1984 I sold to Jackson Lee Cook at public auction for the sum of $ 3,600.00 , of which $ 124.27 has been paid, the property in Somerset County, described as follows:

Wooded parcel containing 13.25 acres, northwest of Pocomoke, between Arden and Costen Station, bearing County Tax Map #42-7-133, Deed reference Liber 201, folio 398; located in Dublin Election District

and assessed to Walter Smith
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 December 19, 1985 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 18th day of December, 1984

Philip R. Mahan
Philip R. Mahan, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on December 18, 1984 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Philip R. Mahan, 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.

Peggy M. Atkins
Notary Public

BOOK 051 PAGE 101

AFFIDAVIT

State of Maryland, Somerset County, to wit: BOOK 051 PAGE 102

I hereby certify, that on this 7th day of January, 1986, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Tony Bruce, and being first duly sworn, did depose nad say that he is a member of the Bar of the State of Maryland and has been practicing his profession therein said Somerset County for over ten years and that he made an examination of the public records of Somerset County, Maryalnd, 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 Complaint; that said examination reveals the following:

(a) The property described in the Complaint was assessed to Walter Smith and the records indicate that the property was conveyed unto Walter Smith by Sarah Miles, widow, by deed dated January3, 1961 and recorded among the Land Records of Somerset County in Liber G.J.B. No. 201, folio 398 wherein the said Sarah Miles reserved a life estate. There is no record of her death or other termination of her interest in said property or any settlement of any taxes due under Article 81 of the Annotated Code of Maryland as a result of the termination of her life estate. Said deed indicates that the property consists of 13¼ acres and the chain of title would indicate that it is "Division No. 1" of hte Sylvanus J. Nutter land and appurtenant to the property is a right of way to Follow Ditch County Road. The records also indicate that Ernest O Nutter and Bertha E. Nutter, predecessors in title, conveyed an easement to Maryland Light and Power Company dated December 12, 1933 and recorded in Liber J.M.T. No. 105, folio 446and that Walter Smith conveyed an easement to Eastern Shore PUblic Service Company and Chesapeake & Potomac Telephone Co. dated August 29, 1962 and recorded in Liber G.J.B. No. 211, folio 490.

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 Walter Smith and Sarah Miles, life tenant, except easements for public utilities and further that there is no record of any administration on the estates of Walter Smith and Sarah Miles in Somerset County. It is not known whether the 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 and possessed.

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

Patsy E. Lake
Notary Public

My commission expires July 1, 1986

BOOK 051 PAGE 103

JONES & BRUCE, P.A.
Princess Anne, Md. 21853

BOOK 051 PAGE 104

Jackson Lee Cook : No. 86CA040 Civil Action

vs : In the Circuit Court for

: Somerset County, Maryland

Walter Smith and Sarah Miles, life tenant, and all persons having, or claiming to have, any interest in certain property in Dublin Election District described as follows: "Wooded parcel containing 13.25 acres, northwest of Pocomoke, between Arden and Costen Station, bearing County Tax Map #42-7-133, Deed Reference Liber 201, folio 398; located in Dublin Election District and assessed to Walter Smith" and whose last known address is 898 N. 46th Street, Philadelphia, Pennsylvania 19131.

* *

NOTICE

The object of this proceeding is to secure the foreclosure of all rights to redemption in the following property in Somerset County, Maryland, sold by Philip Mahan, Collector of Taxes for Somerset County and State of Maryland, to the complint in this proceedings: "Wooded parcel containing 13.25 acres, northwest of Pocomoke, between Arden and Costen Station, bearing County Tax Map #42-7-133, Deed Reference Liber 201, folio 398, located in Dublin Election District and assessed to Walter Smith."

The bill states, among other things, that the amounts necessary for redmeption have not been paid although more than a year and a day from the date of said sale, being December 18, 1984, has expired; it is thereupon this 8th day of January, 1986, 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 3rd day of February, 1986, warning all persons interested in said property to be and appear in this Court by the 4th day of April, 1986, and redeem the property and answer the bill, or thereafter a final decree will be rendered foreclosing

all rights or redemption in said property and vested in the Plaintiff a title free and clear of all encumbrances.

Lloyd L. Simpkins
Judge

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

WRIT OF SUMMONS-REDEMPTION

Case Number 85-CA-00420 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

BOOK 051 PAGE 106

Name Walter Smith — Sarah Miles

Address 898 N. 46th Street
Philadelphia, Pennsylvania 19131 — 898 N. 46th Street
Philadelphis, Pennsylvania 19131

County _____

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by Jackson Lee Cook

(Name and Address)
Upper Fairmount, Maryland 21867

on or before April 4, 1986 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued January 9, 1986

J Theodore Phoebus
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

FEE $_____

SHERIFF _____

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

JONES & BRUCE, P.A.
Princess Anne, Md. 21853

Jackson Lee Cook	:	No. 86 CA 162 Civil Action
vs	:	In the Circuit Court for
	:	Somerset County, Maryland

Walter Smith and Sarah Miles, life tenant, and all persons having, or claiming to have, any interest in certain property in Dublin Election District described as follows: "Wooded parcel containing 13.25 acres, northwest of Pocomoke, between Arden and Costen Station, bearing County Tax Map #42-7-133, Deed Reference Liber 201, folio 398; located in Dublin Election District and assessed to Walter Smith" and whose last known address is 898 N. 46th Street, Philadelphia, Pennsylvania 19131.

* *

NOTICE

The object of this proceeding is to secure the foreclosure of all rights to redemption in the following property in Somerset County, Maryland, sold by Philip Mahan, Collector of Taxes for Somerset County and State of Maryland, to the complint in this proceedings: "Wooded parcel containing 13.25 acres, northwest of Pocomoke, between Arden and Costen Station, bearing County Tax Map #42-7-133, Deed Reference Liber 201, folio 398, located in Dublin Election District and assessed to Walter Smith."

The bill states, among other things, that the amounts necessary for redmeption have not been paid although more than a year and a day from the date of said sale, being December 18, 1984, has expired; it is thereupon this 8th day of January, 1986, 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 3rd day of February, 1986, warning all persons interested in said property to be and appear in this Court by the 4th day of April, 1986, and redeem the property and answer the bill, or thereafter a final decree will be rendered foreclosing

all rights or redemption in said property and vested in the Plaintiff a title free and clear of all encumbrances.

TRUE COPY, TEST:
J. S. Charles Clerk

Lloyd L. Simpkins
Judge

BOOK 051 FA. 168

SHERIFF'S RETURN

I hereby Certify that I did post an exact copy of this NOTICE on the Bulentine Board of the Court House Door in Princess Anne, Maryland on JAN. 20, , 1986.

Sheriff/Deputy

FILED
JAN 21 8 04 PM '86

Somerset Herald

MARYLANDER & HERALD

P.O. Box ~~328~~ 310 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 1/15, 1986, and ending 1/29, 1986 inclusive, in the said Marylander and Herald aforementioned.

Attest: Lois Taylor-Somerset Herald
Publisher.

Printer's Fee: $46.25 per insertion
Total = 140.25

BOOK 051 PAGE 109

JO...S & BRUCE, P.A.
Princess Anne, Maryland 21853

No. 86CA00420 Civil Action
In the Circuit Court for
Somerset County, Maryland

Jackson Lee Cook
vs
Walter Smith
and Sarah Miles, life tenant,
and all persons having, or claiming to have, any interest in certain property in Dublin Election District described as follows: "Wooded parcel containing 13.25 acres, northwest of Pocomoke, between Arden and Costen Station, bearing County Tax Map #42-7-133, Deed Reference Liber 201, folio 398; located in Dublin Election District and assessed to Walter Smith" and whose last known address is 898 N. 46th Street, Philadelphia, Pennsylvania 19131.

NOTICE

The object of this proceeding is to secure the foreclosure of all rights to redemption in the following property in Somerset County, Maryland, sold by Philip Mahan, Collector of Taxes for Somerset County and State of Maryland, to the compli·t in this proceedings: "Wooded parcel containing 13.25 acres, northwest of Pocomoke, between Arden and Costen Station, bearing County Tax Map #42-7-133, Deed Reference Liber 201, folio 398, located in Dublin Election District and assessed to Walter Smith."

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 December 18, 1984, has expired; it is thereupon this 8th day of January, 1986, 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 3rd day of February, 1986, warning all persons interested in said property to be and appear in this Court by the 4th day of April, 1986, and redeem the property and answer the bill, or thereafter a final decree will be rendered foreclosing all rights or redemption in said property and vested in the Plaintiff a title free and clear of all encumbrances.

True Copy, Test:
I.T. Phoebus
Clerk

Lloyd L. Simpkins
JUDGE

80-1/15-3tSH

Jackson Lee Cook	:	No 85-CA000420 Civil Action
vs	:	In the Circuit Court for
Walter Smith, et al	:	Somerset County, Maryland

AFFIDAVIT OF SERVICE

BOOK 051 PAGE 110

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 31st day of January, 1986, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Tony Bruce, Attorney for Plaintiff, and made oath in due form of law that on January 9, 1986 a copy of the Complaint, Affidavit, Certificate of Sale and summons were mailed to the Defendant, Walter Smith, 898 N. 46th Street, Philadelphia, Pennsylvania 19131, by Certified Mail Restricted Delivery, Return Receipt Requested, as indicated by the postal service receipt attached hereto number P 147 085 209, and that said documents were returned by the U.S. Post Office marked "Unclaimed". The original documents and post office receipt are attached hereto to be filed in this proceeding.

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

Patty E. Ake
Notary Public

Tony Bruce
Tony Bruce, Attorney for Plaintiff

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

P 147 085 209

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to Mr. Walter Smith	
Street and No. 898 N. 46th St.	
P.O., State and ZIP Code Philadelphia, Pa. 19131	
Postage	$.39
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	1.25
Return Receipt Showing to whom and Date Delivered	.70
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$3.09
Postmark or Date	JAN 9 1986 USPO

PS Form 3800, Feb. 1982

★ U.S.G.P.O. 1984-446-014

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

RETURN RECEIPT
DATE
1ST NOTICE
2ND NOTICE
RETURN

CERTIFIED
P 147 085 209
MAIL

Detached from PS Form 3849-A Oct 1980

RETURNED TO SENDER
NO LONGER
UNCLAIMED

Mr. Walter Smith
898 N. 46th Street
Philadelphia, Pennsylvania 19131

Second Notice. No Reply
To First Notice Mailed

RESTRICTED
RETURNED TO SENDER
UNCLAIMED

JAN-9-86
MD
$ 3.09

BOOK 051 PAGE 111

BOOK 051 PAGE 112

Jackson Lee Cook	:	No. 85-CA000420 Civil Action
vs	:	In the Circuit Court for
Walter Smith, et al	:	Somerset County, Maryland

AFFIDAVIT OF SERVICE

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 12th day of February, 1986, before me, the subscriber,a Notary Public of the State and County aforesaid, personally appeared Tony Bruce, Attorney for Plaintiff, and made oath in due form of law that on January 9, 1986 a copy of the Complaint, Affidavit, Certificate of Sale and summons were mailed to the Defendant, Sarah Miles, 898 N. 46th Street, Philadelphia, Pennsylvania 19131, by Certified Mail Restricted Delivery, Return Receipt Requested, as indicated by the postal service receipt attached hereto number P 147 085 208, and that said documents were returned by the U.S. Post Office marked "Unclaimed".

The original documents and post office receipt are attached hereto to be filed in this proceeding.

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

Notary Public

Tony Bruce, Attorney for Plaintiff

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

P 147 085 208

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

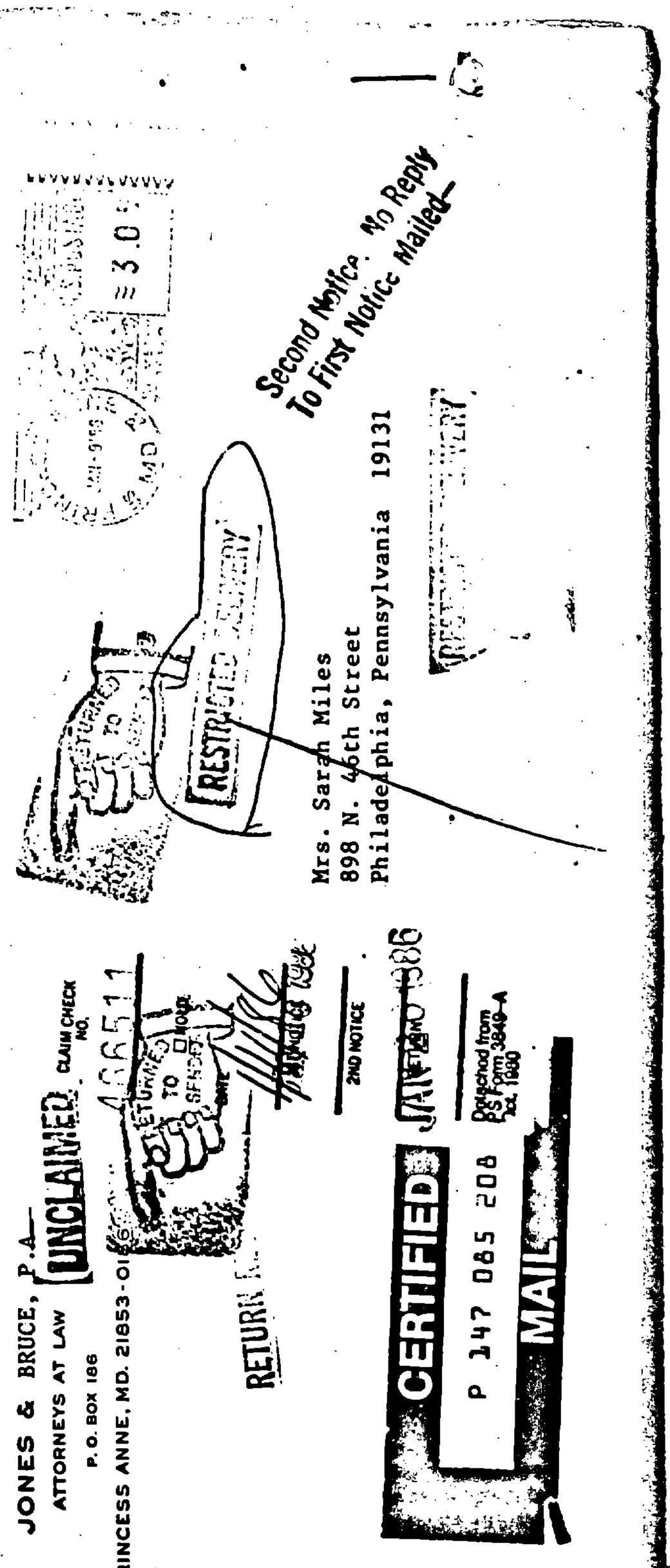
(See Reverse)

Sent to Mrs. Sarah Miles	
Street and No. 898 N. 46th St.	
P.O., State and ZIP Code Philadelphia, Pa. 19131	
Postage	$.39
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	1.25
Return Receipt Showing to whom and Date Delivered	.70
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	3.09
Postmark or Date	JAN 8 1986 USPO ANNE MD

PS Form 3800, Feb. 1982

* U.S.G.P.O. 1984-446-014

BOOK 051 PAGE 113



Jackson Lee Cook	:	No. 85-CA000420 Civil Action
vs	:	In the Circuit Court for
Walter Smith, et al	:	Somerset County, Maryland

TESTIMONY

BOOK 051 PAGE 114

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 10th day of April, 1986, 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 Plaintiff, 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 document previously filed in this proceeding and ask if you can identify it.

A. Yes. This document is a certificate of sale issued by me as County Treasurer, to Jackson Lee Cook as the purchaser at a certain tax sale held by me in my official capacity on December 18, 1984.

Q. Will you please identify the certificate more specificially?

A. Yes. I am now testifying in reference to a certificate of sale, dated December 18, 1984, signed by Philip Mahan, as Collector, notarized on December 18, 1984 by Peggy M. Atkins, Notary Public. The certificate relates to the property assessed to Walter Smith referred to in the complaint in paragraph 1.(a) and in paragraph 4.(a). The certificate cites a sale to Mr. Cook on December 18, 1984 in the sum of $3600.00 of which $124.27 was paid on the date of sale.

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

Q. Prior to the offering of this property for sale at public acution for delinquent taxes, did you or your deputies receive due notice of assessment of this property and tax bill 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 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 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 compliant, 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 $3,506.13 representing the total balance due on the bids or purchase price for this property. This figure represents the total difference between the amount bid and the amount paid on December 18, 1984.

Q. Does Mr. Cook owe anything further to your office on account of this property?

A. No. As to this property Mr. Cook 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, 1986.

Q. Do you in your official capacity know of any reason why the sale of this property 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 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 Plaintiff, 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 Plaintiff, Jackson Lee Cook, the purchaser of certain property at tax sale held by the County Treasurer on December 18, 1984. I was requested by Mr. Cook to make an examination of the public records of Somerset County pertaining to the ownership of the property mentioned in the complaint in paragraphs 1.(a) and 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 perosns 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 complaint in this proceeding together with an affidavit dated January 7, 1986 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 Notice herein as more fully appears by the printer's certificate heretofore filed in this proceeding and caused subpoena to be issued and served upon the property owenrs subject to process.

Q. Since the filing of the suit, the issuance of subpoenas and the publication of the Notice have there been any changes in the status of the property mentioned in the Complaint?

A. I can confirm the testimony of Mr.Philip R. Mahan, County Treasurer, filed in this proceeding. There has been no change in the property described in paragraphs 1.(a) and 4.(a) in the Complaint. As Mr. Mahan stated all costs, taxes and interest levied by his office against the property have been paid in full by Mr. Cook.

Q. Has any offer been made to you to redeem the property described in the complaint?

A. No person has made any offier 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'S QUESTION:

A. Nothing further.

Tony Bruce

Tony Bruce

There being no further witnesses to be examined and at the suggestion of the Attonrey for the Plaintiff, the papers are herewith returned by the Court, and I further certify this annexed bill of costs is correct and paid by the Plaintiff. This examination was conducted in compliance with the Maryland Rules of Procedure. In the judgment of the examiner, no further examination or corss-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 proceedings.

Bill of Costs

Examiner $25.00

Witness my hand and seal.

Logan C. Widdowson
Standing Examiner

BOOK 651 PAGE 117

38 416 S 11 AM

BOOK 051 PAGE 118

Jackson Lee Cook	:	No. 85-CA000420 Civil Action
vs	:	In the Circuit Court for
Walter Smith, et al	:	Somerset County, Maryland

MOTION FOR DEFAULT JUDGMENT AND FOR
LEAVE TO TAKE TESTIMONY AND JUDGMENT THEREON

To the Honorable the Judge of said Court:

The motion of Jackson Lee Cook, Plaintiff in the above entitled action, by Jones & Bruce, P.A., his attorneys, respectfully shows:

1. That as appears from the proceedings herein, all defendants subject to process have been duly subpoenaed and a Notice 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 Plaintiff desires to take testimony to support certain of the allegations in his complaint which may not be taken as a matter of course by this Honorable Court.

WHEREFORE, Plaintiff prays:

a. That the said 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 Plaintiff may be granted leave to take testimony before one of the Standing Examiners of this Court to substantiate the allegations on his complaint.

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

And as in duty bound, etc.

JONES & BRUCE, P.A.

By _____
Attorneys for Plaintiff

JUDGMENT

The aforegoing motion having been read and considered, it is thereupon this 15 day of April, 1986, by the Circuit Court for Somerset County, Maryland, sitting in Equity, ORDERED that the complaint in this cause be and the same is hereby granted by default 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 this proceeding, or in the right to redemption thereod, 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 Complaint.

_____
Judge

BOOK 051 PAGE 119

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

BOOK 051 PAGE 120

Jackson Lee Cook

Case Number 86-CA-00420 Civil Action

VS.

Walter Smith

and Sarah Miles

NOTICE OF DEFAULT ORDER

TO:

Name Walter Smith
Address 898 N. 46th Street
Philadelphia, Pennsylvania 19131
County

You are hereby notified that an Order of Default has been entered against you in the above entitled case on April 15, 1986.

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 April 15, 1986

J. Theodore Phoebus
CLERK

Copy ~~xxxxxx~~delivered to Attorney:
Tony Bruce, Esq.
Jones & Bruce
Princess Anne, MD 21853
651-2747

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

Jackson Lee Cook

VS.

Walter Smith

and Sarah Miles

Case Number 86-CA-00420 Civil Action

NOTICE OF DEFAULT ORDER

TO:

Name Sarah Miles
Address 898 N. 46th Street
Philadelphia, Pennsylvania 19131
County

You are hereby notified that an Order of Default has been entered against you in the above entitled case on April 15, 1986.

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 April 15, 1986

CLERK

Copy ~~mailed~~ delivered to Attorney:
Tony Bruce, Esq.
Jones & Bruce
Princess Anne, MD 21853
651-2747

BOOK 051 PAGE 121

BOOK 051 PAGE 122

Jackson Lee Cook	:	No. 85-CA000420 Cvil Action
vs	:	In the Circuit Court for
Walter Smith, et al	:	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 28th day of May, 1986, by the Circuit Court for Somerset County, Maryland, in equity, that as to the property hereinafter named and described in this judgment there is hereby vested in the Plaintiff, Jackson Lee Cook, an absolute and indefeasible title in fee simple in said property, free and clear of all alienations and descents of said proeprty occuring 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 easement's to which said property is subject and of which the Plaintiff 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 Jackson Lee Cook 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 Plaintiff'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

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 decree is served upon him and it is further

DECREED, that the Plaintiff, 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 property subject of this judgment is identified and described as follows:

All that wooded parcel containing 13.25 acres, northwest of Pocomoke, between Arden and Costen Station, bearing County Tax Map #42-7-133, Deed Reference Liber 201, folio 398; located in Dublin Election District and assessed to Walter Smith.

Lloyd L. Simpkins
Judge

BOOK 051 PAGE 123

BOOK 051 PAGE 124

May 28, 1986

I hereby acknowledge Receipt of a Certified copy of Decree filed in the case of Jackson Lee Cook vs. Walter Smith, et al same being Civil Action case No. 86-CA-00420 .

Philip R. Mahan

Philip R. Mahan, Treasurer

William S Palmer

William Palmer, Assesor

March 15, 1988
Exd.

13,228

85CA00270

MARYLAND NATIONAL BANK Plaintiff	*	NO. CIVIL CASE
v.	*	IN THE CIRCUIT COURT
JAMES DAVID FRANCIES, SR., AND SHIRLEY A. FRANCIES P.O. Box 228 Rt. 361 Fairmount, Maryland 21867 Defendants	*	FOR SOMERSET COUNTY STATE OF MARYLAND

* * * * * * * * * * * * * * *

INSTRUCTIONS TO CLERK

Mr. Clerk:

Kindly docket suit as above, enter the appearance of S. Mark Tilghman and Seidel and Baker, on behalf of the Plaintiff, Maryland National Bank, and accept for filing, Plaintiff's Petition For Foreclosure, with certified copy of the mortgage attached, the Statement of Mortgage Debt, Non Military Affadavit, and Draft Decree for Sale of Mortgage Premises.

Please present the attached Draft of Decree for Sale of Mortgage Premises to the Court.

SEIDEL AND BAKER

BY: S. Mark Tilghman

S. Mark Tilghman
Attorneys for Plaintiff
110 North Division Street
Salisbury, Maryland 21801

SEIDEL AND BAKER
ATTORNEYS AT LAW
SALISBURY, MD.
SMT:tn

BOOK 051 PAGE 125

BOOK 051 PAGE 126

13,228

MARYLAND NATIONAL BANK Plaintiff	*	NO. 15CA6070 CIVIL CASE
v.	*	IN THE CIRCUIT COURT
JAMES DAVID FRANCIES, SR., AND SHIRLEY A. FRANCIES P.O. Box 228 Rt. 361 Fairmount, Maryland 21867	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
Defendants	*	

* * * * * * * * * * * * * * *

PETITION FOR FORCLOSURE

To The Honorable, Judge of said Court:

The Petition of the Plaintiffs respectively represent

That on the 27th day of January, 1984, the Defendants executed and delivered to Maryland National Bank, a Mortgage upon certain real property in Somerset County, therein described, to secure the payment of the Mortgage debt of $11,055.30 and interest as therein mentioned, wherein said Mortgagors assented to the passage of a decree for the sale of said Mortgaged property, to take place at any time after any default in any covenant or condition of said Mortgage; all of which will appear from said Mortgage, marked "Petitioner's Exhibit No. 1" and filed herewith as part of this Petition.

And said Mortgage is now in default.

And your Petitioner prays that a decree may be passed for the sale of said property in accordance with the terms of said Mortgage.

SEIDEL AND BAKER

BY: S. Mark Tilghman

S. Mark Tilghman
110 North Division Street
Salisbury, Maryland 21801
Attorney for Maryland National Bank

SEIDEL AND BAKER
ATTORNEYS AT LAW
SALISBURY, MD.
SMT/bt

FILED
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13,228

MARYLAND NATIONAL BANK
Plaintiff

v.

JAMES DAVID FRANCIES, SR., AND
SHIRLEY A. FRANCIES
P. O. Box 228
Rt. 361
Fairmount, Maryland 21867
Defendants

NO. 5SC Hco 275 CIVIL CASE

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

STATEMENT OF MORTGAGE DEBT

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY that before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Maureen A. McLaughlin, Consumer Credit Officer for Maryland National Bank, and made oath in due form of law that the principal balance owing on the Mortgage from James David Francies, Sr., and Shirley A. Francies, his wife, to Maryland National Bank, filed for foreclosure in the above entitled case, originally in the amount of Eleven Thousand Fifty-Five Dollars and Thirty Cents ($11,055.30), is Eleven Thousand Fifty-Five Dollars and Thirty Cents ($11,055.30), plus interest through and including May 28, 1985, in the amount of One Thousand Two Hundred and Nineteen Dollars and Thirty-Three Cents ($1,219.33), with a per diem thereafter of Four Dollars and Twenty-Four Cents ($4.24), said Mortgage being dated January 27, 1984, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 342, Folio 280.

Maureen A. McLaughlin
Consumer Credit Officer
Maryland National Bank

Subscribed and sworn to before me, this 6th day of June 1985.

Carol Huckaye
Notary Public
My Commission Expires: 7/1/86

SEIDEL AND BAKER
ATTORNEYS AT LAW
SALISBURY, MD.
SMT/bt

BOOK 051 PAGE 127

BOOK 051 PAGE 128

13,228

MARYLAND NATIONAL BANK
Plaintiff

v.

JAMES DAVID FRANCIES, SR., AND
SHIRLEY A. FRANCIES
P.O. Box 228
Rt. 361
Fairmount, Maryland 21867
Defendants

NO. 85CA00270 CIVIL CASE

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

NON-MILITARY AFFIDAVIT

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY that, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Maureen A. McLaughlin, Consumer Credit Officer for Maryland National Bank, and made oath in due form of law that she knows of the Defendants herein, and that to the best of her information, knowledge and belief:

1. Said Defendants are not in the Military Service of the United States.

2. Said Defendants are not in the Military Service of any nation allied with the United States.

3. Said Defendants have not been ordered to report for induction under the Selective Training and Service Act of 1940, as amended.

4. Said Defendants are not members of the Enlisted Reserve Corps who have been ordered to report for Military Service.

Maureen A. McLaughlin
Consumer Credit Officer
Maryland National Bank

Subscribed and sworn to before me this 6th day of June, 1985.

Notary Public
My Commission Expires: 7/1/86

SEIDEL AND BAKER
ATTORNEYS AT LAW
SALISBURY, MD.
SMT/bt

13,228

MARYLAND NATIONAL BANK Plaintiff	▪	NO. 85CA00270 CIVIL CASE
v.	▪	IN THE CIRCUIT COURT
JAMES DAVID FRANCIES, SR., AND SHIRLEY A. FRANCIES P.O. Box 228 Rt. 361 Fairmount, Maryland 21867 Defendants	▪	FOR SOMERSET COUNTY STATE OF MARYLAND

▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪ ▪

DECREE FOR SALE OF MORTGAGE PREMISES

The Petition and Exhibit in the above cause having been submitted, the proceedings therein were by the Court read and considered:

IT, IS, THEREUPON, this 17th day of JUNE, in the year Nineteen Hundred Eighty-Five (1985), by the Circuit Court for Somerset County, ADJUDGED, ORDERED, AND DECREED, that the Mortgaged property in the proceedings mentioned be sold, at/or after any one of the periods limited in the Mortgage filed for the forfeiture of said Mortgage; that S. Mark Tilghman be and he is hereby appointed Trustee to make said sale, and that the course and manner of the proceedings shall be as follows:

He shall file with the Clerk of 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 Twelve Thousand Dollars ($12,000.00), conditioned for the faithful performance of the trust reposed in him by this Decree, or to be reposed in him in the future by any Decree or Order in the premises:

He shall then proceed to make the said sale, having given notice by advertisement, inserted in such daily newspaper or newspapers published in Somerset County, at least once in each week for three successive weeks, the first such publication to be not less than 15 days prior to the sale and the last such publication to be not more than one week prior to sale, [Md. Rule W 74-2 (i)] of the time, place, manner and terms of sale, which shall be cash, deposit of Two Thousand Dollars

SEIDEL AND BAKER
ATTORNEYS AT LAW
SALISBURY, MD.
SMT/bt

($2,000.00) at time of sale, balance in cash upon final ratification of sale by the Court, the credit payment to bear interest from the day of sale; and as soon as may be convenient after such sale or sales, the said Trustee shall return to this Court a full and particular account of the proceedings relative to the sale; with an Affidavit affixed of the truth thereof, and of the fairness of said sale; and on obtaining the Court's ratification of the sale, and on payment of the whole purchase money (and not before), 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 successors, representatives, or assigns, the property and estate to him, her, or them sold free, clear and discharged from all claims of the parties hereto, Petitioner and Mortgager and those claiming by, from or under them, or either of them. And the said Trustee shall make distribution of the money arising from said sale under the direction of this Court, after deducting the cost of this suit, and such commission 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. Griffith
Judge

SEIDEL AND BAKER
ATTORNEYS AT LAW
SALISBURY, MD.

Bond No. 148G661-3

The Travelers Indemnity Company

Hartford, Connecticut

(A STOCK COMPANY)

KNOW ALL MEN BY THESE PRESENTS, that we S. Mark Tilghman

and THE TRAVELERS INDEMNITY COMPANY, a body corporate of the State of Connecticut, 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 and no/100 ($16,000.00) * * * 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, administrators, successors and assigns, jointly and severally, firmly by these presents - sealed with our seals and dated this 20th day of June in the year of our Lord one thousand nine hundred and eighty-five

WHEREAS, the above bounden S. Mark Tilghman

by virtue of a decree of the Honorable the Judge of Circuit Court for Somerset County, MD. has been appointed Assignees for foreclosure and collection - Case No 85CV00270

mentioned in the proceedings in the case of a certain mortgage to Maryland National Bank

vs. James D. Francies, Sr. & Shirley A. Francies

now pending in said Court

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bounden S. Mark Tilghman 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 obligations to be void; otherwise to be and remain in full force and virtue in law.

Signed, Sealed and Delivered

in the presence of

S. Mark Tilghman (SEAL)

(SEAL)

(SEAL)

THE TRAVELERS INDEMNITY COMPANY,

By Jeanne Dery O'Brien
Attorney-in-Fact

Trustee-Receiver-
Maryland

S-1182

THE WITHIN BOND APPROVED.

Bond Book 11 Page 567

BOOK 051 PAGE 131

The Travelers Indemnity Company

Hartford, Connecticut

POWER OF ATTORNEY

BOOK 051 PAGE 132

KNOW ALL MEN BY THESE PRESENTS:

That THE TRAVELERS INDEMNITY COMPANY, a corporation of the State of Connecticut, does hereby make, constitute and appoint

Samuel W. Seidel, W. N. Jackson, Jr., Cameron S. Jackson, Jeanne Dery O'Brien, all of Salisbury, Maryland, EACH

Bond Book 11 Page 568

its true and lawful Attorney(s)-in-Fact, with full power and authority, for and on behalf of the Company as surety, to execute and deliver and affix the seal of the Company thereto, if a seal is required, bonds, undertakings, recognizances, consents of surety or other written obligations in the nature thereof, as follows:

Any and all bonds, undertakings, recognizances, consents of surety or other written obligations in the nature thereof not exceeding in amount Two Hundred and Fifty Thousand Dollars ($250,000) in any single instance

and to bind THE TRAVELERS INDEMNITY COMPANY thereby, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

This appointment is made under and by authority of the following by-laws of the Company which by-laws are now in full force and effect:

ARTICLE IV, SECTION 13. The Chairman of the Board, the President, the Chairman of the Finance Committee, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Corporate Secretary or any Department Secretary may appoint attorneys-in-fact or agents with power and authority, as defined or limited in their respective powers of attorney, for and on behalf of the Company to execute and deliver, and affix the seal of the Company thereto, bonds, undertakings, recognizances, consents of surety or other written obligations in the nature thereof and any of said officers may remove any such attorney-in-fact or agent and revoke the power and authority given to him.

ARTICLE IV, SECTION 15. Any bond, undertaking, recognizance, consent of surety or written obligation in the nature thereof shall be valid and binding upon the Company when signed by the Chairman of the Board, the President, the Chairman of the Finance Committee, any Executive Vice President, any Senior Vice President, any Vice President or any Second Vice President and duly attested and sealed, if a seal is required, by the Corporate Secretary or any Department Secretary or any Assistant Corporate Secretary or any Assistant Department Secretary, or shall be valid and binding upon the Company when duly executed and sealed, if a seal is required, by a duly authorized attorney-in-fact or agent, pursuant to and within the limits of the authority granted by his or her power of attorney.

This power of attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Directors of THE TRAVELERS INDEMNITY COMPANY at a meeting duly called and held on the 30th day of November, 1959:

VOTED: That the signature of any officer authorized by the By-Laws and the Company seal may be affixed by facsimile to any power of attorney or special power of attorney or certification of either given for the execution of any bond, undertaking, recognizance or other written obligation in the nature thereof; such signature and seal, when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

This power of attorney revokes that dated April 11, 1973 on behalf of Samuel W. Seidel, W. N. Jackson, Jr.

IN WITNESS WHEREOF, THE TRAVELERS INDEMNITY COMPANY has caused these presents to be signed by its proper officer and its corporate seal to be hereunto affixed this 3rd day of June, 1977.

THE TRAVELERS INDEMNITY COMPANY

By D. J. Nash

Secretary, Surety

State of Connecticut, County of Hartford—ss:

On this 3rd day of June in the year 1977 before me personally came D. J. Nash to me known, who, being by me duly sworn, did depose and say: that he resides in the State of Connecticut; that he is Secretary (Surety) of THE TRAVELERS INDEMNITY COMPANY, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of his office under the by-laws of said corporation, and that he signed his name thereto by like authority.

Ruth H. Somerville

Notary Public

My commission expires April 1, 1979

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JUN 27 9 30 AM '85

RECORDED IN LIBER 46 FOLIO 132 THEODORE FIELDS CLK. CT. DEPUTY BY

S-1869 REV. 4-77 PRINTED IN U.S.A.

(Over)

CERTIFICATION

I, Paul D. Tubach, Assistant Secretary (Surety) of THE TRAVELERS INDEMNITY COMPANY, certify that the foregoing power of attorney, the above quoted Sections 13. and 15. of Article IV of the By-Laws and the Resolution of the Board of Directors of November 30, 1959 have not been abridged or revoked and are now in full force and effect.

Signed and Sealed at Hartford, Connecticut, this 20th day of June 19 85 .

THE TRAVELERS INDEMNITY COMPANY SEAL

Paul D. Tubach

Assistant Secretary, Surety

S-1869 (BACK)

BOND BOOK 11 PAGE 569

BOOK 051 PAGE 133

BOOK 051 PAGE 134

13,228

MARYLAND NATIONAL BANK Plaintiff	*	NO. 85CA00270 CIVIL CASE
v.	*	IN THE CIRCUIT COURT
JAMES DAVID FRANCIES, SR., AND SHIRLEY A. FRANCIES P.O. Box 228 Rt. 361 Fairmount, Maryland 21867 Defendants	*	FOR SOMERSET COUNTY STATE OF MARYLAND

PETITION FOR ORDER TO HAVE PROPERTY OPEN FOR INSPECTION ON DATE OF SALE

To the Honorable, Judge of said Court:

The Petition of the Plaintiff respectfully represents

That on June 17, 1985, this Court signed a Decree for Sale of Mortgage Premises, appointing the undersigned as Trustee to make said sale.

That, according to the terms of the mortgage and Maryland Real Property Article Section 14-109, the Defendants are not entitled to possession of the property which is the subject of this proceeding.

That on July 15, 1985, the undersigned notified the Defendants, as required by the Maryland Rules of Procedure, that a sale of the subject property would take place on Wednesday, August 7, 1985, at 2:00 P.M. The Notice informed the Defendants that the sale would take place on the premises and requested that the property, including the interior, be available for inspection by prospective bidders on the day of the sale.

That the Defendants are still in possession of the subject premises and have not provided the undersigned with a key so that the subject premises may be open for inspection on the day of sale, and have not provided their assurances that the property would be open for inspection.

And your Petitioner prays that the Defendants be ordered to provide the undersigned with a [illegible] to have the interior of the subject premises open for inspection by prospective buyers on the date of sale.

SEIDEL AND BAKER
ATTORNEYS AT LAW
SALISBURY, MD.
SMT/bt

SEIDEL AND BAKER

BY: _____
S. Mark Tilghman, Esquire
110 N. Division Street
Salisbury, Maryland 21801

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY, that S. Mark Tilghman appeared before me, a Notary Public for the State and County aforesaid, and he did make oath in due form of law that the aforegoing facts are true to the best of his knowledge, information and belief.

REBECCA D. TUMLIN NOTARY PUBLIC WICOMICO CO. MD.

Rebecca D. Tumlin
Notary Public
My Commission Expires: 7/1/86

BOOK 051 PAGE 135

SEIDEL AND BAKER
ATTORNEYS AT LAW
SALISBURY, MD.

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13,228

MARYLAND NATIONAL BANK Plaintiff	:	NO. 85CA00270 CIVIL CASE
v.	:	IN THE CIRCUIT COURT
JAMES DAVID FRANCIES, SR., AND SHIRLEY A. FRANCIES P.O. Box 228 Rt. 361 Fairmount, Maryland 21867	:	FOR SOMERSET COUNTY
	:	STATE OF MARYLAND
Defendants	:	

BOOK 051 PAGE 136

ORDER

It is this 31st day of July, in the year Nineteen Hundred Eighty-Five (1985), by the Circuit Court for Somerset County, ORDERED that the Defendants, James David Francies, Sr., and Shirley A. Francies provide the Trustee, S. Mark Tilghman, with keys to the subject property prior to the date of the sale or otherwise provide that the subject property will be open for inspection by prospective buyers on August 7, 1985, the day of sale.

Lloyd L. Simpkins
JUDGE

TRUE COPY, TEST:
L.D. Phoebus Clerk

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2d day of August, 1985, an exact copy of the aforegoing was mailed by first class, United States mail, postage prepaid, to Mr. James D. Francies, Sr. and Mrs. Shirley A. Francies, Route 361, P.O. Box 228, Fairmount, Maryland 21867.

S. Mark Tilghman

FILED

AUG 5 8 58 AM '85

SEIDEL AND BAKER
ATTORNEYS AT LAW
SALISBURY, MD

SMT/bt

13,228

MARYLAND NATIONAL BANK	*	NO. 85CA00270 CIVIL
Plaintiff	*	IN THE CIRCUIT COURT
JAMES DAVID FRANCIES, SR.	*	FOR
AND SHIRLEY A. FRANCIES	*	SOMERSET COUNTY
Defendants	*	STATE OF MARYLAND

* * * * * * * * * * * * * *

COSTS INCURRED BY TRUSTEE IN SALE OF PROPERTY

1. Trustee's Bond (Sam Seidel Agency, Inc.)	$80.00
2. Publication in Somerset Herald	148.50
3. Additional Publication in the Daily Times	128.76
4. Autioneer's Fee (Peter E. Richardson)	125.00
TOTAL	$482.26

SEIDEL AND BAKER

BY: S. Mark Tilghman

S. Mark Tilghman
110 N. Division Street
Salisbury, Maryland 21801

BOOK 051 PAGE 137

FILED

SEP 5 9 14 AM '85

SEIDEL AND BAKER
ATTORNEYS AT LAW
SALISBURY, MD.

SMT/bt

BOOK 051 PAGE 138

PURCHASERS' AFFIDAVIT

IN THE MATTER OF: Forclosure of Property belonging to James D. Francies and Shirley A. Francies, Fairmount, Maryland, No. 85CA00270 in the Circuit Court for Somerset County

STATE OF MARYLAND, COUNTY OF WICOMICO:

I HEREBY CERTIFY, that on this 7th day of August, 1985, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Wicomico, personally appeared Maureen McLaughlin, purchaser at the Trustee's Sale in this cause and made oath in due form of law that she is the purchaser and purchased same as ~~principal~~/agent for Maryland National Bank, and that she has not directly or indirectly discouraged anyone from bidding for the said real estate mentioned in the Report of Sale.

Maureen A. McLaughlin (SEAL)
PURCHASER

Carol Hullegan
NOTARY PUBLIC
My Commission Expires: 7/1/86

AUCTIONEER'S AFFIDAVIT

IN THE MATTER OF: Forclosure of Property belonging to James D. Francies and Shirley A. Francies, Fairmount, Maryland, No. 85CA00270 in the Circuit Court for Somerset County

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I, the undersigned, do hereby certify that the annexed bill or statement of the fees and sums due us, set forth in detail, all and singular of the fees and sums due us, and that I have not paid or will not pay, directly or indirectly, anything of value to anyone for aiding or employing me to make the sale for which the annexed bill or statement was rendered, and that no payment has been made by me, or will be made by me in connection with such sale, except those set forth in detail in my said bill or statement.

PETE RICHARDSON AUCTION SALES

BY: Pete E Richardson
Pete Richardson

Subscribed and sworn to before me, a Notary Public in and for the State and County aforesaid, by Pete Richardson, this 7th day of August, 1985.

EMORY H. ADKINS NOTARY PUBLIC WICOMICO CO., MD.

Emory H. Adkins
NOTARY PUBLIC
My Commission Expires: 7/1/86

BOOK 051 PAGE 139

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

August 7, 1985

BOOK 051 PAGE 140

Seidel and Baker
Attorneys at law
110 N. Division St.
Salisbury, Md. 21801

To

Peter E. Richardson
P. O. Box 51
Willards, Md. 21801

Auctioneer's fee
Foreclosure Sale -James D. & Shirley A. Francies,
Fairmount, Md. on August 7, 1985 ---------- $125.00

SEIDEL AND BAKER
ATTORNEYS AT LAW
110 NORTH DIVISION ST.
SALISBURY, MARYLAND 21801
(301) 742-8176

SHELDON B. SEIDEL
EDGAR A. BAKER, JR.

KAREN L. ELLMORE
SUSAN SEIDEL TILGHMAN
S. MARK TILGHMAN

July 15, 1985

Mr. James D. Francies, Sr. & Mrs. Shirley A. Francies
Route 361
P.O. Box 228
Fairmount, Maryland 21867

Re: August 7, 1985, Foreclosure Sale of Property belonging to James D. Francies and Shirley A. Francies, No. 85CA00270, Civil Case in the Circuit Court for Somerset County, Maryland

Dear Mr. & Mrs. Francies:

As required by the Maryland Rules of Procedure, we are hereby notifying you, on behalf of Maryland National Bank, that the Foreclosure Sale of the above captioned property will take place on Wednesday, August 7, 1985, at 2:00 p.m. The sale will be by public auction and will take place on the premises. A deposit of Two Thousand Dollars ($2,000.00), payable in cash or by certified check, will be required from the purchaser.

Enclosed is a copy of an advertisement appearing in the Somerset Herald, a newspaper published in and for Somerset County, setting forth the particulars of the sale.

It is in your best interest to have your property sold at the highest possible price. We recommend that the property, including the interior, be available for inspection by prospective bidders on the day of the sale, and that it be displayed in the best possible condition.

A copy of this letter is also being sent to you by regular mail.

Sincerely yours,

S. Mark Tilghman

SMT/bt
Enclosures

cc.: Ms. Maureen McLaughlin

BOOK 051 PAGE 141

SENT BY CERTIFIED MAIL - RETURN RECEIPT REQUESTED

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 ..... .70
   - ☐ 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 $ .70

3. ARTICLE ADDRESSED TO:
   James & Shirley Francies
   Rt. 361 Box 228
   Fairmount, MD 21867

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

(Always obtain signature of addressee or agent)

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

5. DATE OF DELIVERY: 7-17-85

6. ADDRESSE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

POSTMARK (only if requested)

FAIRMOUNT, MD JUL 17

7a. EMPLOYEE'S INITIALS

* GPO: 1982-370-865

BOOK 051 PAGE 142

13,228

MARYLAND NATIONAL BANK	*	NO. 85CA00270 CIVIL
Plaintiff	*	IN THE CIRCUIT COURT
JAMES DAVID FRANCIES, SR.	*	FOR
AND SHIRLEY A. FRANCIES	*	SOMERSET COUNTY
Defendants	*	STATE OF MARYLAND

* * * * * * * * * * * * * * *

AFFIDAVIT

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I, S. Mark Tilghman, being duly sworn, depose and say that I am a member of the Bar of the State of Maryland, admitted to practice before the Circuit Court of Somerset County, and that I am the Trustee in this cause authorized to make sale of the mortgaged property herein;

That a public sale of the mortgaged property in this case was conducted on August 7, 1985, and that I mailed a notice to the Defendants, James David Francies, Sr., and Shirley A. Francies, husband and wife, on July 15, 1985, twenty-three (23) days prior to said sale, by certified mail to Route 361, P.O. Box 228, Fairmount, Maryland 21867, Defendants' last known address, with a photocopy of the draft advertisement of sale (giving the time, place and date of sale) as it appeared in the Somerset Herald, all in compliance with Maryland Real Property Article 7-105(b) (2), as amended by Chapter 656 and effective July 1, 1985;

That attached hereto and prayed to be taken as part hereof is a copy of said letter, a copy of the advertisement of sale enclosed with said letter and a signed certified mailing receipt. Also attached is a true and complete list of all costs incurred by the Trustee in making the sale.

SEIDEL AND BAKER
ATTORNEYS AT LAW
SALISBURY, MD.
SMT/bt

SEIDEL AND BAKER

BY: S. Mark Tilghman

S. Mark Tilghman
110 North Division Street
Salisbury, Maryland 21801
(301) 742-8176

SUBSCRIBED AND SWORN to before me, this 4th day of ~~August~~ September, 1985.

REBECCA D. TUMLIN NOTARY PUBLIC WICOMICO CO., MD.

Rebecca D. Tumlin
Notary Public
My Commission Expires: 7/1/86

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SEIDEL AND BAKER
ATTORNEYS AT LAW
SALISBURY, MD.

BOOK 051 PAGE 144

13,228

MARYLAND NATIONAL BANK	*	NO. 85CA00270 CIVIL
Plaintiff	*	IN THE CIRCUIT COURT
JAMES DAVID FRANCIES, SR.	*	FOR
AND SHIRLEY A. FRANCIES	*	SOMERSET COUNTY
Defendants	*	STATE OF MARYLAND

* * * * * * * * * * * * * *

REPORT OF SALE

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Report of Sale of S. Mark Tilghman, Trustee, appointed by the Decree in the above entitled cause, to make sale of fee simple property known as Route 361, Box 228, Fairmount, Maryland 21867, 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 said Decree, which was duly approved, and having given notice of the time, place, manner and terms of sale, by advertisements inserted in the Somerset Herald newspaper published in Somerset County for three (3) successive weeks preceding the day of the sale, said Trustee did pursuant to said notice on Wednesday, the 7th day of August, 1985, at 2:00 o'clock P.M. attend on the premises and then there sold unto Maureen A. McLaughlin, agent for Maryland National Bank, the property known as Route 361, Box 228, Fairmount, Maryland 21867, and more particularly described in the advertisement annexed hereto at and for the sum of Seven Thousand Dollars ($7,000.00), said purchaser being the highest bidder therefor in accordance with the terms and conditions of the advertisement annexed hereto. Attached hereto are the Affidavits of the Trustee, Purchaser and the Autioneer who conducted the sale.

SEIDEL AND BAKER
ATTORNEYS AT LAW
SALISBURY, MD.

SMT/bt

SEIDEL AND BAKER

BY: S. Mark Tilghman

S. Mark Tilghman
110 N. Divison Street
Salisbury, Maryland 21801
(301) 742-8176

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY, that on this 4th day of September, 1985, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared S. Mark Tilghman, 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.

REBECCA D. TUMLIN NOTARY PUBLIC WICOMICO CO. MD.

Rebecca D Tumlin
Notary Public
My Commission Expires: 7/1/86

BOOK 051 PAGE 145

SEIDEL AND BAKER
ATTORNEYS AT LAW
SALISBURY, MD.

BOOK 051 PAGE 146

13,228

MARYLAND NATIONAL BANK * NO. 85CA00270 CIVIL

Plaintiff * IN THE CIRCUIT COURT

JAMES DAVID FRANCIES, SR. * FOR

AND SHIRLEY A. FRANCIES * SOMERSET COUNTY

Defendants * STATE OF MARYLAND

* * * * * * * * * * * * * * *

NOTICE

ORDERED, this 5th day of Sept., 1985, by the Circuit Court for Somerset County that the sale made by S. Mark Tilghman, Trustee, reported in the above entitled cause, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of October, 1985; provided a copy of this Order be inserted in some newspaper published in said Somerset County for three (3) successive weeks before the said 30th day of September, 1985.

The Report states the amount of the sale to be Seven Thousand Dollars ($7,000.00).

Lloyd L. Simpkins
JUDGE

SEIDEL AND BAKER
ATTORNEYS AT LAW
SALISBURY, MD.

SMT/bt

FILED
SEP 5 1 03 PM '85

Somerset Herald
MARYLANDER & HERALD

P.O. Box ~~328~~ 310 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 9/11, 1985, and ending 9/25, 1985 inclusive, in the said Marylander and Herald aforementioned.

Attest: Lois Taylor - Somerset Herald
Publisher.

Printer's Fee: $24.75 per insertion
($74.25) - Total

Somerset Herald
MARYLANDER & HERALD

P.O. Box ~~328~~ 310 Princess Anne, MD 21853

CERTIFICATE OF PUBLICATION

BOOK 051 PAGE 147

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 7-17, 1985, and ending 7-24 7-31, 1985 inclusive, in the said Marylander and Herald aforementioned.

Attest: Lois Taylor - Somerset Herald
20 AM 11 C C Publisher.

Printer's Fee: $49.50 per insertion.
($148.50 for 3 weeks)
S. Mark Tilghman - Trustee

IN THE CIRCUIT COURT
FOR SOMERSET COUNTY

State of Maryland

NO. 85CA00270

MARYLAND NATIONAL BANK
Plaintiff
JAMES DAVID FRANCIES, SR.
AND SHIRLEY A. FRANCIES
Defendants

NOTICE

ORDERED, this 5th day of September, 1985, by the Circuit Court for Somerset County that the sale made by S. Mark Tilghman, Trustee, reported in the above entitled cause, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 5th day of October, 1985; provided a copy of this Order be inserted in some newspaper published in said Somerset County, for three [3] successive weeks before the said 30th day of September, 1985.

The Report states the amount of the sale to be Seven Thousand Dollars [$7,000.00].

True Copy, Test:
L. Theodore Phoebus
Clerk

Lloyd L. Simpkins
JUDGE

SEIDEL & BAKER
Attorneys
110 North Division Street
Salisbury, Maryland 21801
[301] 742-8176

TRUSTEE'S SALE
VALUABLE FEE SIMPLE
2-STORY DETACHED
FRAME RESIDENCE
ROUTE 361
FAIRMOUNT, MARYLAND

By virtue of a decree of the Circuit Court for Somerset County, No. 85CA00270 Civil, the undersigned trustee will sell at public auction, on the premises in Fairmount, on

WEDNESDAY, AUGUST 7, 1985
AT 2:00 P.M.

ALL that lot or parcel of land situate in Fairmount Election District, Somerset County, Maryland, on the South side of but not adjacent to the county road leading from Fairmount to Rumbley, bounded on the East by the county road leading from the first mentioned road to Lower Hill, bounded on the South by lands owned or formerly owned by William Washington, bounded on the West by lands owned or formerly owned by Thomas F. Ford, and bounded on the North by the post office property owned or formerly owned by Jennie Revell, containing three-quarters of an acre, more or less, and being in all respects the same land conveyed unto James D. Francies and Shirley A. Francies, husband and wife, by Deed from Russell C. Dashiell, Jr., attorney and assignee, and Jackson Lee Cook, dated June 29, 1982, and recorded among the Land Records of Somerset County, Maryland in Liber LT.P. No. 333, Folio 358.

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

Improved by a 2 story detached frame residence containing living room, dining area, kitchen, den, foyer, 3 bedrooms and 1 bath. In fee simple.

Terms of Sale: A deposit of $2,000.00, cash or certified check, will be required of the purchaser at the time and place of sale. Balance in cash upon final ratification of the sale by the Circuit Court for Somerset County, interest to be charged on unpaid purchase money, at the rate of the mortgage, from date of sale to date of settlement. Taxes and assessments to be adjusted to day of sale. All other public charges and assessments payable on an annual basis, 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 to be paid by the purchaser.

S. MARK TILGHMAN
TRUSTEE

80-7/17-3tSH

13,228

BOOK 051 PAGE 148

MARYLAND NATIONAL BANK * NO. 85CA00270 CIVIL

Plaintiff * IN THE CIRCUIT COURT

vs. * FOR

JAMES DAVIS FRANCIES, SR. * SOMERSET COUNTY

AND SHIRLEY A. FRANCIES * STATE OF MARYLAND

Defendants *

* * * * * * * * * * * * * * * * * *

FINAL ORDER OF RATIFICATION

ORDERED, this 29th day of Oct., 1985, by the Circuit Court for Somerset County, and by the authority thereof, that the sale made by S. Mark Tilghman, Trustee, and recorded in the above entitled cause, be and the same is hereby ratified and confirmed; no cause to the contrary thereof having been shown, although notice appears to have been given as required by the preceding Order.

Lloyd L. Griffin
JUDGE

SMT/te

SEIDEL AND BAKER
ATTORNEYS AT LAW
SALISBURY, MD.

FILED

Oct 29 1 28 PM '85

RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY, MD.

MARYLAND NATIONAL BANK Plaintiff	*	NO. 85CA00270 CIVIL
vs.	*	IN THE CIRCUIT COURT
JAMES DAVID FRANCIES, SR. and SHIRLEY A. FRANCIES Defendants	*	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		$ 7,000.00
Interest		2,123.34
		$ 9,123.34
Fees, Costs, Expenses, etc.:		
I. Theodore Phoebus, Court costs	$ 200.00	
Sam Seidel Agency, Bond	160.00	
Somerset Herald, Advertising	148.50	
Somerset Herald, Order Nisi	74.25	
The Daily and Sunday Times	128.76	
Pete Richardson, Auctioneer	125.00	
Logan C. Widdowson, Auditor	65.00	
Trustee's Commission	500.00	
Somerset County Sanitary District	334.54	
Philip Mahan, Treasurer	285.93	
Total Fees, Costs, Expenses, etc.	$2,021.98	
Balance to be Distributed		$ 7,101.36
Mortgage Debt as of August 22, 1986		$ 6,548.72
Balance		$ 552.64

ALL EXCEPTIONS to said report must be filed within ten 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:

S. Mark Tilghman, Esquire
Seidel and Baker
110 North Division Street
Salisbury, MD 21801

Mr. James Francies, Sr.
P. O. Box 228
Rt. 361
Upper Fairmount, MD 21867

Mrs. Shirley Francies
P. O. Box 228
Rt. 361
Upper Fairmount, MD 21867

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 NORTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3600

BOOK 651 PAGE 149

BOOK 051 PAGE 150

Logan C. Widdowson, Auditor

Filing Date: December 3, 1986

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 NORTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3800

LCW/gjb
12/3/86
86 # 203

FILED
DEC 3 4 07 PM '86

No. 85CA00220 Civil Action ~~Chancery~~ Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 3RD *day of* December, 19 86 *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* 15th *day of* December, 19 86.

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 _____ day of _____, 19_____ that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

_____
CLERK

BOOK 051 PAGE 152

MARYLAND NATIONAL BANK Plaintiff	*	IN THE CIRCUIT COURT
vs.	*	FOR SOMERSET COUNTY
JAMES DAVID FRANCIES, SR. and SHIRLEY A. FRANCIES Defendants	*	STATE OF MARYLAND
	*	NO. 85CA00270 CIVIL

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, states the following Account:

Amount of Sale		$ 7,000.00
Interest		2,123.34
		$ 9,123.34
Fees, Costs, Expenses, etc.:		
I. Theodore Phoebus, Court costs	$ 200.00	
Sam Seidel Agency, Bond	160.00	
Somerset Herald, Advertising	148.50	
Somerset Herald, Order Nisi	74.25	
The Daily and Sunday Times	128.76	
Pete Richardson, Auctioneer	125.00	
Logan C. Widdowson, Auditor	65.00	
Trustee's Commission	500.00	
Somerset County Sanitary District	334.54	
Philip Mahan, Treasurer	285.93	
Total Fees, Costs, Expenses, etc.	$2,021.98	
Balance to be Distributed		$ 7,101.36
Mortgage Debt per statement of 11/21/86		
Principal	$11,055.30	
Interest to 11/21/86	3,342.67	
Interest to 12/15/86	101.76	
Total Mortgage Debt		$14,499.73
Deficit		$ 7,398.37

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

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 NORTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3800

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:

S. Mark Tilghman, Esquire
Seidel and Baker
110 North Division Street
Salisbury, MD 21801

Mr. James Francies, Sr.
P. O. Box 228
Rt. 361
Upper Fairmount, MD 21867

Mrs. Shirley Francies
P. O. Box 228
Rt. 361
Upper Fairmount, MD 21867

Logan C. Widdowson, Auditor

Filing Date: December 5, 1986

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 NORTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3800

LCW/gjb
12/5/86
86 # 206

BOOK 051 PAGE 153

BOOK 051 PAGE 154

No. 85CA00220 Civil Action ~~Summary~~ Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 5th day of December, 19 86 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 15th day of December, 19 86.

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 16th day of December, 1986 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

I Theodore Phoebus
CLERK

March 15, 1988
exd.

FREDERIC E. WIERMAN AND JAMES P. BAILEY, Trustees named in a Deed of Trust

FROM

SOMERSET FARMERS SERVICE, INC.
Princess Anne
Maryland 21853

: NO. 8LCA005564 CIVIL

: IN THE CIRCUIT COURT FOR

: SOMERSET COUNTY

: STATE OF MARYLAND

* * * * * * * * * * *

MR. CLERK:

Pleaes docket case as above and file for foreclosure original Deed of Trust from Somerset Farmers Service, Inc., datd June 6, 1980, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 327, Folio 264.

Please enter the appearance of the undersigned as Solicitors for the Trustees, our address being Colonial Building, Salisbury, Maryland.

HEARNE & BAILEY, P.A.

BY John E. Wierman
Solicitors for Trustees

FILED

88 JUL 7 A 13 49

BOOK 051 PAGE 155

BOOK 051 PAGE 156

FREDERIC E. WIERMAN AND JAMES P. BAILEY, Trustees named in a Deed of Trust	:	NO. 86CA00564 CIVIL
	:	IN THE CIRCUIT COURT FOR
FROM	:	SOMERSET COUNTY
SOMERSET FARMERS SERVICE, INC. Princess Anne Maryland 21853	:	STATE OF MARYLAND
	:	

* * * * * * * * * * *

STATEMENT OF DEED OF TRUST DEBT

TO: SOUTHERN STATES COOPERATIVE, INC.

Principal Balance as of 3/21/86, as per original note and judgment filed in 86CA00485 Civil Case for Somerset County	$341,187.58
Less: Net Paid on account since 3/21/86	138,603.97
TOTAL DUE:	$202,583.61

STATE OF MARYLAND, WICOMICO COUNTY, to-wit:

I HEREBY CERTIFY, That on this 2nd day of July, A.D., 1986, before me, the subscriber, a Notary Public of the State of Maryland, in and for Wicomico County aforesaid, personally appeared N. Hopper Ancarrow, Esquire, Attorney and Agent for the within Beneficiary, and made oath in due form of law that the aforegoing Statement of Deed of Trust Debt is true and correct.

AS WTINESS my hand and Notarial Seal.

Notary Public

SHIRLEY C. CEAY NOTARY PUBLIC WICOMICO COUNTY, MD.

My Commission Expires: 7/01/90

Case # 0. 86CA00564

ITP 11 Page 694

Fidelity and Deposit Company

HOME OFFICE OF MARYLAND BALTIMORE, MD. 21203

TRUSTEE UNDER DEED OF TRUST

Bond No. 998 94 32

KNOW ALL MEN BY THESE PRESENTS:

That we, Frederic E. Wierman and James P. Bailey

of

and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, 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 Two hundred three thousand and 00/100 ----------($203,000.00) Dollars, lawful money of the United States, to be paid to the State of Maryland, or its certain attorney or assigns, to the payment whereof 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 16th day of July, in the year of our Lord one thousand nine hundred and eighty-six

WHEREAS, by Deed of Trust, dated 6th day of June 19 80, and left to be recorded among the land records of Circuit Court for Somerset County on the 6th day of May 19 81, in liber 237 No. , Folio 264, Somerset Farmers Service, Inc. did grant, bargain and sell, assign and transfer unto Frederic E. Wierman and James P. Bailey Trustees, as therein named them (personal representative) heirs, executors, administrators and assigns, all the property therein described and referred to in Trust, for the uses and purposes therein named, mentioned and declared

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That if the above bound Frederic E. Wierman and James P. Bailey

shall faithfully perform the trust reposed in them by said Deed of Trust, then the above obligation shall be void; otherwise to be and remain in full force and virtue in law.

WITNESS, the hand and seal of the said Frederic E. Wierman and James P. Bailey

and the signature of the said FIDELITY AND DEPOSIT COMPANY OF MARYLAND by its Attorney-in-Fact, and its corporate seal hereunto affixed.

Signed, sealed and delivered in the presence of:

Frederic E. Wierman (SEAL)

James P. Bailey (SEAL)

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By Jeanette M. Rhea *Attorney-in-Fact*

Attest: Cocheyse Epps

BOOK 051 PAGE 157

J3411(MD)—500, 12-84 221100

BOOK 051 PAGE 158

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:

"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 Norma J. Fowle, Ernestine B. Johnson, Jeanette M. Rhea and Denise E. White, all of Columbia, 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, each in a penalty not to exceed the sum of FIVE HUNDRED THOUSAND DOLLARS ($500,000).....

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 Carolyn O. Burns, etal, dated, February 12, 1985.

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 19th day of September, A.D. 19 85

ATTEST: **FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

C W Robbins
Assistant Secretary

By C M Pecot
Vice-President

STATE OF MARYLAND)
CITY OF BALTIMORE) ss:

On this 19th day of September, A.D. 19 85, 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. Fowle
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 July, 19 86

FILED
Jul 25 10 40 AM '86
RECORDED IN
LIBER NO. ____ FOLIO ____
THEODORE PHOEBUS, CLK. C.C.C.
DEPUTY

C W Robbins
Assistant Secretary

LIBER—CA. 025

Bond Book 11 Page 695

FOR YOUR PROTECTION LOOK FOR THE F&D WATERMARK

AFFIDAVIT

STATE OF MARYLAND, WICOMICO COUNTY, to-wit:

I HEREBY CERTIFY, That on this 28th day of August, A.D., 1986, before me, the subscriber, a Notary Public of the State of Delaware, in and for Sussex County, personally appeared Melvin Goad, the Agent for the purchaser named in this Report of Sale, and made oath in due form of law as follows:

(1) That I, Melvin Goad, attended the sale of property described in the Deed of Trust filed in there proceedings held in Princess Anne, Maryland, on Friday, July 25, 1986, and purchased the same for Southern States Cooperative, Inc.

(2) That no other persons, firms or corporations are financially interested or involved, as principal or otherwise.

(3) That neither I nor anyone on behalf of Southern States Cooperative, Inc. directly or indirectly discouraged anyone from bidding on said property.

J. Melvin Goad.
Affiant

SUBSCRIBED AND SWORN TO, before me, this 28th day of August, A.D., 1986.

Alice R. Hill
Notary Public

My Commission expires July 9, 1987

BOOK 051 PAGE 159

BOOK 051 PAGE 160

FREDERIC E. WIERMAN AND JAMES P. BAILEY, Trustees named in Deed of Trust	:	NO. 86CA00564 CIVIL
	:	IN THE CIRCUIT COURT FOR
FROM	:	SOMERSET COUNTY
SOMERSET FARMERS SERVICE, INC. Princess Anne Maryland 21853	:	STATE OF MARYLAND

* * * * * * * * * *

STATE OF MARYLAND, WICOMICO COUNTY, to-wit:

I HEREBY CERTIFY, That on this 19th day of August, A.D., 1986, before me, the subscriber, a Notary Public of the State of Maryland, in and for Wicomico County aforesaid, personally appeared Frederic E. Wierman, one of the Trustees named in said Deed of Trust, and made oath in due form of law that in compliance with the Maryland Rules of Procedure, notice was given to the within Mortgagors, at their last known adderss of the sale of said property, by Certified Mail, as evidenced by Receipt No. P103418205 attached hereto and made a part hereof.

AS WITNESS my hand and Notarial Seal.

Notary Public

SHIRLEY C. GRAY NOTARY PUBLIC WICOMICO COUNTY, MD.

My Commission Expires: 7/01/90

PS Form 3811, July 1983 447-845

SENDER: Complete items 1, 2, 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1. [X] Show to whom, date and address of delivery.
2. [ ] Restricted Delivery.

3. Article Addressed to:
Somerset Farmers Service, Inc.
att: Curtis Farrow, President
agent
Revels Neck Road
Westover, Md. 21871

4. Type of Service:
[ ] Registered [ ] Insured
[X] Certified [ ] COD
[ ] Express Mail

Article Number
P 103 418 205

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature – Addressee
X Ruth Farrow

6. Signature – Agent
X

7. Date of Delivery
7/16/86

8. Addressee's Address *(ONLY if requested and fee paid)*

DOMESTIC RETURN RECEIPT

FREDERIC E. WIERMAN AND JAMES P. BAILEY, Trustees named in a Deed of Trust	:	NO. 86CA00564 CIVIL
	:	IN THE CIRCUIT COURT FOR
FROM	:	SOMSERSET COUNTY
SOMERSET FARMERS SERVICE, INC. Princess Anne Maryland 21853	:	STATE OF MARYLAND
	:	

* * * * * * * * * * * BOOK 051 PAGE 162

TO THE HONORABLE, THE JUDGES OF SAID COURT;

THE REPORT OF SALE of Frederic E. Wierman and James P. Bailey, Trustees named in Deed of Trust, under and by virtue of the power of sale contained in a certain Deed of Trust made and executed by Somerset Farmers Service, Inc., dated June 6, 1980, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 327, Folio 264, default having been made in the payment of the money secured to be paid by said Deed of Trust and in the payment of the interest thereon, and in other covenants and conditions of said Deed of Trust, the debt has become due and demandable, respectfully shown:

That after having given bond with security for the faithful performance of their trust, and after having complied with all the other prerequisites as requested by law and the said power contained in said Deed of Trust, and after having given notice of the time, place, manner and terms of sale by advertisement in Somerset Herald, a weekly newspaper published in said Somerset County for at least twenty days before the day of sale, as will appear by reference to the attached Certificate of Publication of

HEARNE & BAILEY, P.A.
ATTORNEYS AT LAW
SALISBURY, MD.

AREA CODE 301
749-5144

said notice of sale, they did, pursuant to said notice, attend at the front door of the Court House in Princess Anne, Maryland, on Friday, July 25, 1986, at 11:00 o'clock, A.M., and then and there proceeded to sell the said real estate mentioned in said Deed of Trust in the manner following, that is to say:

Your Trustees offered at public auction to the highest bidder the real estate mentioned in said Deed of Trust, same being described as follows:

SEE ADDENDUM

ADDENDUM

ALL those tracts or parcels of land situate in East Princess Anne Election District, Somerset County, Maryland, in the town of Princess Anne described as an entirety as lying at the intersection of the north side of Antioch Avenue and the west side of the former Pennsylvania Railroad property, on the east side of but not adjacent to Beechwood Street and bounded in part on the north by the land owned or formerly owned by Oscar Benson and Hazel Benson, his wife, (deed reference B.L.B. No. 117, folio 301); the land herein described corsists of four parcels of land more particularly described as follows:

Parcel First: All that tract of land, situate as aforesaid, and described as beginning for the same at a concrete post placed at the southeast corner thereof at the intersection of the north side of Antioch Avenue and the west side of the former Pennsylvania Railroad property, thence from said place of beginning as follows: (1) North 89° 40' West by and with the north side of Antioch Avenue 196 feet to an iron pipe placed at the southeast corner of the land of Logan C. Widdowson and Jimmie Lee Howard, formerly known as Long's Store (deed reference I.T.P. No. 285, folio 636), thence with said Widdowson and Howard land the two following courses and distances: (2) North 8° 41' West 75 feet to a concrete post; thence (3) North 87° 44' West 35 feet to a concrete post bounded on the east side of Beechwood Street at the northwest corner of said Widdowson-Howard land and the southwest corner of the land of Delmarva Power & Light Company (deed reference B.L.B. No. 139, folio 213); thence with the land of Delmarva Power & Light Company the two following courses and distances: (4) North 81° 23' East 78.08 feet to a concrete post founded at the southeast corner of the Delmarva Power & Light Company property; thence (5) North 8° 37' West 89.48 feet to an iron pipe found at the northeast corner of the Delmarva Power & Light Company property; thence by and with the land of Earl G. Warwick and Ruth L. Warwick, his wife, (deed reference B.L.B. No. 162, folio 304) and by and with other land of Somerset Farmers Service, Inc., described as Parcel Second below, (deed reference I.T.P. No. 228, folio 620) as follows: (6) North 79° 31' East 205 feet to an iron bar or iron axle found on the West side of the Pennsylvania Railroad property at the northeast corner of the land herein described; thence (7) South 6° 1' West by and with the west side of the Pennsylvania Railroad property 217.51 feet to the first mentioned concrete post and place of beginning, containing 3/4 of an acre more or less as laid down and described on a plat entitled "Plat of Property surveyed for Somerset Farmers Service, Inc." by G. Oliver Morrell, Registered Surveyor, dated December 3, 1964, (File No. S-859) and recorded among the Land Records of Somerset County in Liber I.T.P. No. 224, Folio 500, and being the same and all the land conveyed to Somerset Farmers

Service, Inc. by the following deeds: (1) From Thomas S. Simpkins, Administrator, et al, dated June 10, 1964, and recorded among the Land Records of Somerset County in Liber I.T.P. No. 222, folio 383 and (2) From Eunice A. Powell, unmarried, et al, dated July 8, 1964, and recorded in the aforesaid Land Records in Liber I.T.P. No. 222, Folio 387.

Parcel Second: All that lot or parcel of land situate as aforesaid bounded on the East by the land formerly of the Pennsylvania Railroad Company, on the south by the land described in Parcel First above, on the west by the land of Earl G. Warwick and Ruth L. Warwick (deed reference B.L.B. No. 162, folio 304) and bounded on the north in part by the land of Beverly James Brown and Iris Lee Brown, his wife, (deed reference I.T.P. No. 255, folio 530) and in part by other land of Somerset Farmers Service, Inc. described as Parcel Third below; said land is more particularly described as follows: Beginning for the same at an iron bar or iron axle found on the West side of the former Pennsylvania Railroad property at the northeast corner and at the termination of the sixth course of the land described as "Parcel First" above; thence from said place of beginning as follows: (1) South 79° 41' West 157.89 feet by and with the land described as "Parcel First" to the aforesaid land of Earl G. Warwick and Ruth L. Warwick; thence (2) North 80° 40' West by and with said Warwick land and parallel with Beechwood Street 30 feet to a point which marks the northwest corner of the land herein described; thence (3) North 79° 41' East by and with said Brown land and by and with the land described as Parcel Third below approximately 162 feet to the West line of the former Pennsylvania Railroad property at a point which marks the northeast corner of the land herein described; thence (4) South 6° 22' West approximately 30 feet to the place of beginning and being the same and all the land which was conveyed to Somerset Farmers Service, Inc. by Earl G. Warwick and Ruth L. Warwick, his wife, by deed dated October 18, 1965, and recorded among the aforesaid Land Records in Liber I.T.P. No. 228, Folio 620.

Parcel Third: All that lot or parcel of land situate as aforesaid bounded on the East by the former Pennsylvania Railroad property, on the South by the land described as "Parcel Second" above on the West by the land of Beverly James Brown and Iris Lee Brown (deed reference I.T.P. No. 255, folio 530) and on the north by the land of Oscar Benson and Hazel Benson (deed reference B.L.B. 117, folio 301) said land is more particularly described as follows: Beginning for the same at an "L" iron found on the West side of the former Pennsylvania Railroad property at the southeast corner of sand Benson land and the northeast corner of the land herein described; thence from said place of beginning as follows: (1) South 6° 22' West approximately 45.9 feet by and with said Pennsylvania Railroad property to the northeast

corner of the land described as "Parcel Second" above; thence (2) South 79° 41' West 166.08 feet by and with the north line of the land described as "Parcel Second" above to a point which marks the southwest corner of the land herein described; thence (3) North 80° 40' West by and with the east line of the aforesaid Brown land 49.7 feet to a point which marks the northwest corner of the land herein described; thence (4) North 81° 25' east by and with said Benson land 180.53 feet to the place of beginning, being the same and all the land which was conveyed to Somerset Farmers Service, Inc. by Beverly James Brown and Iris Lee Brown, his wife, et al, by deed dated February 21, 1975, and recorded among the aforesaid Land Records in Liber I.T.P. No. 285, Folio 386.

Reference is also made to a point and certificate by Harry D. Williamson dated March 17, 1947, and recorded among the aforesaid Land Records in Liber B.L.B. No. 139, folio 214, to a plat and certificate by Samuel F. Miles, dated December 30, 1930, and recorded among the aforesaid Land Records in Liber G.W.L. No. 100, folio 591, and to a plat entitled "Descriptive Plat of a Lot surveyed for Mrs. Ivy Strobel of Washington, D.C.: by W. Ballard Miles dated February 9, 1950 (File No. D-3-170) and recorded among the aforesaid Land Records in Liber G.J.B. No. 196, folio 213, (the land described as "Parcel Second" and "Parcel Third" above include the easternmost portions of "Lot A" as shown on the last mentioned plat by W. Ballard Miles.

Parcel Fourth: All that parcel of land situate, lying and being in the Town of Princess Anne, 15th Election District, County of Somerset and State of Maryland, bounded and described as follows, viz:

BEGINNING at a point in the Westerly line of land now or formerly of Winton Gouge Co. at the Northeasterly corner of land now or formerly of E. Mace Smith Co., Inc., said beginning point being located the following two courses and distances from a point where the Westerly line of land now or formerly of East Gate Lodge No. 68 and the Meridan Lodge No. 80 meets the Southerly side of Antioch Avenue at the intersection of the center line of a ditch with a concrete headwall of storm drain culvert; thence along said center line of ditch S. 16° 13' 30" W., 381.5 feet; and still along said center line of ditch S. 16° 35' 20" W., 321.66 feet to said point of beginning;

EXTENDING from said beginning point the following six courses and distances: (1) N. 76° 24' 30" W., by said land now or formerly of E. Mace Smith Co., Inc., being along the center line of another ditch, 131.31 feet to a point distant 20 feet Westwardly and radially from the center line of a spur loading track; thence the following three courses and distances by remaining land of Penndel Company: (2) N. 26° 53' E., passing through a concrete monument near the beginning of

the course being described, 100.00 feet to a wood hub distant 20 feet Westwardly and radially from said center line of spur loading track; (3) N. 23° 26' E., 100.00 feet to an iron pipe distant 20 feet Westwardly and radially from said center line of spur loading track; and (4) N. 21° 51' E., 100 feet to a concrete monument distant 20 feet Westwardly at right angles from said center line of spur loading track; thence (5) N. 87° 44' E., partly by remaining land of said Penndel Company passing through a monument at 76.10 feet from the beginning of the course being described, 97.22 feet to the center line of a ditch; and thence (6) S. 16° 35' 20" W., along said center line of ditch, 321.66 feet to the place of beginning.

CONTAINING 0.763 of an acre, more or less.

EXCEPTING THEREOUT AND THEREFROM a strip of land, 16 feet wide, off the entire Easterly side of the parcel of land hereinbefore described, and being more particularly described as follows:

BEGINNING at the same beginning point as established for the parcel of land hereinbefore described; thence N. 16° 20" E., reversely along course number six of said parcel of land hereinbefore described, 321.66 feet; thence S. 87° 44' W., reversely along part of course number five of said parcel of land hereinbefore described, 17.1 feet, more or less, to a point distant 16 feet westwardly at right angles from said course number six of the parcel of land hereinbefore described; thence S. 16° 35' 20" W., parallel with said course number six, 317 feet, more or less, to a point in course number one of said parcel of land hereinbefore described; and thence S. 76° 24' 30" E., reversely along said course number one, 16 feet, more or less, to the place of begininng.

CONTAINING 0.118 of an acre, more or less, leaving a net area for the parcel of land being conveyed of 0.645 of an acre, more or less, together with the existing railroad track and appurtenances thereto located on said land.

TOGETHER with the right, liberty and privilege to use for itself and for its agents, employees, tenants, lessees, licensees and all other persons having business with them, in common with the PennCentral Railroad, its agents, employees, tenants, lessees, licensees and all other persons having business with them, and with others to whom the said Grantor may hereafter grant similar rights, as and for a roadway as a means of access to and from the parcel of land hereinbefore described and Antioch Avenue.

BEING a part of the same land conveyed unto Somerset Farmers Service, Inc. by Robert W. Blanchette, et al, Trustees, by Deed dated March 25, 1975, and recorded among the aforesaid Land Records in Liber I.T.P. No. 286, Folio 520.

For survey of the premises herein described and conveyed see plat entitled "Plan of Property surveyed for Somerset Farmers Service," prepared by Edward H. Richardson Associates, Inc., Consulting Engineers, dated July 10, 1972, revised July 10, 1973, Comm. No. 308-4, File No. B 001, recorded among the Land Records of Somerset County in Plat Book I.T.P. No. 10, Folio 5.

AND said Trustees as aforesaid, under and by virtue of said power, sold the above described property unto Southern States Cooperative, Inc., a Virginia corporation, at and for the sum of ONE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS ($125,000.00), it being at that sum the highest bidder therefor, and the said purchase has complied with said terms of sale.

AND said Trustees as aforesaid report and pray ratification of said sale as above reported.

Respectfully submitted,

Frederic E. Wierman

James P. Bailey

STATE OF MARYLAND, WICOMICO COUNTY, to-wit:

I HEREBY CERTIFY, That on this 19th day of August, A.D., 1986, before me, the subscriber, a Notary Public of the State of Maryland, in and for Wicomico County aforesaid, personally appeared Frederic E. Wierman and James P. Bailey, Trustees as aforesaid, and made oath in due form of law that the matters and facts stated in the aforegoing Report of Sale are true to the best of their knowledge, information and belief, and that the sale therein reported was fairly made.

AS WITNESS my hand and Notarial Seal.

Notary Public

SHIRLEY C. GRAY NOTARY PUBLIC WICOMICO COUNTY, MD.

HEARNE & BAILEY, P.A.

ATTORNEYS AT LAW

BOOK 051 PAGE 170

FREDERIC E. WIERMAN AND JAMES P. BAILEY, Trustees named in a Deed of Trust	:	NO. 86CA00564 CIVIL
	:	IN THE CIRCUIT COURT FOR
FROM	:	SOMERSET COUNTY
SOMSERSET FARMERS SERVICE, INC: Princess Anne Maryland 21853	:	STATE OF MARYLAND

* * * * * * * * * *

NOTICE

NOTICE is hereby issued this 4th day of September, 19 86, that the sale of the property mentioned in the above mentioned proceedings and reported by Frederic E. Wierman and James P. Bailey, Trustees, be ratified and confirmed unless cause to the contrary be shown on or before the 6th day of October, 19 86, provided a copy of this Notice be inserted in some newspaper published in this County, once in each of three (3) successive weeks before the 6th day of October, 19 86.

The Report of Sale states the amount of sale to be ONE HUNRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS ($125,000.00).

I. Theodore Phelps
Clerk

SOMERSET HERALD

P.O. Box 310 Princess Anne, MD 21853

(301) 651-1600

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Somerset Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing Sept. 10, 1986, and ending September 24, 1986 inclusive, in the said Somerset Herald aforementioned.

Attest: Lois Taylor 86 SEP 25 Somerset Herald
Publisher.

Printer's Fee: $30.25 per insertion
3 insertions = $ 90.75

BOOK 051 PAGE 171

HEARNE & BAILEY
ATTORNEYS AT LAW

FREDERIC E. WIERMAN AND
JAMES P. BAILEY, Trustees
named in a Deed of Trust

FROM

SOMERSET FARMERS SERVICE, INC.
Princess Anne,
Maryland 21853

NO. 86CA00564 CIVIL
IN THE CIRCUIT COURT FOR
SOMERSET COUNTY
STATE OF MARYLAND

• • •

NOTICE

NOTICE is hereby issued this 4th day of September, 1986, that the sale of the property mentioned in the above mentioned proceedings and reported by Frederic E. Wierman and James P. Bailey, Trustees, be ratified and confirmed unless cause to the contrary be shown on or before the 6th day of October, 1986, provided a copy of this Notice be inserted in some newspaper published in this County, once in each of three [3] successive weeks before the 6th day of October, 1986.

The Report of Sale states the amount of sale to be ONE HUNDRED TWENTY-FIVE THOUSAND AND 00/100 DOLLARS [$125,000.00].

I. Theodore Phoebus

TRUE COPY, TEST:
I.T. Phoebus, Clerk

SH-80-9/10/3t

BOOK 051 PAGE 172

FINAL ORDER OF RATIFICATION

ORDERED, this 24th day of Oct, A.D., 1986, by the Circuit Court for Somerset County, Maryland, in Equity, that the sale made and reported by Frederic E. Wierman and James P. Bailey, Trustees under power contained in the aforesaid Deed of Trust, 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 Notice passed is said cause, and BE IT FURTHER ORDERED that the papers of this proceeding be referred to the Court Auditor to state an account therein, and said Trustees are allowed their usual commissions and such proper expenses as they shall produce vouchers for to the auditor.

Lloyd L. Anderson
JUDGE

FILED
OCT 24 3 34 PM '86

FREDERIC E. WIERMAN AND JAMES P. BAILEY, Trustees named in a Deed of Trust	*	
	*	NO. 86CA00564 CIVIL
	*	IN THE CIRCUIT COURT FOR
FROM	*	
	*	SOMERSET COUNTY
SOMERSET FARMERS SERVICE, INC.	*	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			$125,000.00
Fees, Costs, Expenses, etc.:			
I. Theodore Phoebus, Court costs		$ 188.00	
Atlantic Publications			
Advertising	840.15		
Order Nisi	90.75		
		930.90	
The Daily Times, Advertising		360.72	
Fidelity & Deposit Company, Bond Premium		812.00	
John Gallagher, Auctioneer		85.00	
Logan C. Widdowson, Auditor		65.00	
Hearne & Bailey, Attorney's fees		3,000.00	
Hearne & Bailey, Notary Fees		5.00	
1985-86 State and County Taxes		1,585.58	
1985-86 City of Princess Anne Taxes		780.22	
1986-87 Corporate Taxes		796.80	
1986-87 State and County Taxes		93.97	
1986-87 State and County Taxes		45.24	
Corporate Taxes		2,285.27	
Corporate Taxes		1,031.19	
Total Fees, Costs, Expenses, etc.		$12,064.89	
Balance to be Distributed			$112,935.11
Mortgage Debt			
Principal		$202,583.61	
Interest 7/2/86 to 12/15/86		11,055.60	
Total Mortgage Debt			$213,639.21
Deficit			$100,704.10

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 NORTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2000

03 117
88' 4[illegible] 2 3:0

BOOK 051 PAGE 174

ALL EXCEPTIONS to said report must be filed within ten 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:

Frederic E. Wierman, Esquire
Hearne & Bailey, P. A.
126 East Main Street
P. O. Box 138
Salisbury, MD 21801

Somerset Farmers Service, Inc.
Curtis Farrow, Agent
Revells Neck Road
Westover, MD 21871

Logan C. Widdowson, Auditor

Filing Date: December 5, 1986

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 NORTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3000

LCW/gjb
12/5/86
86 # 207

FILED
DEC 5 4 18 PM '86

No. 86CA000564 Civil Action ~~Chancery~~ Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 5th day of December, 19 86 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 15th day of December, 19 86.

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 18th day of December, 19 86 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

I. Theodore Phoebus
CLERK

March 15, 1988
end.

IN THE CIRCUIT COURT FOR

SOMERSET COUNTY

SITTING AS A COURT OF EQUITY

BOOK 051 PAGE 176

C. DALE JANNEY and
L. PAUL HICKIN, Substituted Trustees
45 Calvert Street
Annapolis, Maryland 21401

PLAINTIFFS

Vs.

Case No. 86CA000540

BRUCE W. SCOTT and
CAROL A. SCOTT
236 Asbury Avenue
Crisfield, Md 21817

DEFENDANT(s)

* *

ORDER TO DOCKET SUIT

Proceeding to foreclose Deed of Trust dated Somerset County and recorded at Liber 324, folio 377 among the Land Records of Somerset County, Maryland.

Mr. Clerk - Please docket the above entitled suit and file the original Deed of Trust and Deed of Trust Note, Substitution of Trustees, Affidavit of Indebtedness and Military Affidavit.

C. Dale Janney

C. Dale Janney
Attorney for Plaintiff
45 Calvert Street
Annapolis, Maryland 21401
Phone: (301) 269-2636

FILED

MAY 12 9 45 AM '86

DEED OF TRUST NOTE

09034737

$ 25,000.00

Crisfield, Maryland
October 24 ,19 80

FOR VALUE RECEIVED, the undersigned jointly and severally promises to pay to the Mercantile Mortgage Corporation, a Maryland Corporation, (hereinafter referred to as noteholder), or order at its principal office at P. O. Box 17027, Baltimore Maryland 21203 or at such other place as may be designated in writing by the holder of this note, the principal sum of Twenty Five Thousand and ---------- no/100 Dollars ($ 25,000.00). with interest on the unpaid balance from the date on this Note until paid, at the rate of eleven percent (11 %) per annum.

The undersigned further promises and agrees as follows: Principal and interest shall be payable in single consecutive monthly installments of Two Hundred Thirty Eight and ---25/100 Dollars ($ 238.25) on the first day of each month beginning December 1 , 19 80. These monthly installments shall continue until the indebtedness evidenced by this Note is fully paid, provided, however, that the amount of these monthly installments of interest and principal may be adjusted so as to amortize the indebtedness over Three Hundred Sixty (360) equal monthly payments. These adjustments will be reflected by a written modification of this Deed of Trust Note. In any event, the balance of principal, if any, remaining unpaid, plus accrued interest, shall be due and payable on November 1, 2010 , .

All payments shall be made in lawful money of the United States of America at the offices of the Mercantile Mortgage Corporation or at such other place as may be designated in writing by the holder hereof from time to time.

All payments shall be applied first to the payment of any interest incurred by the holder hereof and owed by the undersigned in accordance with the Deed of Trust securing this debt, and then to the payment of principal and the remainder to the payment of expenses. Interest shall be computed for the first month or fraction thereof on the total original indebtedness and for each subsequent month shall be computed on the amount of principal remaining unpaid on the first of the month.

In addition to regular monthly payments of principal and interest mentioned above, there shall also be due and payable from the first day of each month, monthly service charges, installments of taxes and assessments, ground rent (if applicable), property and mortgage insurance premiums, condominium and/or homeownership fee (if applicable), and any other fees, all as provided for in the Deed of Trust securing this Note.

The undersigned shall also pay (1) a "late charge" equal to four per cent (4%) of the monthly payment of principal and interest only, required by this Note if such payment is made more than fifteen (15) days after the due date in order to cover the extra expenses involved in handling delinquent payments; and (2) costs of collection including a reasonable attorney's fee if this Note is referred to an attorney for collection after default.

This Note is secured by a Deed of Trust of even date herewith.

The undersigned shall have the right to prepay this Note in whole, or in an amount equal to one or more monthly payments on the principal on any installment date. If any monthly installment under this Note is not paid when due, or upon any other Event of Default, as defined in this Note or in the Deed of Trust, and if such default is not made good prior to the due date of the next such installment, the entire principal amount outstanding, accrued interest thereon, and all other sums secured by the Deed of Trust, 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. If suit is brought to collect this Note, the Noteholder shall be entitled to collect all reasonable costs and expenses of suit, including, but not limited to, reasonable attorney's fees.

The undersigned and all guarantors and endorsers hereby severally waive diligence, presentment for payment, demand, protest, notice of protest, and notice of dishonor and expressly agree that the maturity of this Note, or any payment hereunder, may be extended from time to time without in any way affecting the liability of the undersigned or any endorser or guarantors hereof.

This Note is secured by a Deed of Trust, dated October 24 , 1980 , to Robert E. Voelkel, Jr. and Jackson F. Cronk , as Trustee, and is in the same principal amount as herein, covering real estate situated in ~~the~~ ~~xxxxxx~~ of Crisfield , State of Maryland.

IN TESTIMONY WHEREOF, Bruce W. Scott and Carol A. Scott, his wife , has caused this instrument to be executed as of the day, month and year first above written.

WITNESS: Felda M. Massey By: Bruce W. Scott
Bruce W. Scott

WITNESS: Felda M. Massey By: Carol A. Scott
Carol A. Scott

This Deed of Trust Note is identified by the signature of one of the Trustees in the Deed of Trust securing it.

By: Robert E. Voelkel
Trustee

Dated this 18 day of December 19 80.

RECEIVED
7-1-82

Barbara C Cooper
Notary Public

My Commission expires: NOV 20 1981

BARBARA C. COOPER NOTARY PUBLIC HARFORD COUNTY, MD.

SINGLE FAMILY PROGRAM

BOOK 051 PAGE 177

BOOK 051 PAGE 178

PAY TO THE ORDER OF

Community Development
administration
WITHOUT RECOURSE

MERCANTILE MORTGAGE CORPORATION

By: Robert E. Voelkel

ROBERT E. VOELKEL, JR.
PRESIDENT

Jackson F. Cronk

Jackson F. Cronk
Senior Vice President

11/18/80

FILED

MAY 22 9 45 AM '86

RECORDED IN
LIBER NO. ____ FOLIO ____
THEODORE PROBERT, CLK. CI. CT.
BY. _____ DEPUTY

C. DALE JANNEY and

L. PAUL HICKIN, SUBSTITUTE TRUSTEES

Plaintiffs

vs.

BRUCE W. SCOTT and

CAROL A. SCOTT

Defendant(s)

IN THE

CIRCUIT COURT

—FOR—

SOMERSET COUNTY

86CA000540

STATEMENT OF MORTGAGE DEBT

Original Amount of Indebtedness	$25,000.00
Paid on Principal	630.99
Principal Balance Owed	$24,369.01
Interest @ 11 % $7.34 per diem Fm 6-1-85 thru 4-30-86	2,451.56
Delinquent Charges $11.08 per month Fm 6-85 thru 4-86	121.88
Escrow Account - Balance/~~Overdraft~~	(101.26) cr.
Suspense Account - Balance/Overdraft	-0-
Total Mortgage Debt	$26,841.19

Carol Shallenberger, Acting Director, Single Family Progra Carol Shallenberger

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL

I HEREBY CERTIFY, That on this 14th day of May in the year nineteen hundred and eighty-six, before me, a ..... of the State of Maryland, in and for said ~~City~~/County aforesaid, personally appeared Carol Shallenberger, Acting Director, Single Family Programs

the holder of the indebtedness

~~the Complainant~~ 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.

BOOK 051 PAGE 179

As witness my hand and Notarial Seal.

My Commission Expires:
7-1-86

Angela Collins

Angela Collins Notary Public.

Military Affidavit under Soldiers' and Sailors' Civil Relief Act

of 1940 and Amendment thereto of October 6, 1942

BOOK 051 PAGE 180

C. DALE JANNEY and

L. PAUL HICKIN, Substitute Trustees

Plaintiff(s)

vs.

BRUCE W. SCOTT and

CAROL A. SCOTT

Defendant(s)

IN THE:

CIRCUIT COURT

FOR

SOMERSET COUNTY

Docket ..... Folio .....

Military Affidavit

STATE OF MARYLAND, ~~CITY~~/COUNTY OF Anne Arundel , TO WIT:

I HEREBY CERTIFY that, before me, the subscriber, a Notary Public of said State, in and for ~~City~~/County aforesaid personally appeared .Carol.Shallenberger Acting Director, Single Family Programs

and made oath in due form of law that to the best of ~~his~~ (her) information, knowledge 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(s) of the Enlisted Reserve Corps who ~~has~~ (have) been ordered to report for military service.

Comm. Expires 7-1-86

Subscribed and sworn to before me this 14th day of May, 1986

Angela Collins

Angela Collins Notary Public

Carol Shallenberger

Carol Shallenberger, Affiant. Acting Director, Single Family Programs

Case# Civil 8600540

BOND BOOK 11, PAGE 680

Maryland

Western Surety Company

TRUSTEES, MORTGAGEES, ATTORNEYS OR FORECLOSURE BOND

KNOW ALL MEN BY THESE PRESENTS: BOND No. TM- 60158132

That we, C. Dale Janney and L. Paul Hickin, 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 Seven Thousand ($27,000.00) DOLLARS,
(NOT VALID IF FILLED IN FOR MORE THAN $1,000,000.00)
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 June, 19 86.

WHEREAS, the above bounden C. Dale Janney and L. Paul Hickin
Deed of Trust Bruce W. Scott and Carol A. Scott,
by virtue of the power contained in a ~~mortgage~~ from the indebtedness having been sold
from the Trustees, Robert E. Voelkel, Jr. and Jackson F. Cronk for
to Mercantile Mortgage Corporation to the Community Development
Administration of the Department of Economic and Community
bearing date the 24th day of October, 1980 and recorded among
Development of the State of Maryland
the mortgage records of Somerset County

in Liber 324/377 No. _____ Folio _____

and C. Dale Janney and L. Paul Hickin
are 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
C. Dale Janney and L. Paul Hickin
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

BOOK 051 PAGE 181

As to Principal

Angela Collins — C. Dale Janney — Principal

L. Paul Hickin — Principal

As to Surety

FILED

JUN 12 1 59 PM '86

WESTERN SURETY COMPANY

J. Middleton — By _____ President

Countersigned by _____ Maryland Resident Agent

RECORDED IN LIBER _____ FOLIO _____
THEODORE THOMPSON, CLK. CI. CT.
BY _____ DEPUTY

1268—10-83

THE WITHIN BOND APPROVED
PER _____ CLERK

Area Code (302) 674-4750

INDEPENDENT NEWSPAPERS INC.

P.O. BOX 7001, DOVER, DEL. 19903

86CA00540

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

BOOK 051 PAGE 182

before me, a Notary Public for the County and State aforesaid, personally appeared Wanda M. Youmans 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 June 11, 18, & 25, 1986.

Wanda M. Youmans
Independent Newspapers, Inc.

Sworn to and subscribed before me this tenth day of July, A.D. 1986.

Wendolyn A. Roberts
Notary Public

RECEIVED
JUL 14 1986
SINGLE FAMILY PROGRAMS

WENDOLYN A. ROBERTS
NOTARY PUBLIC
APPOINTED
MAY 31, 1985
TERM
2 YEARS
WORCESTER COUNTY
MARYLAND

C. Dale Janney, Attorney
45 Calvert Street
Annapolis, Maryland 21401

SUBSTITUTED TRUSTEE'S SALE OF VALUABLE FEE-SIMPLE PROPERTY WITH IMPROVEMENTS AT 236 Asbury Avenue, Crisfield, Maryland 21817

86CA00540

Under and by virtue of the power of sale contained in a certain Deed of Trust (Case No: Civil 8600540) from Bruce W. Scott and Carol A. Scott, his wife, to Robert E. Voelkel, Jr., and Jackson F. Cronk, Trustees, dated October 24, 1980, and recorded among the Land Records of Somerset County, Maryland at Liber 324, Folio 377, and Substitution of Trustees dated April 23, 1986 and recorded in Liber 358, Folio 401, substituting C. Dale Janney and L. Paul Hickin as Substituted Trustees under the Deed of Trust aforesaid, and default having occurred under the terms thereof, the undersigned Substituted Trustees will offer for sale at public auction, at the property, on Friday, June 27, 1986 at 1:00 p.m. The property is described as follows:

ALL that lot of land in Asbury Election District, Somerset County, Maryland, on the east side of Asbury Avenue bounded and described as follows: Beginning at a concrete monument on the east side of Asbury Avenue shown on a survey entitled "Location Survey for Bruce W. Scott" dated September 18, 1980 made by Peter E. Loewenstein, a copy of which is attached to a deed from Dorris Wilson to Bruce W. Scott and wife; thence N 56° 45' E 258.90'; thence S 19° 48' E 88.77'; thence S 13° 25' E 83.66' to a concrete monument; thence S 80° 28' 50" W 228.82' to a concrete monument on the east side of Asbury Avenue, thence N 33° 34' W along the east side of Asbury Avenue 72.95' to the point or place of beginning; being the same premises conveyed to Bruce W. Scott and Carol A. Scott, his wife, by deed dated and to be recorded evenly herewith.

Improvements: The property is improved by a dwelling. The property is sold in fee simple and there are no warranties made as to the actual improvements.

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

TERMS OF SALE: A deposit of $2,700.00 cash or certified check will be required of the purchaser at time and place of sale. Balance due in cash within 30 days after final ratification of the sale by the Circuit Court for Somerset County. Interest to be paid on unpaid purchase money at the rate of 11% per annum, from date of sale to date of settlement. Taxes to be adjusted to date of sale. All other such public charges and assessments, payable on an annual basis, including sanitary and/or metropolitan district charges, to be adjusted for the current year to day of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes to be paid by the purchaser.

C. Dale Janney
L. Paul Hickin,
Substituted Trustees

Auctioneer:
A. Curtis Andrew
Auctions, Incorporated
Rd. 2 Box 144
Denton, Maryland 21629
(301) 754-8826

BOOK 051 PAGE 183

REPORT OF SALE

BOOK 051 PAGE 184

C.DALE JANNEY and

L. Paul Hickin, Substitute Trustees
Plaintiffs

vs.

BRUCE W. SCOTT and

CAROL A. SCOTT
Defendants

IN THE

CIRCUIT COURT

FOR

SOMERSET COUNTY

Case No. Civil 8600540

To The Honorable Judge of the

Circuit Court For Somerset County

The Report of Sale of C. Dale Janney and L. Paul Hickin , Substitute Trustees, by duly recorded instrument/~~appointed by decree~~ in the above entitled cause, to make sale of No. 236 Asbury Avenue, Crisfield, MD 21817

.....

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 Rule W74/~~said decree~~, which was duly approved, and having given notice of the time, place, manner, and terms of sale, by advertisements inserted in The Crisfield Times

a weekly/~~daily~~ newspaper published in Somerset County

for more than three successive weeks preceding the day of sale, said Substitute Trustees did pursuant to said notice on Friday the 27th day of June 19 86 at 1:00 o'clock P. M. attend on the premises and then and there sold the ~~leasehold~~/fee-simple property known as No. 236 Asbury Avenue, Crisfield, MD , Somerset ~~City~~/County, Maryland 21817,

which property is more fully described in the advertisement, a copy of which is attached hereto as Exhibit A, and prayed to be made a part hereof, unto Community Development Administration , whose address is 45 Calvert St., Annapolis, Maryland 21401 , for the purchase price of $ 24,000.00 , which price was the highest bid therefor.

C. Dale Janney, Substitute Trustee

L. Paul Hickin, Substitute Trustee

State of Maryland, ~~City~~/County of Anne Arundel :TO WIT

I Hereby Certify, That on this 23rd day of July 19 86 before me; the subscriber, a Notary Public of the State of Maryland, in and for the ~~City~~/County aforesaid, personally appeared C. Dale Janney and L. Paul Hickin , Substitute Trustees, 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,

My Commission Expires:
7-1-1990

Angela Collins
Notary Public.
Angela Collins

REPORT OF SALE
Page 2 of 2 pages
CDJ 8:84

FILED

JUL 25 3 25 PM '86

BOOK 051 PAGE 185

86CA00540

BOOK 051 PAGE 186

C. Dale Janney, Attorney
45 Calvert Street
Annapolis, Maryland 21401

SUBSTITUTED TRUSTEE'S SALE
OF
VALUABLE FEE-SIMPLE PROPERTY
WITH IMPROVEMENTS
AT 236 Asbury Avenue,
Crisfield, Maryland 21817

Under and by virtue of the power of sale contained in a certain Deed of Trust (Case No: Civil 8600540) from Bruce W. Scott and Carol A. Scott, his wife, to Robert E. Voelkel, Jr., and Jackson F. Cronk, Trustees, dated October 24, 1980, and recorded among the Land Records of Somerset County, Maryland at Liber 324, Folio 377, and Substitution of Trustees dated April 23, 1986 and recorded in Liber 358, Folio 401, substituting C. Dale Janney and L. Paul Hickin as Substituted Trustees under the Deed of Trust aforesaid, and default having occurred under the terms thereof, the undersigned Substituted Trustees will offer for sale at public auction, at the property, on Friday, June 27, 1986 at 1:00 p.m. The property is described as follows:

ALL that lot of land in Asbury Election District, Somerset County, Maryland, on the east side of Asbury Avenue bounded and described as follows: Beginning at a concrete monument on the east side of Asbury Avenue shown on a survey entitled "Location Survey for Bruce W. Scott" dated September 18, 1980 made by Peter E. Loewenstein, a copy of which is attached to a deed from Dorris Wilson to Bruce W. Scott and wife; thence N 56° 45' E 258.90'; thence S 19° 48' E 88.77'; thence S 13° 25' E 83.66' to a concrete monument; thence S 80° 28' 50" W 228.82' to a concrete monument on the east side of Asbury Avenue, thence N 33° 34' W along the east side of Asbury Avenue 72.95' to the point or place of beginning: being the same premises conveyed to Bruce W. Scott and Carol A. Scott, his wife, by deed dated and to be recorded evenly herewith.

Improvements: The property is improved by a dwelling. The property is sold in fee simple and there are no warranties made as to the actual improvements.

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

TERMS OF SALE: A deposit of $2,700.00 cash or certified check will be required of the purchaser at time and place of sale. Balance due in cash within 30 days after final ratification of the sale by the Circuit Court for Somerset County. Interest to be paid on unpaid purchase money at the rate of 11% per annum, from date of sale to date of settlement. Taxes to be adjusted to date of sale. All other such public charges and assessments, payable on an annual basis, including sanitary and/or metropolitan district charges, to be adjusted for the current year to day of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes to be paid by the purchaser.

C. Dale Janney
L. Paul Hickin,
Substituted Trustees

Auctioneer:
A. Curtis Andrew
Auctions, Incorporated
Rd. 2 Box 144
Denton, Maryland 21629
(301) 754-8826

EXHIBIT "A"

A. CURTIS ANDREW AUCTION, INC.
RT. 2 BOX 144
DENTON, MARYLAND 21629
PH. 301-479-0756 or 754-8826

86CA000540

****

June 27, 1986

Reserved the date of June 27, 1986 to conduct an Auction in Crisfield Md. on Asbury Ave.

Auctioneers Fee $ 150.00

Michael Poe
Auctioneer

BOOK 051 PAGE 187

BOOK 051 PAGE 188

C. DALE JANNEY AND

L. PAUL HICKIN, SUBSTITUTE TRUSTEES

vs.

BRUCE W. SCOTT and

CAROL A. SCOTT

IN THE

CIRCUIT COURT

FOR

SOMERSET COUNTY

Case No. 8600540

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.

By Michael Poe
Auctioneer

Subscribed and sworn to before me, a Notary Public in and for Anne ARundel County by ANGELA COLLINS

this 27th day of June, 1986.

Angela Collins
Notary Public
Angela Collins

AFFIDAVIT OF PURCHASER

86CA005410

STATE OF MARYLAND, COUNTY OF Anne Arundel , Sct;

I HEREBY CERTIFY, that on the 27th day of June, 1986 before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared ALICIA A SOHN purchaser at the foreclosure sale in this cause, and made oath in due form of law that ~~(s)he is the purchaser and purchased same as principal and not as an agent for anyone~~ or that (s)he purchased same as agent for Community Development Administration, and except as shown there are no other persons interested as principals, and that (s)he has not directly or indirectly discouraged anyone from bidding for the said property 236 Asbury Avenue Crisfield, MD. 21817 mentioned in the said Report of Sale.

Alicia A Sohn (SEAL)
Purchaser/Agent

Angela Collins
NOTARY PUBLIC
Angela Collins

Purchaser/Agent

Purchaser/Agent

BOOK 051 PAGE 189

BOOK 051 PAGE 190

C. DALE JANNEY and

L. PAUL HICKIN, SUBSTITUTE TRUSTEES

Plaintiffs

vs.

BRUCE W. SCOTT and

CAROL A. SCOTT

Defendants

IN THE

CIRCUIT COURT

FOR

SOMERSET COUNTY

Case No. Civil 8600540

AFFIDAVIT OF NOTICE

STATE OF MARYLAND, ~~CITY~~/COUNTY of Anne Arundel , TO WIT:

I HEREBY CERTIFY, That before me, the subscriber, a Notary Public of the State of Maryland, personally appeared C. Dale Janney, Trustee, and made oath in due form of law that in compliance with Rule W74 a 2 (c) of the Maryland Rules of Procedure, Notice was given by certified mail, return receipt requested to the following parties:

Bruce and Carol Scott
236 Asbury Avenue
Crisfield, Maryland 21817

86CA005410

PS Form 3811, July 1983 447-845

DOMESTIC RETURN RECEIPT

SENDER: Complete items 1, 2, 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1. ☒ Show to whom, date and address of delivery.
2. ☐ Restricted Delivery.

3. Article Addressed to:
Bruce & Carol Scott
236 Asbury Ave.
Crisfield, MD 21817

4. Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Article Number
P027-730-370

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature – Addressee
X Diane L. Kellam

6. Signature – Agent
X

7. Date of Delivery
JUN 17 1986

8. Addressee's Address (ONLY if requested and fee paid)

BOOK 051 PAGE 191

Order Nisi

BOOK 051 PAGE 192

C. DALE JANNEY AND

L.PAUL HICKIN, SUBSTITUTE TRUSTEES

Plaintiffs

vs.

BRUCE W. SCOTT AND

CAROL A. SCOTT

Defendants

IN THE

CIRCUIT COURT

FOR Somerset County

IN EQUITY

No. Civil 8600540 Equity

ORDERED, this 25th day of July, 19 86, by the Circuit Court for Somerset County sitting in Equity, that the Substitute Trustees sale of the property mentioned in these proceedings, made and reported by C. Dale Janney and L. Paul Hickin, Substitute Trustees, be ratified and confirmed unless cause to the contrary be shown on or before the 25th day of August, 19 86, provided a copy of this order be inserted in some weekly newspaper published in Somerset County, once in each of three successive weeks before the 25th day of August, 1986

The report states the amount of Substitute Trustees sale to be $ 24,000.00.

I Theodore Phoebus
Clerk

I FURTHER CERTIFY that

Notice was received as evidenced by the return receipt(s) attached hereto and made a part hereof, or

Notice was apparently received although the return receipt(s), attached hereto and made a part hereof, were not signed, or

Notice was refused as evidenced by the envelope and receipt attached hereto and made a part hereof, or

Notice was mailed and returned by the U.S. Postal Service as unclaimed or not deliverable, as evidenced by the envelope attached hereto and made a part hereof.

C. Dale Janney, Substitute Trustee

STATE OF MARYLAND, ~~CITY~~/COUNTY of Anne Arundel , TO WIT:

I HEREBY CERTIFY, That on this 23rd day of July 19 86 before me, the subscriber, a Notary Public of the State of Maryland, in and for the ~~City~~/County aforesaid, personally appeared C. Dale Janney, and

L. Paul Hickin, Substitute Trustees , and made Oath that the facts stated in the foregoing Affidivit are true, as therein set forth.

As witness my hand and Notarial Seal,

My Commission expires

7-1-1990

Angela Collins

Notary Public

Angela Collins

AFFIDAVIT OF NOTICE
Page 2 of 2 pages
CDJ 8:84

BOOK 051 PAGE 193

Order Nisi

C. DALE JANNEY AND

L.PAUL HICKIN, SUBSTITUTE TRUSTEES

Plaintiffs

vs.

BRUCE W. SCOTT AND

CAROL A. SCOTT

Defendants

IN THE

CIRCUIT COURT

FOR Somerset County

IN EQUITY

No. Civil 8600540 Equity

ORDERED, this 11th day of September, 19 86, by the Circuit Court for Somerset County sitting in Equity, that the Substitute Trustees sale of the property mentioned in these proceedings, made and reported by C. Dale Janney and L. Paul Hickin, Substitute Trustees, be ratified and confirmed unless cause to the contrary be shown on or before the 14th day of October, 19 86, provided a copy of this order be inserted in some weekly newspaper published in Somerset County once in each of three successive weeks before the 14th day of October, 1986.

The report states the amount of Substitute Trustees sale to be $ 24,000.00.

I Theodore Phoebus
Clerk

INDEPENDENT
NEWSPAPERS INC.

Area Code (302) 674-4750

P.O. BOX 7001, DOVER, DEL. 19903

86CA00540

County of Kent :
: S.S.
State of Delaware:

before me, a Notary Public for the County and State aforesaid, personally appeared Wanda M. Youmans 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 17 & 24, 1986.

Wanda M. Youmans
Independent Newspapers, Inc.

Sworn to and subscribed before me this second day of October, A.D. 1986.

Wendolyn A. Roberts
Notary Public

RECEIVED
OCT 6 1986
HOMEOWNERSHIP PROGRAMS

BOOK 051 PAGE 195

86CA00540

BOOK 051 PAGE 196

C. DALE JANNEY AND L. PAUL, HICKIN SUBSTITUTE TRUSTEES
Plaintiffs
vs.
BRUCE W. SCOTT AND CAROL A. SCOTT
Defendants

IN THE CIRCUIT COURT
For Somerset County
IN EQUITY
No. Civil 8600540 Equity

ORDERED, this 11th day of September, 1986, by the Circuit Court for the Somerset County sitting in Equity, that the Substitute Trustees sale of the property mentioned in these proceedings, made and reported by C. Dale Janney and L. Paul Hickin, Substitute Trustees, be ratified and confirmed unless cause to the contrary be shown on or before the 14th day of October, 1986, provided a copy of this order be inserted in some weekly newspaper published in Somerset County once in each of three successive weeks before the 14th day of October, 1986.

The report states the amount of Substitute Trustees sale to be $24,000.

Clerk

FILED

OCT 8 10 10 AM '86

RECORDED IN
LIBER ___ FOLIO ___
WORCESTER ___ CLERK'S OFFICE
BY ___ DEPUTY

C. DALE JANNEY and
L. PAUL HICKIN, SUBSTITUTE TRUSTEES
Plaintiffs

vs.

BRUCE W. SCOTT and
CAROL A. SCOTT
Defendants

IN THE
CIRCUIT COURT
FOR SOMERSET COUNTY
IN EQUITY
Case No. Civil 8600540

ORDER

ORDERED, by the Circuit Court for Somerset County, in Equity, this 16TH day of Oct, 19 86, that the Substitute Trustees sale, made and reported by the 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; and the Substituted Trustees allowed the usual commissions and such proper expenses as he shall produce vouchers for to the Auditor.

L. L. Horsey
JUDGE

FILED

Oct 16 1 07 PM '86

BOOK 051 PAGE 197

BOOK 051 PAGE 198

C. DALE JANNEY and L. PAUL KICKIN, SUBSTITUTE TRUSTEES Plaintiff	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
vs.	*	STATE OF MARYLAND
BRUCE W. SCOTT and CAROL A. SCOTT Defendants	*	CIVIL CASE NO. 8600540

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
Interest		809.76
		$24,809.76
Fees, Costs, Expenses, etc.:		
I. Theodore Phoebus, Court costs	201.00	
The Crisfield Times		
Advertising 184.50		
Order Nisi 59.39	243.89	
Insurance Masters, Bond	81.00	
A. Curtis Andrew, Auctioneer	150.00	
Logan C. Widdowson, Auditor	65.00	
Data Search, Inc.	35.00	
Wilson Realty, changing locks	33.50	
Postage	1.55	
Notary Fees	8.00	
Total Fees, Costs, Expenses, etc.	$818.94	
Balance to be Distributed		$23,990.82
Mortgage Debt		
Principal	$24,389.63	
Interest from 6/1/85 to 12/15/86	4,132.42	
Total Mortgage Debt	$28,522.05	
Deficit		$ 4,531.23

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

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 NORTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3000

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:

C. Dale Janney, Esquire
45 Calvert Street
Annapolis, MD 21401

Mr. Bruce Scott
236 Asbury Avenue
Crisfield, MD 21817

Mrs. Carol Scott
236 Asbury Avenue
Crisfield, MD 21817

Logan C. Widdowson, Auditor

Filing Date: December 5, 1986

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 NORTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3808

LCW/gjb
12/5/86
86 # 205

FILED
DEC 5 4 19 PM '86
CLERK'S OFFICE
SOMERSET COUNTY

BOOK 051 PAGE 200

No. 86CA00540 Civil Action ~~Chancery Case~~

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 5th day of December, 19 86 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 15th day of December, 19 86.

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 30th day of December, 1986 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

L. Theodore Phoebus
CLERK

end
March 15, 1988

Lora L. Roach
vs
Franklin McCready &
Laura V. McCready

No. 2018 Chancery.
In the Circuit Court for
Lowndes County.

To the Honorable, the Judges of said Court:
The petition of the plaintiff in the above cause respectfully represents:-
That the defendants were summoned to appear in this Court on the first Monday in November, 1910; that the said defendant, Franklin McCready was returned summoned, and the said Laura V. McCready, his wife, was returned Montuus esh and that neither of said defendants, nor any one for them, have appeared or answered as required to do by the rule of this Court.

The plaintiff therefore prays that the bill hereof be taken pro confesso against the said non-answering defendants, and that testimony be taken before one of the standing Examiners of this Court to sustain the allegations of the bill.

BOOK 051 PAGE 201

And, as in duty bound, etc.

Warren B. Long
Solicitor for Complainant.

It appearing in the above cause that the defendants Franklin McCready and Laura V. McCready have been duly summoned

and failed to appear either in person or by solicitor, and answer the bill of complaint, thereto filed against them.

It is thereupon, this 13= day of December, 1905, by the Circuit Court for Somerset County, in Equity, adjudged, ordered and decreed that the said bill of complaint, be, and the same is hereby taken pro confesso against defendants.

And it is further ordered that depositions be taken before one of the standing examiners of this Court, in support of the allegations of the bill.

Mast. Holland

Judge.

Maryland, Somerset County To-Wit:

The State of Maryland,

Laura V. Melvaney

OF SOMERSET COUNTY, GREETING

YOU ARE HEREBY COMMANDED that, all excuses and delays set apart, you personally appear before the Circuit Court for Somerset County, sitting in Chancery, at Princess Anne Town, on the first MONDAY in December next to answer the complaint of

Lucy L Roach

a creditor

against you in the said Court exhibited. Hereof fail not at your peril.

WITNESS, the Honorable HENRY PAGE, Chief Judge of the First Judicial Circuit of Maryland, the fifth day of November Anno Domini 1900

ISSUED the 27th day of November Anno Domini 1900

Per order

Oliver T. Beauchamp Clerk

BOOK D51 PAGE 203

No. 278

Russell
against
Russell

Plaintiff's Bill filed 20th Feb. 1851

Plaintiff's Solicitor Mr. Pullen

Plaintiff's Counsel Mr. Pullen

Plaintiff's Agent Mr. Pullen

Plaintiff's Clerk in Court Mr. Pullen

Plaintiff's Clerk in Chancery Mr. Pullen

Defendant's Solicitor Mr. Pullen

Defendant's Counsel Mr. Pullen

Defendant's Agent Mr. Pullen

Defendant's Clerk in Court Mr. Pullen

Defendant's Clerk in Chancery Mr. Pullen

Chancery.

Plaintiff's Bill filed 20th Feb. 1851

Defendant's Solicitor Mr. Pullen

Defendant's Counsel Mr. Pullen

Defendant's Agent Mr. Pullen

Defendant's Clerk in Court Mr. Pullen

Defendant's Clerk in Chancery Mr. Pullen

Chancery.

THE STATE OF MARYLAND,

TO-WIT:

SOMERSET COUNTY

O

Plaintiff's Bill filed 20th Feb. 1851

Maryland, Somerset County To-Wit:

The State of Maryland,

To Franklin McBrady and Laura V. McBrady

OF SOMERSET COUNTY, GREETING

YOU ARE HEREBY COMMANDED that, all excuses and delays set apart, you personally appear before the Circuit Court for Somerset County, sitting in Chancery, at Princess Anne Town, on the first MONDAY in October next to answer the complaint of Lora L. Bach

against you in the said Court exhibited. Hereof fail not at your peril.

WITNESS, the Honorable HENRY PAGE, Chief Judge of the First Judicial Circuit of Maryland, the 21 day of October Anno Domini 1980

ISSUED the 22nd day of October Anno Domini 1980

Per order Lori L Beauchamp Clerk

BOOK 051 PAGE 205

No. 2078 Chancery.

Lovu L. Rouch

vs

Franklin McCready &

Laura V. McCready

Supd C

Non Est

Jas H. Cullen

Shff

[illegible]

BOOK 051 PAGE 205

$250.00 on the fourth day of June in the year 1891. we Promise to Pay unto Lova L. Roach the Sum of Two Hundred and fifty — dollars with Legal interest from the date hereof till Paid. This Note is Secured by a mortgage of Even date herewith on our farm in Brinklys District of Somerset County Md. witness our hands and Seals this 24th day of June 1889.

Test
Chas W. H. Bailey

Franklin Whitehead Seal
Laura V. McCready Seal

BOOK 051 PAGE 207

BOOK 051 PAGE 208

Lora L. Roach
vs
Franklin McCready et al
Laura V. McCready

In the Circuit Court
for
Somerset County

To the Honorable the Judges of said Court:

Your oratrix, complaining, says:

1. That heretofore, towit, on the fourth day of June, 1889, the defendants, Franklin McCready and Laura V. McCready, his wife, being indebted unto your oratrix in the full and just sum of $250.00 passed to her their promissory note, which is filed herewith and marked Exhibit "A", for the sum of $250.00, payable on the fourth day of June in the year 1891.

2. That being desirous to secure the payment of the said note when it should become due, the said Franklin McCready and Laura V. McCready, his wife did by their deed of same date convey, by way of mortgage, unto your oratrix certain real estate situated in Brindley's Election District, Somerset County, in this State, and particularly described in said deed; to which deed there is a condition annexed that it be void on payment by the said Franklin McCready and Laura V. McCready to your oratrix all of said promissory note when and as by its tenor is

BOOK 051 PAGE 209

showed become due as aforesaid, and of all interest thereon accrued; all of which will more fully appear by reference to a duly certified copy of said deed, herewith filed as part hereof, marked exhibit "B."

3. That the whole of said sum of $250 00/100, and all interest accrued thereon, except what has been credited upon said note, still remains due and owing to your orator, although the time limited for the payment thereof by the said promissory note and the condition of said deed has long since passed, and payment thereof has been duly demanded by your orator from the said Franklin McCready and Laura V. McCready.

To the end, therefore,

(1). That the real estate conveyed as aforesaid to your orator, by the said Franklin McCready and Laura V. McCready, his wife, may be decreed to be sold to pay said sum of $250 00/100 so due as aforesaid to her, together with all interest accrued thereon.

(2) That your orator may have such

other and further relief as her case may require.

May it please your Honors to grant unto your orator the writ of subpoena, directed to the said Franklin McCready and Laura V. McCready, adults, all residing in Somerset County, Maryland, 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, etc.,

Warren B. Long,
Solicitor for Plaintiff

BOOK 051 PAGE 212

2078

In the Circuit Court
for
Lowndes County

Lora L. Roach
vs
Franklin McCready & Co
Laura V. McCready

Filed Sept 28th 1900

Mr. Clerk: Please file
Warren B Long
Plf's Atty

Loans Negotiated
and
Investments Made.

OFFICE OF

WARREN B. LONG,

ATTORNEY

and Counsellor at Law.

Examination of Titles
and
Conveyancing a Specialty.

CRISFIELD, MD., Nov 24, 1900

Mr. A. J. Beauchamp
Pr. Ann

Dear Sir:

In the Chancery Cases of Lura L. Roach vs Franklin McCready & Laura V. McCready, I notice that Laura V. McCready has not been summoned. Will you please issue another subpoena for her so that the sheriff may be able to get her for the first Monday in December.

Yours resp
Warren B. Long.

BOOK 051 PAGE 213

MARYLAND, SOMERSET COUNTY, to wit: BOOK 051 PAGE 214

The State of Maryland,

To Franklin McKenrady and
Laura V. McKenrady

Of Somerset County, Greeting:

YOU ARE HEREBY COMMANDED that, all excuses and delays set apart, you personally appear before the Circuit Court for Somerset County, sitting in Chancery Princess Anne Town, on the 3rd Monday in November

to answer the complaint of

against you in the said Court exhibited. Hereof fail not at your peril.

Witness, the Honorable HENRY PAGE, Chief Judge of the 3rd day of September

ISSUED the 2nd day of October

Per. order,

Celia T. Bro
Clerk

Marion Station, Md. May 3 1864

Mr Frank McCready.

Bought of R. H. WHITTINGTON,

DEALER IN

DRY GOODS, NOTIONS &c.

Hanen Long Smiley:

	Taxes for 1898	16	40

Please file in the case.

BOOK 051 PAGE 215

J. H. MEDAIRY & Co
6 N. Howard Street,
BALTIMORE.

Lora L. Roach
Vs
Franklin Mc Cready
and
Laura V. Mc Cready

No. 2078 Chancery
In the Circuit Court
for Somerset County
In Equity.

The papers in the above entitled cause having been referred to me, one of the Special Examiners of the Circuit Court for Somerset County, to take the testimony as prayed, I, H. Fickett Tilp, said Examiner, did meet at the Office of Lorey Roach in Crisfield Somerset County, Maryland, (notice being waived or not required, and being Ex parte) & proceeded to take the following depositions, & did

1st Int. Lorey L. Roach a witness of lawful age produced on the part of the Plaintiff, being first duly sworn by the Oath & says as follows

1st Ans. that his name is Lora L. Roach and his residence and occupation

1st Ans. My name is Lora L. Roach, I am 64 years of age & reside in Crisfield, occupation Seaman.

2nd Int. Do you know Franklin Mc Cready

2nd Ans. I do,

3rd Int. Do you know Laura V. Mc Cready his wife

3rd Ans. I did, I went to his home while she was living

4th Int. How long have you known Laura V. Mc Cready and Franklin Mc Cready

4th Ans. about 11 or 12 years ago or since he borrowed money from me

5th Int. Did you have or ever have any business dealings with Franklin

5th Ans	B. McCready and Laura V. McCready
6th Int	I loaned them money.
	Did they give you any security
6th Ans	for the money borrowed
	Only a mortgage.
7th Int.	How much money was loaned by you
	to Franklin B. McCready
7th Ans	Two hundred and fifty dollars.
8th Int	Was there ever any of the principal
	of this amount paid.
8th Ans	No.
9th Int	Was there any interest money paid
9th Ans	No.
10th Int	Do you remember the date of the
	mortgage above referred to.
10th Ans	No Sir.
11th Int.	Look at this mortgage and tell
	me if this is the one which
	Franklin B. McCready gave to you
	as security for the money which
	you loaned him.
11th Ans	I do sir,
	Mortgage and note offered by plaintiffs
	Solicitor in evidence, note marked
	Exhibit (A) and mortgage marked
	Exhibit (B)
12th Int.	Did you see Franklin McCready sign
	the ~~above~~ mortgage referred to

12th am | Q: don't remember.

13th Qst | who negotiated loan refered to.

13 ans | Christopher C. Ward my brother.

14th Qst | Did you ever see Franklin B. McCady in regard to the payment of this mortgage debt.

14th ans | A did.

15th Qst. | What did he say to you when you applied to him for payment of mortgage debt.

15th Ans | He said he did not have the money then but said he would bring it to me in two or three weeks

16th Qst. | Do you recollect when it was that you asked him for the money refered to.

17th ans | About three years ago as near as I can recollect. It was some time in Sept.

18 Qst. | How many times did you apply to him for the payment of this mortgage debt.

19th Ans | About twenty times.

Court Question ans | There is nothing more that I know,

Witness Mark W. Dockery Reis Lovey Lt his Roach mark

The plaintiff files Exhibits A, B & C to be used as evidence at the hearing of the Cause —

There being no other witness or witnesses produced on

the part of the plaintiff, and the not desiring further time for the production of evidence, (Case being ex parte) the Examiner herewith returns the papers in the Cause, the Exhibits with him filed, together with testimony by him taken, to the Clerk of the Circuit Court for Somerset County, in Chancery, under his hand and seal this 22 day of Feby 1901.

W. Micklett Giles Examiner

Expenses

Complainant

To W. L. Giles Exam. Dr.

1901 Feby 6th To Services as Exam. & Expenses $6.00

No. 207 Chancery

Lewis Rach

vs.

Franklin B. Hyslop

Same vs. Same

Subpoena

Filed Feby 22d 1901

BOOK 051 PAGE 219

LOVA L. ROACH,

vs.

FRANKLIN M. McCREADY,

In the Circuit Court

BOOK 051 PAGE 220

for

Somerset County.

Laura V. McCready (returned Circuit Court)

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

And it appearing from the proceedings that the period of thirty days has elapsed since the decree pro confesso against the defendants in this case, as prescribed by the rules of this Court, and that no answer, plea or demurrer has been interposed by said defendants, and that the allegations present a proper cause for relief.

It is thereupon, this 13th day of March, 1901, by the Circuit Court for Somerset County, in Equity, adjudged, ordered and decreed that the mortgaged property mentioned in the proceedings be sold; that Warren B. Long be, and he is hereby, appointed trustee to make said sale; and that the terms 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 himself, and a surety or sureties, to be approved by this Court, in the penalty of One Thousand Dollars ($1000), 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, having given at least three weeks' notice by advertisement, inserted in two newspapers published in Somerset County, of the time, place, manner and terms of sale, which terms shall be one third cash, one third in six months and one third in twelve months, or all cash, at the option of the purchaser or purchasers, the credit portions to bear interest and to be secured to the satisfaction of the trustee, and, as soon as may be convenient after such sale or sales, the said trustee shall return to this Court a full and particular account of his proceedings relative to such sale, with an annexed affidavit 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(and not before), the said trustee shall, by a good anf 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,or them sold,free, clear and discharged from all claim of the parties hereto, plaintiff and defendant,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 this Court, after deducting the 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.

Chas. F. Howland

BOOK 051 PAGE 221

No 2078 Chancery

Lora R. Rueck

vs

Francis McCready et al

Laura V. McCready

Decree

Filed March 15th 1906

The Court finds from the evidence that the defendant Francis McCready is the owner in fee simple of the following described real estate, situated in Lincoln County, Nebraska, to-wit:

The Southeast Quarter (SE¼) of Section Thirty-four (34), Township Thirteen (13) North, Range Thirty-one (31) West of the 6th P.M., containing One Hundred Sixty (160) acres, more or less, according to the United States survey thereof.

That the defendant Francis McCready executed and delivered to the plaintiff, Lora R. Rueck, a certain promissory note, dated March 15th, 1906, for the sum of Two Thousand Dollars ($2000.00), payable on or before five years after date, with interest thereon from date at the rate of seven per cent per annum, payable annually, and that said note is now due and unpaid.

That to secure the payment of said note, the said defendant Francis McCready executed and delivered to the plaintiff, Lora R. Rueck, a mortgage on the above described real estate, dated March 15th, 1906, and filed for record in the office of the County Clerk of Lincoln County, Nebraska, on March 15th, 1906, at 10:30 o'clock A.M., and recorded in Book 120 of Mortgages, page 222, which mortgage was executed and delivered to secure the payment of said promissory note.

That the defendant Francis McCready has failed, neglected and refused to pay said note or any part thereof, or the interest thereon, although the same became due and payable on March 15th, 1911, and the whole thereof is now due and payable.

That the defendant Francis McCready has failed to pay the taxes levied upon said real estate for the year 1910, and the same are now delinquent and unpaid.

BOOK 120 PAGE 222

LOVA E/ ROACH
vs.
FRANKLIN McCREADY and
LAURA V. McCREADY re-
turned mortuus est

No. 2018 Chancery.
In the Circuit Court for Somerset County.

To the Honorable the Judges of the Circuit Court for Somerset County:

The report of Warren B. Long, trustee, appointed by a decree of this Court, passed in the above entitled cause, dated the thirteenth day of March, 1901, 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 other prerequisites, as required by law and the said decree, and giving notice of the time, place, manner and terms of sale by advertisements inserted in the "Crisfield Leader" and "Somerset Journal", two weekly newspapers published in Somerset County, for at least three consecutive weeks before the day of sale, he did, pursuant to said notice, attend at Princess Anne, in said County, on the sixteenth day of April, in the year nineteen hundred and one, at 2 o'clock P.M., and then and there proceeded to sell said property in manner following, that is to say:

Your trustee offered at public sale to the highest bidder the property mentioned in said decree, situated in Brinkleys Election District, Somerset County, and described as follows:
LOT No. 1. All that lot or parcel of land situated in Marumsco, Somerset County, Maryland, on the East side of the County road and adjoining a tract of land called "Kings Lot" and "Adams Garden", it being a part of the home place of Colmore A. McCready, containing 30 acres more or less.
LOT No. 2. All that lot or parcel of land situated in Brinkleys Election District, in the village of Marumsco, Somerset County, Maryland, adjoining Lot No.1, called "Kings Lot" and "Adams Garden", it being a part of the home place of Colmore A. McCready, containing 40 acres more or less,

BOOK 051 PAGE 223

And your said trustee sold the above described property to Wilmer M. Johnson for the sum of one hundred and forty dollars ($140.00), he being at that sum the highest bidder therefor,

the terms of said sale being one-third cash on day of sale, one-third in six months and one-third in twelve months, or all cash at the option of the purchaser or purchasers, the credit portions to bear interest and to be secured to the satisfaction of the trustee.

Respectfully submitted,

Warren B. Long

Trustee.

State of Maryland, Somerset County, to wit:

I hereby certify that on this 19th day of June, in the year nineteen hundred and one, before me, the subscriber, a Justice of the Peace of the State of Maryland, in and for Somerset County aforesaid, personally appeared Warren B. Long, trustee named in the above report of sale, and made oath in due form of law, that the matters and things stated in the aforegoing report are true to the best of his knowledge and belief, and that the sale therein reported was fairly made.

J. P.

BOOK 051 PAGE 224

the terms of said sale being one-third cash on day of sale, one-third in six months and one-third in twelve months, or all cash at the option of the purchaser or purchasers, the credit portions to bear interest and to be secured to the satisfaction of the trustee.

Respectfully submitted,

BOOK 051 PAGE 225

Trustee.

State of Maryland, Somerset County, to wit:

I hereby certify that on this day of , in the year nineteen hundred and one, before me, the subscriber, a Justice of the Peace of the State of Maryland in and for Somerset County aforesaid, personally appeared Jason B. Long, trustee named in the above papers or sale, and made oath in due form of law, that the matters and things therein set forth are true to the best of his knowledge and belief, and that the sale therein reported was fairly and openly made, and that he has complied with all the requirements of the Order of the Circuit Court for Somerset County, passed in the above entitled cause on the 19th day of January, 1901.

As witness my hand and notarial seal.

Notary Public

Roach	:	No. 2078 Chancery
vs	:	In the Circuit Court for
McCready	:	Somerset County, Maryland

ORDER OF COURT

The aforegoing petition having been read and considered, it is hereby ORDERED by the Circuit Court for Somerset County, Maryland, this 22nd day of January, 1987, that Tony Bruce be and he is hereby appointed Substitute Trustee for the purpose of securing final ratification of the sale in the aforegoing proceeding, without further bond.

Lloyd T. Simpkins
Judge

Lovey Roach	:	No. 2078 Chancery
vs	:	In the Circuit Court
Franklin McCready	:	Somerset County, Maryland

ORDERED by the Circuit Court for Somerset County, this 22ND day of January, 1987, that the sale of the property mentioned in these proceedings made and reported by Warren B. Long, Trustee for the purpose of foreclosure and collection, be ratified and confirmed nunc pro tunc to July 18, 1901 unless cause to the contrary thereof be shown on or before the 23RD day of February, 1987, provided a copy of this order be inserted in some newspaper published in Somerset County once in each of three successive weeks before the 23RD day of February, 1987.

The report states the amount of sale to be $140.00.

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

BOOK 051 PAGE 227

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

BOOK 051 PAGE 225

Roach	:	No. 2078 Chancery
vs	:	In the Circuit Court for
McCready	:	Somerset County, Maryland

PETITION TO APPOINT SUBSTITUTE TRUSTEE

Whereas, Warren B. Long was appointed Trustee in the aforegoing case on March 15, 1901 and made sale pursuant to order of court, reporting same on June 20, 1901; and

Whereas, said sale was ratified nisi until July 18, 1901 but no printer's certificate was ever filed nor was said sale finally ratified and confirmed; and

Whereas, the said Trustee subsequently conveyed the premises subject of the sale to the purchaser on April 3, 1903; and

Whereas, the said Trustee has since died; and

Whereas, the absence of final ratification of the sale is a cloud upon the title of the premises.

Now, therefore, your orator prays that he be appointed Substitute Trustee to secure final ratification by publication of the Order Nisi Nunc Pro Tunc to July 18, 1901.

JONES & BRUCE, P.A.

By Tony Bruce

Tony Bruce, Attorney for
Claude W. Messick and
Edna J. Messick

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

For original mortgage see No HFL 7 Page 454-455

SOMERSET HERALD

P.O. Box 310 Princess Anne, MD 21853

(301) 651-1600

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Somerset Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing 1/28, 1987, and ending 2/11, 1987 inclusive, in the said Somerset Herald aforementioned.

Attest: Lois Taylor - Somerset Herald
Publisher.

Printer's Fee: $30.75 per insertion
$92.25 = Total

BOOK 051 PAGE 229

Lovey Roach

vs

Franklin McCready

No. 2078 Chancery

In the Circuit Court

Somerset County, Maryland

ORDERED by the Circuit Court for Somerset County, this 22nd day of January, 1987, that the sale of the property mentioned in these proceedings made and reported by Warren B. Long, Trustee for the purpose of foreclosure and collection, be ratified and confirmed nunc pro tunc to July 18, 1901 unless cause to the contrary thereof be shown on or before the 23rd day of February, 1987, provided a copy of this order be inserted in some newspaper published in Somerset County once in each of three successive weeks before the 23rd day of February, 1987.

The report states the amount of sale to be $140.00.

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

TRUE COPY, TEST:
L.T. Phoebus, Clerk

SH-80-1/28/3t

BOOK 051 PAGE 230

FINAL ORDER

Lovey Roach	:	No. 2078 Chancery
vs	:	In the Circuit Court for
Franklin McCready	:	Somerset County, Maryland

ORDERED by the Circuit Court for Somerset County, in Equity, this 24th day of ~~January~~ Feb, 1987, that the sale of the real estate mentioned in these proceedings made and reported by Warren B. Long, Trustee for the purpose of foreclosure and collection, be and the same is hereby finally ratified and confirmed, no cause 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.

Edward L. Hamilton
Judge

exd.
March 15, 1988

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

FILED
'88 MAR 30 A 11:45

NATHAN H. CHRISTOPHER, JR. P.O. Box 586 Crisfield, Maryland 21817	*	IN THE
	*	CIRCUIT COURT
Substitute Trustee	*	FOR
vs	*	SOMERSET COUNTY
DARVIN BILES and SIMONE BILES	*	STATE OF MARYLAND
	*	CIVIL ACTION NO: 8CA00585
Defendants	*	

* * * * * * * * *

ORDER TO DOCKET FORECLOSURE OF
DEED OF TRUST

Dear Mr. Clerk:

Please docket the above entitled case and file among the papers the following documents:

1. A copy of the original Deed of Trust from Darvin Biles and Simone Biles, his wife, to Mario J. Mauro and Regina B. Mauro, his wife, the original of which is located in the Circuit Court records of Somerset County at Chancery number 11615, dated June 20, 1981 and recorded in the Land Records of Somerset County at I.T.P. Liber 329, folio 600.

2. Military Service Affidavit.

3. Statement of Mortgage Debt..

4. The Original Deed of Appointment of Substitute Trustee, dated June 28, 1986 and recorded in the Land Records of Somerset County at I.T.P. Liber 360 , folio 599 .

Nathan H. Christopher, Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

BOOK 051 PAGE 231

Nathan H. Christopher, Jr.

Nathan H. Christopher, Jr.
P.O. Box 586
Crisfield, Maryland 21817
(301) 968-1166
Substitute Trustee

BOOK 051 PAGE 232

NATHAN H. CHRISTOPHER, JR.
P.O. Box 586
Crisfield, Maryland 21817

Substitute Trustee

vs

DARVIN BILES
and
SIMONE BILES

Defendants

* IN THE

* CIRCUIT COURT

* FOR

* SOMERSET COUNTY

* STATE OF MARYLAND

* CIVIL ACTION NO: 86CA000585

* * * * * * * * *

AFFIDAVIT OF MILITARY SERVICE

STATE OF MARYLAND, Somerset County, to wit:

I HEREBY CERTIFY that before me, the Subscriber, a Notary Public of the State and County aforesaid, personally appeared Nathan H. Christopher, Jr., Attorney and Substitute Trustee of the foreclosure of Darvin Biles and Simone Biles, his wife, and he made oath in due form of law that he knows the defendants herein and that to the best of his information, knowledge and belief:

1. Said defendants are not in the military service of the United States.

2. Said defendants are not in the military service of any nation allied with the United States.

3. Said defendants have not been ordered to report for induction under the Selective Training and Service Act of 1940 as amended.

4. Said defendants are not a member of the Enlisted Reserve Corps who have been ordered to report for military service.

Nathan H. Christopher,Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

[redacted] [redacted] [redacted]

Nathan H. Christopher, Jr.
P.O. Box 586
Crisfield, Maryland 21817
(301) 968-1166
Substitute Trustee

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 12th DAY
OF August, 1986.

Notary Public

My Commission Expires:
July 1, 1990

Nathan H. Christopher, Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

BOOK 051 PAGE 233

BOOK 051 PAGE 234

NATHAN H. CHRISTOPHER, JR.
P.O. Box 586
Crisfield, Maryland 21817

Substitute Trustee

vs

DARVIN BILES
and
SIMONE BILES

Defendants

* IN THE
* CIRCUIT COURT
* FOR
* SOMERSET COUNTY
* STATE OF MARYLAND
* CIVIL ACTION NO: 86CA000585

* * * * * * * * * *

STATEMENT OF MORTGAGE DEBT

Original Principal Amount of Debt	$35,000.00
Balance Due on Principal as of October 20, 1982	35,000.00
Interest to August 1, 1986	12,753.16
Net Balance Due	47,753.16

Daily Interest Rate is: $9.41

Nathan H. Christopher Jr.
Nathan H. Christopher, Jr.
Substitute Trustee

STATE OF MARYLAND, Somerset County, to wit:

I HEREBY CERTIFY, That on this 12th day of August, 1986, before me, a Notary Public of the State of Maryland, in and for said Somerset County, personally appeared Nathan H. Christopher, Jr., Substitute Trustee of 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.

Nathan H. Christopher, Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

As witness my hand and Notarial Seal.

Lorraine A. Jones
Notary Public

My Commission Expires:
July 1, 1990

BOOK 051 PAGE 235

FILED

AUG 14 11 05 AM '86

Nathan H. Christopher, Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

86CA00585

ITP No. 11 Page 724

Maryland

BOOK 051 PAGE 236

Western Surety Company

TRUSTEES, MORTGAGEES, ATTORNEYS OR FORECLOSURE BOND

KNOW ALL MEN BY THESE PRESENTS: BOND No. TM- 60157041

That we, Nathan H. Christopher, 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 Thousand Dollars and No/100- - - ($ 50,000.00) DOLLARS, (NOT VALID IF FILLED IN FOR MORE THAN $1,000,000.00) 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 8th day of September, 19 86.

WHEREAS, the above bounden Nathan H. Christopher by virtue of the power contained in a mortgage from Darvin Biles and Simone Biles, his wife, to Mario J. Mauro and Regina B. Mauro, his wife, bearing date the 20th day of June 1981 and recorded among the mortgage records of Somerset County, MD in Liber ITP No. 329 Folio 600 and Nathan H. Christopher 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 Nathan H. Christopher 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

Lorraine A. Jones

Nathan H. Christopher Jr (Principal)

(Principal)

As to Surety

J Jacobson FILED

J Middleton

SEP 11 3 26 PM '86

WESTERN SURETY COMPANY

By _____ President

Countersigned by _____ Maryland Resident Agent

RECORDING IN LIBER NO. _____ FOLIO _____
THEODORE THOMAS CLK. CI. CT.
BY _____ DEPUTY

1268—10-83

WESTERN SURETY COMPANY • ONE OF AMERICA'S OLDEST BONDING COMPANIES

NATHAN H. CHRISTOPHER, JR. P.O. Box 586 Crisfield, Maryland 21817	*	IN THE
	*	CIRCUIT COURT
Substitute Trustee	*	FOR
vs	*	SOMERSET COUNTY
DARVIN BILES and	*	STATE OF MARYLAND
SIMONE BILES	*	CIVIL ACTION NO. 86CA00585
Defendants	*	

* * * * * * * * *

AFFIDAVIT OF PURCHASER

STATE OF MARYLAND,

SOMERSET COUNTY, to wit:

I HEREBY CERTIFY, that on this 24th day of October, 1986, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Mario J. Mauro and Regina B. Mauro, his wife, the purchasers named in this Report of Sale, and made oath in due form of law, pursuant to the provisions of the Maryland Rules of Procedure, as follows:

1. That Mario J. Mauro and Regina V. Mauro, his wife, attended the sale of the property described in these proceedings held in Crisfield, Maryland on August 4, 1986, and purchased the same for THIRTEEN THOUSAND DOLLARS ($13,000.00).

2. That they were not acting as agents for anyone and that no one, other then themselves, was interested in the purchase thereof except other independent bidders.

3. That they have not, either directly or indirectly, discouraged anyone from bidding for said property either at or prior to such sale.

AS WITNESS my hand and Notarial Seal the day and year first written above.

Nathan H. Christopher,Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

Lorraine A. Jones
Notary Public

My Commission Expires:
July 1, 1990

BOOK 051 PAGE 237

Area Code (302) 674-4750

INDEPENDENT NEWSPAPERS INC.

P.O. BOX 7001, DOVER, DEL. 19903

BOOK 051 PAGE 238

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

before me, a Notary Public for the County and State aforesaid, personally appeared Wanda M. Youmans 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 8, 15, & 22 1986.

Wanda M. Youmans
Independent Newspapers, Inc.

Sworn to and subscribed before me this sixth day of November, A.D. 1986.

Wendolyn A. Roberts
Notary Public

FILED
NOV 18 1 52 PM '86
RECORDER OF DEEDS
KENT CO.
DELAWARE

WENDOLYN A. ROBERTS
NOTARY PUBLIC
STATE OF DELAWARE
MY COMM. EXPIRES NOV. 30, 1987
TERM
2 YEARS

86CA000585

Nathan H.
Christopher, Jr.
Solicitor
PUBLIC
SALE
OF
VALUABLE
PROPERTY

Under and by virtue of the power of sale and authority contained in a Mortgage from Darvin Biles and Simone Biles, his wife, to Marion J. Mauro and Regina B. Mauro, his wife, dated June 20, 1981 and recorded among the Land Records of Somerset County, Maryland, at Liber I.T.P. No. 329, folio 600 which said mortgage has been duly assigned to the undersigned by the said Mario J. Mauro and Regina B. Mauro, his wife by deed of appointment of substitute trustee and recorded among the Land Records of Somerset County, Maryland at Liber I.T.P. 360, folio 599 for the purpose of foreclosure and collection, default having occurred under the conditions of said mortgage, we will sell at public auction on the steps of the Post Office in Crisfield, Maryland on Friday, October 24, 1986.

At or about the hour of 2:00 p.m., all that lot or parcel of land situate, lying and being in the Fairmount Election District, Somerset County, State of Maryland, and more particularly described as follows:

All that lot or parcel of land situate as aforesaid, beginning for the same at a point located on the West side of the public road leading to "A" Hill and which said point lies South 21 degrees 30' West a distance of 75 feet from a concrete post placed at the Northeast corner of Lot B on a plat entitled "Descriptive Plat of the Nettie B. Dize Tract" recorded in Plat Book No. 5 at plat 49, said point of beginning marks the extreme Northeast corner of the land herein described and conveyed, said point being also the beginning point described in Deed dated November 13, 1978 and recorded in Liber 315 at folio 153 among the Land Records of Somerset County, thence, along the westerly side of "A" Hill Road, South 21 degrees 30'00" West, 120 feet to a point, thence, for a new line of division North 69 degrees 32'33" West, 145.09 feet, to a marker set; thence North 21 degrees 31'53" East, 117.58 feet to the most northerly line of the property described in the aforesaid Deed and herein, and thence South 70 degrees 30'00" East, 145.00 feet to "A" Hill Road and the point of beginning, comprising 17,217.57 Square Feet of land or .40 acres, more or less, and designated as Lot 2 on Plat of Survey made by Herman Lloyd Purnell dated June 12, 1981, and recorded in the Land Records of Somerset County, State of Maryland at I.T.P. Liber 329, folio 599. Begin the same and all that property conveyed unto Darvin Biles and Simone Biles, his wife from Mario J. Mauro and Regina B. Mauro, his wife by deed dated June 20, 1981 and recorded among the Land Records of Somerset County, State of Maryland, at Liber I.T.P. No. 329, folio 598.

TERMS OF SALE: One-fourth cash on day of sale, and the balance to be paid upon final ratification of said sale by the Circuit Court for Somerset County, the unpaid portion to bear interest at the rate of ten per cent (10%) per annum. 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 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.

Nathan H.
Christopher, Jr.
Substitute Trustee
10/8/3x

BOOK 051 PAGE 239

NATHAN H. CHRISTOPHER, JR.	*	IN THE
Substitute Trustee	*	CIRCUIT COURT BOOK 051 PAGE 240
vs	*	FOR
DARVIN BILES and SIMONE BILES	*	SOMERSET COUNTY
Defendants	*	STATE OF MARYLAND
	*	CIVIL ACTION NO: 86CA00585

* * * * * * * * *

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The report of sale of Nathan H. Christopher, Jr., Substitute Trustee of the mortgage made and executed by Darvin Biles and Simone Biles, his wife, to Mario J. Mauro and Regina B. Mauro, his wife, dated June 20, 1981 and recorded among the Land Records of Somerset County, Maryland at I.T.P. Liber 329, folio 600, the said Nathan H. Christopher, Jr. appointed Substitute Trustee for the purpose of foreclosure and collection in a Deed of Appointed of Substitute Trustee, dated July 28, 1986 and recorded in the Land Records of Somerset County at I.T.P. Liber 360, folio 599, under and by virtue of a power of sale contained in the said mortgage, 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 of said mortgage whereby the said mortgage debt has become due and payable, respectfully represents unto Your Honors:

That after the filing of said case and after giving bond with security approved by the Clerk of the Court, for the faithful performance of the Substitute Trustee, as aforesaid, reposed in him by and pursuant to said mortgage as required by law and after giving twenty days notice of the time, place, manner, and terms of sale by advertisement in the Crisfield Times, once in each consecutive week before the day of the sale he did pursuant to said notice attend on the Post Office steps in Crisfield, Maryland, on

Nathan H. Christopher,Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

Friday, October 24, 1986 at 2:00 p.m. then and there did proceed to sell the property described in said mortgage, to wit:

All that lot or parcel of land situate as aforesaid, beginning for the same at a point located on the West side of the public road leading to "A" Hill and which said point lies South 21 degrees 30' West a distance of 75 feet from a concrete post placed at the North-east corner of Lot B on a plat entitled "Descriptive Plat of the Nettie B. Dize Tract" recorded in Plat Book No. 5 at plat 49, said point of beginning marks the extreme Northeast corner of the land herein described and conveyed, said point being also the beginning point described in Deed dated November 13, 1978 and recorded in Liber 315 at folio 153 among the Land Records of Somerset County, thence, along the westerly side of "A" Hill Road, South 21 degrees 30'00" West, 120 feet to a point, thence, for a new line of division North 69 degrees 32'33" West, 145.00 feet, to a marker set; thence North 21 degrees 31'53" East, 117.58 feet to the most northerly line of the property described in the aforesaid Deed and herein, and thence South 70 degrees 30'00" East, 145.00 feet to "A" Hill Road and the point of beginning, comprising 17,217.57 Square Feet of land or .40 acres, more or less, and designated as Lot 2 on Plat of Survey made by Herman Lloyd Purnell dated June 12, 1981, and recorded in the Land Records of Somerset County, State of Maryland at I.T.P. Liber 329, folio 599. Being the same and all that property conveyed unto Darvin Biles and Simone Biles, his wife from Mario J. Mauro and Regina B. Mauro, his wife by deed dated June 20, 1981 and recorded among the Land Records of Somerset County, State of Maryland, at Liber I.T.P. No. 329, folio 598.

And the said property was sold to Mario J. Mauro and Regina B. Mauro, his wife, they being then and there the highest bidder thereof, at and for the sum of Thirteen Thousand Dollars

Nathan H. Christopher, Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

(13,000.00) and the purchaser has complied with the terms of sale.

BOOK 051 PAGE 242

Respectfully submitted,

Nathan H. Christopher Jr.

STATE OF MARYLAND, Somerset County, to wit:

I HEREBY CERTIFY this 12th day of November, 1986, before me, the subscriber, a Notary Public in and for the state and county aforesaid, personally appeared Nathan H. Christopher, Jr. who made oath in due form of law that the matters and facts of the aforegoing Report of Sale are true to the best of his knowledge, information and belief.

Lorraine A. Jones
Notary Public

My Commission Expires:
July 1, 1990

Nathan H. Christopher,Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

FILED
Nov 18 1 52 PM '86

NATHAN H. CHRISTOPHER, JR.	*	IN THE
Substitute Trustee	*	CIRCUIT COURT
vs	*	FOR
DARVIN BILES	*	SOMERSET COUNTY
and		
SIMONE BILES .	*	STATE OF MARYLAND
Defendants	*	CIVIL ACTION NO: 86-CA-00585

* * * * * * * * *

AFFIDAVIT OF COMPLIANCE WITH RULE W74(a)(2)(c)

STATE OF MARYLAND,

SOMERSET COUNTY, to wit:

I HEREBY CERTIFY, that on this 4th day of December, 1986, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Nathan H. Christopher and made oath in due form of law as follows:

That on October 10, 1986, in compliance with the Annotated Code of Maryland, Rules of Procedure, Rule W74(a)(2)(c) he mailed a notice of the time, place and terms of sale, by certified mail to Darvin Biles and Simone Biles, his wife, at Star Route Box 59, Rumbley, Maryland 21871, this being the last known address of the said Mortgagors.

AS WITNESS my hand and Notarial Seal the day and year above written.

Lorraine A. Jones
Notary Public

My Commission Expires:
July 1, 1990

BOOK 051 PAGE 243

Nathan H. Christopher,Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

BOOK 051 PAGE 244

NATHAN H. CHRISTOPHER, JR.	*	IN THE
SUBSTITUTE TRUSTEE	*	CIRCUIT COURT
VS	*	FOR
DARVIN BILES	*	SOMERSET COUNTY
AND	*	STATE OF MARYLAND
SIMONE BILES	*	CIVIL ACTION NUMBER:
DEFENDANTS	*	86CA00585

* * * * * * * * * * * *

NOTICE

Ordered, that the sale of the property mentioned in these proceedings and the distribution of the proceeds thereof be ratified and confirmed unless cause to the contrary thereof be shown on or before the 13th day of March, 1987, provided a copy of this Order be inserted in some weekly newspaper printed in Somerset County, once in each of three successive weeks before the 16th day of March, 1987.

The report states that the amount of the sale being thirteen($13,000.00) dollars.

DATED:

Floyd L Laughlin
Judge
2/13/87

Nathan H. Christopher,Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

FEB 13 1 58 PM '87

Area Code (302) 674-4750

INDEPENDENT NEWSPAPERS INC.

P.O. BOX 7001, DOVER, DEL. 19903

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

before me, a Notary Public for the County and State aforesaid, personally appeared Wanda M. Youmans 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 February 25, 1987.

Wanda M. Youmans
Independent Newspapers, Inc.

Sworn to and subscribed before me this twenty-third. day of March, A.D. 1987.

Wendolyn A. Roberts
Notary Public

BOOK 051 PAGE 245

NATHAN H. CHRISTOPHER, JR.
SUBSTITUTE TRUSTEE
VS
DARVIN BILES
AND
SIMONE BILES
DEFENDANTS
IN THE CIRCUIT COURT FOR
SOMERSET COUNTY STATE OF
MARYLAND
CIVIL ACTION NUMBER:
86CA00585
NOTICE

Ordered, that the sale of this property mentioned in these proceedings and the distribution of the proceeds thereof be ratified and confirmed unless cause to the contrary therof be shown on or before the 13th day of March, 1987, provided a copy of this Order be inserted in some weekly newspaper printed in Somerset County, once in each of three successive weeks before the 16th day of March, 1987.

The report states that the amount of the sale being thirteen ($13,000.00) dollars.

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 3 weeks beginning with the issue of February 25, 19 87 and ending March 11, 19 87.

David Bremer
Publisher THE CRISFIELD TIMES
Editor

BOOK 051 PAGE 246

NATHAN H. CHRISTOPHER, JR.	*	IN THE
SUBSTITUTE TRUSTEE	*	CIRCUIT COURT
VS	*	FOR
DARVIN BILES	*	SOMERSET COUNTY
AND	*	STATE OF MARYLAND
SIMONE BILES	*	CIVIL ACTION NUMBER:
DEFENDANTS	*	86CA00585

* * * * * * * * * * * *

FINAL ORDER OF RATIFICATION

Ordered, by the Circuit Court for Somerset County, State of Maryland, this 27th day of March, 1987 that the sale made and reported by the 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; and the Attorneys and Assignees allowed the usual commissions and such proper expenses as they shall produce vouchers for to the Auditor.

Lloyd L. Griffin
Judge

Nathan H. Christopher,Jr.
ATTORNEY AT LAW
P. O. BOX 586
CRISFIELD, MD 21817
968-1166

NATHAN H. CHRISTOPHER, JR.	*	IN THE CIRCUIT COURT
Substitute Trustee	*	
vs.	*	FOR SOMERSET COUNTY
DARVIN BILES	*	STATE OF MARYLAND
and	*	
SIMONE BILES	*	CIVIL ACTION NO. 86CA00585
Defendants	*	

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		$ 13,000.00
Fees, Costs, Expenses, etc.:		
I. Theodore Phoebus, court costs	175.00	
The Crisfield Times	258.63	
Tawes Insurance Agency, Bond Premium	150.00	
Philip Mahan, Treasurer	156.98	
Logan C. Widdowson, Auditor	65.00	
Trustee's Commission (5% of sale price per Deed of Trust)	650.00	
Total Fees, Costs, Expenses, etc.		$ 1,455.61
Balance to be Distributed		$ 11,544.39
Statement of Mortgage Debt		
Principal	$35,000.00	
Interest to 8/1/86	12,753.16	
Interest 8/2/86 to 4/13/87	2,399.55	
Total Mortgage Debt		$ 50,152.71
Deficit		$ 38,608.32

ALL EXCEPTIONS to said report must be filed within ten 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

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2800

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:

Nathan H. Christopher, Jr., Esquire
P. O. Box 586
Crisfield, MD 21817

Darvin Biles
Star Route Box 59
Rumbley, MD 21871

Simone Biles
Star Route Box 59
Rumbley, MD 21871

Filing Date: April 3, 1987

Logan C. Widdowson, Auditor

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2600

LCW/gjb
4/3/87
87 # 208

FILED
APR 3 9 08 AM '87
RECORDED IN THE LAND RECORDS OF SOMERSET COUNTY, MD.
BY

No. 81CA000585 Civil Action ~~Chancery~~ Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 3RD *day of* April, 19 87 *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* 13th *day of* April, 19 87.

I. Theodore 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 14th *day of* April, 19 87 *that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.*

I. Theodore Phelps
CLERK

exd.
March 15, 1988

City of Crisfield *
City Hall
Crisfield, Maryland 21817 *

vs. *

Samuel R. Wright *

No. 87CA000716 Civil Action

BOOK 051 PAGE 250

In the Circuit Court for

Somerset County, Maryland

Mr. Clerk:

Please file the within Complaint, affidavit, certificate of sale and issue a subpoena for the party defendant named in said Complaint who is a resident of this state and issue an order of publication as prescribed by Section 14-840 of the Tax-Property Article of the Annotated Code of Maryland.

CIVIL 3700716 #
CLRK FEE 70.00 L
APPEAR 10.00 L
SHRF SUM 15.00 L
SUBTOTAL 95.00
CHECK/MO TL 55.00
#128790 C007 RCO T09:49
02/02/87

JONES & BRUCE, P.A.

By Tony Bruce

Tony Bruce
P.O. Box 567
Princess Anne, MD 21853-0567
Telephone: 301-651-2747

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

City of Crisfield * No. 87CA000716 Civil Action
City Hall
Crisfield, Maryland 21817 * In the Circuit Court for

vs. * Somerset County, Maryland

Samuel R. Wright, and all persons having, or claiming to have any interest in certain property in Crisfield Election District described as follows: "0.11 acre, lots 19 & 20, North side Wilson Street, Lincoln Park, Plat 90/401, Crisfield, bearing County Tax Map No. 2-17-42, Deed reference Liber 93, folio 384, Account No. 134142, located in Crisfield Election District" conveyed unto Samuel R. Wright by Stanley G. Robins by deed dated January 17, 1925 recorded in Liber W.J.S. No. 93, folio 384 shown on Tax Map No. 2, Block 17 as Parcel 42, and whose last known address is Crisfield, Maryland.

* *

COMPLAINT

To the Honorable, the Judge of said Court:

Your Plaintiff, City of Crisfield, by Jones & Bruce, P.A., its attorneys, files this Complaint to Foreclose Certain Rights of Redemption as provided by Section 14-834 et seq. of the Tax-Property Article of the Annotated Code of Maryland, and in support thereof, says:

1. That on the 3rd day of December, 1985, there was issued to the City of Crisfield, the Plaintiff herein, whose address appears above, by Philip R. Mahan, Collector of Taxes for the State of Maryland and Somerset County, the following certificate of sale, to wit:

(a) A certificate showing payment by the said City of Crisfield unto the said Collector the sum of $145.70 for which he had issued a certificate of tax sale showing sale to the said City of Crisfield, on said 3rd day of December, 1985, of the following real estate, namely: "0.11 acre, lots 19 & 20, North side Wilson Street, Lincoln Park, Plat 90/401, Crisfield, bearing County Tax Map No. 2-17-42, Deed reference Liber 93, folio 384, Account No. 134142, located in Crisfield Election District" conveyed unto Samuel R. Wright by Stanley G. Robins by deed dated January 17, 1925 recorded in Liber W.J.S. No. 93, folio 384 shown on Tax Map No. 2, Block 17 as Parcel 42.

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2. That said certificate of sale is attached to the 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 Plaintiff 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 Plaintiff alleges and avers as follows:

(a) That the records indicate the property assessed to Samuel R. Wright was conveyed to Samuel R. Wright by Stanley G. Robins, by deed dated January 17, 1925 and recorded among the Land Records of Somerset County in Liber W.J.S. No. 93, folio 384. The records reveal no off conveyances of said property and further that the records reveal no estate proceedings for the owner of said property, Samuel R. Wright, and further that the amount necessary for the redemption of said property is $ 155.90, including costs of sale, taxes and interest through January, 1987 in addition to those costs and disbursements provided for in Section 14-843 of the Tax-Property Article of the aforesaid Code.

5. That in reliance upon the aforesaid affidavit your Plaintiff alleges and avers that there have been no off conveyances of record against the real estate standing in the name of the aforesaid property owner or heirs of him and further there is no record of any administration in said Somerset County on the estate of the property owner. It is not known where Samuel R. Wright left heirs-at-law surviving him who might be entitled to the real estate, wherefore, Plaintiff has joined inthese proceedings all persons having or claiming to have any interest in said property.

WHEREFORE, Plaintiff requests your Honors:

(a) That a summons may be issued for the said named Defendant.

(b) That your Honor may grant unto your Plaintiff 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 judgment as provided in Section 14-844 of the Tax-Property Article foreclosing all rights of redemption of the Defendant and all of the real estate of which he is assessed.

(d) And further direct the Collector of Taxes for Somerset County to execute a deed to the Plaintiff as provided in Section 14-847 of the Tax-Property Article of said Code.

(e) That your Plaintiff may have such other and further relief as its case may require.

And as in duty bound, etc.

CITY OF CRISFIELD

By Julian C. Tyler
Julian C. Tyler, City Manager

JONES & BRUCE, P.A.

By Tony Bruce
Tony Bruce
Attorneys for Plaintiff
Princess Anne, MD 21853
Telephone: 301-651-2747

BOOK 051 PAGE 253

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 29th day of January, 1987, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Julian C. Tyler, City Manager 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 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.

Jacquelyn M. Bowen
Notary Public

My commission expires: 7/1/90

JACQUELYN M. BOWEN NOTARY PUBLIC SOMERSET COUNTY, MD.

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CERTIFICATE OF SALE

I, Philip R. Mahan, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on December 3, 1985 I sold to City of Crisfield at public auction for the sum of $ 145.70 , of which $ 145.70 has been paid, the property in Somerset County, described as follows:

0.11 acre, lots 19 & 20, North side Wilson Street, Lincoln Park, Plat 90/401, Crisfield, bearing County Tax Map No. 2-17-42, Deed reference Liber 93, folio 384, Account No. 134142, located in Crisfield Election District

and assessed to Samuel R. Wright
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 December 3, 1986 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 3rd day of December, 1985

Philip R. Mahan
Philip R. Mahan, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on December 3, 1985 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Philip R. Mahan, 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.

Ann G. McIntyre
Notary Public

FILED
FEB 2 8 52 PM '87

NOTARY PUBLIC

AFFIDAVIT

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 29th day of January, 1987, before me, the subscriber, a Notary Public in and for 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 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 Complaint filed in this proceeding with respect to the property described in said Complaint; that said examination reveals the following:

(a) That as to the property assessed to Samuel R. Wright said records indicate that the property was conveyed unto Samuel R. Wright by Stanley G. Robins, by deed dated January 17, 1925 and recorded among the Land Records of Somerset County in Liber W.J.S. No. 93, folio 384. The records reveal no off conveyances or liens and encumbrances of record and further that the records reveal no estate proceedings for the owner of said property, Samuel R. Wright.

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 aforesaid property owner or heirs of him and further that there is no record of any administration in Somerset County on the estate of the said Samuel R. Wright. It is not known whether the

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

said Samuel R. Wright is living or dead or if dead, what heirs-at-law he left surviving him who might be entitled to the real estate of which he was seized as aforesaid.

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

Notary Public

My commission expires: 7/1/90

JACQUELINE M. POWELL NOTARY PUBLIC SOMERSET COUNTY, MD

Tony Bruce
Jones & Bruce, P.A.
Princess Anne, Maryland 21853

City of Crisfield * No. 87CA000716 Civil Action
City Hall
Crisfield, Maryland 21817 * In the Circuit Court for

vs. * Somerset County, Maryland

Samuel R. Wright, and all persons having, or claiming to have any interest in certain property in Crisfield Election District described as follows: "0.11 acre, lots 19 & 20, North side Wilson Street, Lincoln Park, Plat 90/401, Crisfield, bearing County Tax Map No. 2-17-42, Deed reference Liber 93, folio 384, Account No. 134142, located in Crisfield Election District" conveyed unto Samuel R. Wright by Stanley G. Robins by deed dated January 17, 1925 recorded in Liber W.J.S. No. 93, folio 384 shown on Tax Map No. 2, Block 17 as Parcel 42, and whose last known address is Crisfield, Maryland 21817.

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 Philip R. Mahan, Collector of taxes for the State of Maryland and Somerset County, to the Complainant in this proceeding:

(a) "0.11 acre, lots 19 & 20, North side Wilson Street, Lincoln Park, Plat 90/401, Crisfield, bearing County Tax Map No. 2017-42, Deed reference Liber 93, folio 384, Account No. 134142, located in Crisfield Election District" conveyed unto Samuel R. Wright by Stanley G. Robins by deed dated January 17, 1925 recorded in Liber W.J.S. No. 93, folio 384 shown on Tax Map No. 2, Block 17 as Parcel 42.

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 December 3, 1985, has expired; it is thereupon this 3 day of Feb, 1987, by the Circuit Court for Somerset County, Maryland, ORDERED that notice be given by

BOOK 051 PAGE 257

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 6th day of March, 1987, warning all persons interested in said property to be and appear in this Court by the 6th day of April, 1987, and redeem the property and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in said property and vesting in the Plaintiff a title free and clear of all encumbrances.

Floyd L. Simpkins
Judge

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

WRIT OF SUMMONS-REDEMPTION

Case Number 87CA00716 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

Name Samuel R. Wright

Address Crisfield, Maryland 21817

County Somerset

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by City of Crisfield
(Name and Address)
City Hall, Crisfield, Maryland 21817

on or before April 6, 1987 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued February 3, 1987

J. Theodore Phoebus
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

Non est, believed to be dead

2/7/87

FEE $_____

SHERIFF Deputy Wm. D. Tyler

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

87CA00716

Tony Bruce
Jones & Bruce, P.A.
Princess Anne, Maryland 21853

City of Crisfield
City Hall
Crisfield, Maryland 21817

No. 87CA00716 Civil Action
In the Circuit Court for
Somerset County, Maryland

vs.

Samuel R. Wright, and all persons having, or claiming to have any interest in certain property in Crisfield Election District described as follows: "0.11 acre, lots 19 & 20, North side Wilson Street, Lincoln Park, Plat 90/401, Crisfield, bearing County Tax Map No. 2-17-42, Deed reference Liber 93, Folio 384, Account No. 134142, located in Crisfield Election District" conveyed unto Samuel R. Wright by Stanley G. Robins by deed dated January 17, 1925 recorded in Liber W.J.S. No. 93, folio 384 shown on Tax Map No. 2, Block 17 as Parcel 42, and whose last known address is Crisfield, Maryland 21817.

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 Philip R. Mahan, Collector of taxes for the State of Maryland and Somerset County, to the Complaintant in this proceeding:

(a) "0.11 acre, lots 19 & 20, North side Wilson Street, Lincoln Park, Plat 90/401, Crisfield, bearing County Tax Map No. 2017-42, Deed reference Liber 93, folio 384, Account No. 134142, located in Crisfield Election District" conveyed unto Samuel R. Wright by Stanley G. Robins by deed dated January 17, 1925 recorded in Liber W.J.S. No. 93, folio 384 shown on Tax Map No. 2, Block 17 as Parcel 42.

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 December 3, 1985, has expired; it is thereupon this 3rd day of Feb., 1987, 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 6th day of March, 1987, warning all persons interested in said property to be and appear in this Court by the 6th day of April, 1987, and redeem the property and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in said property and vesting in the Plaintiff a title free and clear of all encumbrances.

Lloyd L. Simpkins
Judge

I. Q. Phoebus, Clerk

INDEPENDENT
NEWSPAPERS INC.

Area Code (302) 674-4750

P.O. BOX 7001, DOVER, DEL. 19903

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

before me, a Notary Public for the County and State aforesaid, personally appeared Wanda M. Youmans of Independent Newspapers, Inc., who deposes and swears that the notice, a copy of which is hereto attached, was published in The Crisifeld Times, Crisfield, Maryland, in its issue of February 11,18,25 1987.

Wanda M. Youmans
Independent Newspapers, Inc.

Sworn to and subscribed before me this sixth day of March, A.D. 1987.

Wendolyn A. Roberts
Notary Public

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BOOK 051 PAGE 262

City of Crisfield
City Hall
Crisfield, Maryalnd 21817

vs.

Samuel R. Wright

* No. 8700716 Civil Action

* In the Circuit Court for

* Somerset County, Maryland

MOTION FOR DEFAULT JUDGMENT AND FOR
LEAVE TO TAKE TESTIMONY AND JUDGMENT THEREON

To the Honorable, the Judge of said Court:

The motion of the City of Crisfield, Plaintiff in the above entitled action, by Jones & Bruce, P.A., its attorney, respectfully shows:

1. That as appears from the proceedings herein, all defendants subject to process have been duly subpoenaed and a Notice 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 Plaintiff desires to take testimony to support certain of the allegations in its complaint which may not be taken as a matter of course by this Honorable Court.

WHEREFORE, Plaintiff prays:

a. That the said 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

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

b. That Plaintiff may be granted leave to take testimony before one of the Standing Examiners of this Court to substantiate the allegations on its complaint.

And as in duty bound, etc.

JONES & BRUCE, P.A.

By _____
Attorneys for Plaintiff

DECREE

The aforegoing motion having been read and considered, it is thereupon this 9th day of APRIL, 1987, by the Circuit Court for Somerset County, Maryland, sitting in Equity, ORDERED that the complaint in this case be and the same is hereby granted by default against the named defendant 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 this proceeding, or in the right to redemption thereon, and the Plaintiff, be, and it is hereby granted leave to take testimony before one of the Standing Examiners of this Court, to substantiate the allegations of its said Complaint.

_____
Judge

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

BOOK 051 PAGE 264

City of Crisfield

Case Number 87-CA-00716 Civil Action

VS.

Samuel R. Wright

NOTICE OF DEFAULT ORDER

TO:

Name Samuel R. Wright

Address Crisfield, Maryland

County Somerset

You are hereby notified that an Order of Default has been entered against you in the above entitled case on April 9, 1987.

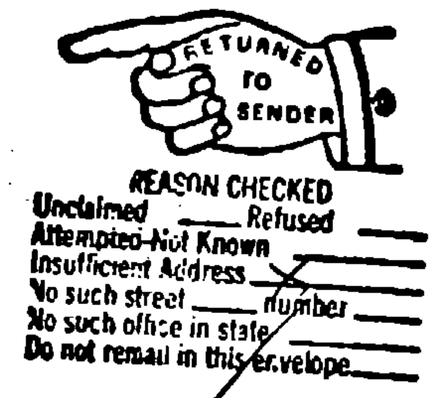
You may move to vacate the Order of Default within thirty (30) days of the date of entry. The motion shall state the reasons for the failure to plead and the legal and factual basis for the defense to the claim.

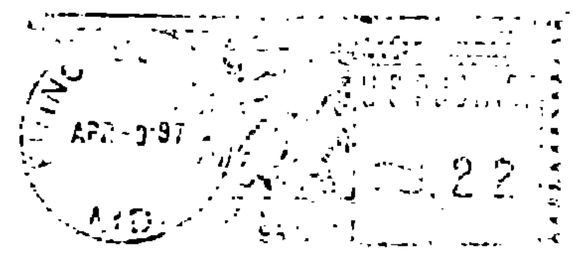
Date Issued April 9, 1987

CLERK I. Theodore Phoebus

Copy ~~mailed~~/delivered to Attorney:
Tony Bruce
Jones & Bruce
P.O. Box 567
Princess Anne, Maryland 21853
651-2747

I. THEODORE PHOEBUS
Clerk Of The Circuit Court
For Somerset County
Princess Anne, MD. 21853





Samuel R. Wright
Crisfield, Maryland 21817

97CA00216

BOOK 051 PAGE 265

City of Crisfield * No. 8700716 Civil Action
City Hall
Crisfield, Maryland * In the Circuit Court for

vs. * Somerset County, Maryland

Samuel R. Wright *

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 ,,1987, 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 Plaintiff, 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 document previously filed in this proceeding and ask if you can identify it?

A. Yes. This document is a certificate of sale issued by me as County Treasurer, to City of Crisfield as the purchaser at a certain tax sale held by me in my official capacity on December 3, 1985.

Q. Will you please identify the certificate more specifically?

A.. Yes. I am now testifying in reference to a certificate of sale, dated December 3, 1985, signed by Philip Mahan, as Collector, notarized on December 3, 1985 by Ann G. McIntyre, Notary Public. The certificate relates to the property assessed to Samuel R. Wright referred to in the complaint in paragraph 1.(a) and in paragraph 4.(a). The certificate

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ATTORNEYS AT LAW
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PRINCESS ANNE, MD. 21853-0186

cites a sale to City of Crisfield on December 3, 1985 in the sum of $145.70 which said sum was paid in full 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 bill 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 I complied with all the prerequisites of law in advertising and hold 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 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 complaint, has the purchaser, City of Crisfield, 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 City of Crisfield paid a total of $193.75 representing the total balance due on the bids or purchase price for this property. This figure represents the total difference between the amount bid and the amount paid on December 3, 1985.

Q. Does City of Crisfield owe anything further to your office on account of this property?

A. No. As to this property City of Crisfield 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, 1987.

Q. Do you in your official capacity know of any reason why the sale of this property to City of Crisfield 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

EXAMINATION OF TONY BRUCE, ESQ.:

Tony Bruce, a witness produced on behalf of the Plaintiff, 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 Plaintiff, City of Crisfield, the purchaser of certain property at tax sale held by the County Treasurer on December 3, 1985. I was requested by City of Crisfield to make an examination of the public records of Somerset County pertaining to the ownership of the property mentioned in the complaint in paragraphs 1.(a) and 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 appropriate Somerset County records and prepared and filed the complaint in this proceeding together with an affidavit dated January 29, 1987 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 Notice herein as more fully appears by the printer's certificate heretofore filed in this proceeding and caused subpoena to be issued and served upon the property owner subject to process.

Q. Since the filing of the suit, the issuance of subpoenas and the publication of the Notice have there been any changes in the status of the property mentioned in the Complaint?

A. I can confirm the testimony of Mr. Philip R. Mahan, County Treasurer, filed in this proceeding. There has been no change in the property described in paragraphs 1.(a) and 4.(a) in the Complaint. As Mr. Mahan stated all costs, taxes and interest levied by his office against the property have been paid in full by City of Crisfield.

Q. Has any offer been made to you to redeem the property described in the 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'S QUESTION:

A. Nothing further.

Tony Bruce

There being no further witnesses to be examined and at the suggestion of the Attorney for the Plaintiff, the papers are herewith returned by the Court, and I further certify this annexed bill of costs is correct and paid by the Plaintiff. 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 proceedings.

Bill of Costs

Examiner $25.00

Witness my hand and seal.

Logan C. Widdowson
Standing Examiner

Office Of Treasurer Of Somerset County

PRINCESS ANNE, MARYLAND

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City of Crisfield

To Philip R. Mahan, Treasurer *Dr.*

Samuel R. Wright - 07-134142 Tax Sale Property

		Tax & Fees paid on the Day of Sale 12/3/85	145	70	
		Balance purchase price		00	
		1985 Taxes Paid 4/7/87	24	14	
		1986 Taxes Paid 4/7/87	23	91	

City of Crisfield
City Hall
Crisfield, Maryland 21871

vs.

Samuel R. Wright

* No. 8700716 Civil Action

* In the Circuit Court for

* 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 12th day of May, 1987, by the Circuit Court for Somerset County, Maryland, in equity, that as to the property hereinafter named and described in this judgment there is hereby vested in the Plaintiff, 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 occuring 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 Plaintiff 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 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 remain outstanding, due and unpaid); the said deed to be prepared by the Plaintiff's attorney, and all expenses incident to the preparation and execution of said deed and shall be paid by the said City of Crisfield, and it is further

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 decree is served upon him and it is further

DECREED, that the Plaintiff, City of Crisfield 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 judgment is identified and described as follows:

0.11 acre, lots 19 & 20, North side Wilson Street, Lincoln Park, Plat 90/401, Crisfield, bearing County Tax Map No. 2-17-42, Deed reference Liber 93, folio 384; located in Crisfield Election District and assessed to Samuel R. Wright.

Lloyd L. Humphreys
Judge

May 12, 1987

DATE

I hereby acknowledge Receipt of a Certified Copy of

Judgment

filed in the case of City of Crisfield v. Samuel R. Wright

same being Civil Action Case No. 87-CA-00716.

Philip R. Mahan
Philip R. Mahan, Treasurer

William Palmer
William Palmer, Assessor

Md.
March 15, 1988

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BOOK 051 PAGE 274

Jackson Lee Cook	*	No. 87-CA-00722 Civil Action
vs.	*	In the Circuit Court for
Herbert Wilson, et al	*	Somerset County, Maryland

Mr. Clerk:

Please file the within Complaint, affidavit, certificate of sale and issue subpoenas for all party defendants named in said Complaint who are residents of this state and issue an order of publication as prescribed by Section 14-840 of the Tax-Property Article of the Annotated Code of Maryland.

JONES & BRUCE, P.A.

By _____
Attorney for Plaintiff
P.O. Box 567
Princess Anne, MD 21853
Telephone: 301-651-2747

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

CIVIL 8700722 #
APPEAR 10.00 L
CLRK FEE 70.00 L
CLRK FEE 40.00 L
SHRF SUM 90.00 L
SUBTOTAL 210.00
CHECK/MO TL 210.00
#129770 C002 R00 T13:45
02/04/87

Jackson Lee Cook
Upper Fairmount, Maryland 21867

* No. 97CA00022 Civil Action

* In the Circuit Court for

vs. * Somerset County, Maryland

Herbert Wilson, and all persons having, or claiming any interest in certain property in Fairmount Election District described as follows: "1.5 acres, Rosetta Lot, East side Upper Hill Road, Upper Hill, bearing County Tax Map No. 39-8-168" conveyed unto Herbert Wilson by William J. Sterling, et ux, by deed dated August 24, 1916 recorded in Liber W.J.S. No. 71, folio 188, and whose last known address is Upper Hill, Maryland 21868.

and

Herbert S. Wilson, and all persons having, or claiming any interest in certain property in Fairmount Election District described as follows: "1.5 acres, East side Upper Hill Road, Upper Hill, bearing County Tax Map No. 39-8-167" being the residue of the land conveyed unto Herbert S. Wilson, by Edward W. Wilson, et al, by deed dated April 3, 1923 recorded in Liber W.J.S. No. 87, folio 204, and whose last known address is Upper Hill, Maryland 21868.

and

Sarah E. Somers, and all persons having, or claiming any interest in certain property in St. Peters Election District described as follows: "Lot 0.75 acre, Jerusalem Road, near Oriole,bearing County Tax Map No. 21-11-67" conveyed unto Sarah E. Somers by Emma W. Somers by deed dated April 4, 1923 recorded in Liber W.J.S. No. 87, folio 340, and whose last known address is Oriole, Maryland 21848.

and

Pilgrim Holiness Church, and all persons having, or claiming any interest in certain property in Deal Island Election District described as follows: "50 x 100, East side Route 363 Wenona, bearing County Tax Map No. 28-17-358" conveyed unto Pilgrim Holiness Church by Roland Parkinson, et ux, by deed dated October 21, 1966 recorded in Liber I.T.P. No. 235, folio 220, and whose last known address is Wenona, Maryland 21870.

and

Pilgrim Holiness Church, and the children of Beatrice Webster or other parties having interest in said real estate, are named as party defendants hereto, and all persons having, or claiming any interest in certain property in Deal Island Election District described as follows: "Lot 100 x 110, East side Route 363, Wenona, bearing County Tax Map No. 28-17-135" conveyed unto Pilgrim Holiness Church by Beatrice Webster and Carl Webster, her husband, by deed dated May 27, 1966 recorded in Liber I.T.P. No. 232, folio 645, and whose last known address is Wenona, Maryland 21870.

* *

COMPLAINT

BOOK 051 PAGE 276

To the Honorable, the Judge of said Court:

Your Plaintiff, Jackson Lee Cook, by Jones & Bruce, P.A., his attorneys, files this Complaint to Foreclose Certain Rights of Redemption as provided by Section 14-834 et seq. of the Tax-Property Article of the Annotated Code of Maryland, and in support thereof, says:

1. That on the 3rd day of December, 1985, there was issued to Jackson Lee Cook, the Plaintiff herein, whose address appears above, by Philip R. Mahan, Collector of taxes for the State of Maryland and Somerset County, the following certificates of sale, to wit:

(a) A certificate showing payment by the said Jackson Lee Cook unto the said Collector the sum of $600.00 for which he had issued a certificate of tax sale showing sale to the said Jackson Lee Cook on the 3rd day of December, 1985 of the following real estate, namely: "1.5 acres, Rosetta Lot, East side Upper Hill Road, Upper Hill, bearing County Tax Map No. 39-8-168" conveyed unto Herbert Wilson by William J. Sterling, et ux, by deed dated August 24, 1916 recorded in Liber W.J.S. No. 71, folio 188.

(b) A certificate showing payment by the said Jackson Lee Cook unto the said Collector the sum of $500.00 for which he had issued a certificate of tax sale showing sale to the said Jackson Lee Cook, on said 3rd day of December, 1985 of the following real estate, namely: "1.5 acres, East side Upper Hill Road, Upper Hill, bearing County Tax Map No. 39-8-167" being the residue of the land conveyed unto Herbert S. Wilson by Edward W. Wilson, et al, by deed dated April 3, 1923 recorded in Liber W.J.S. No. 87, folio 204.

(c) A certificate showing payment by the said Jackson Lee Cook unto the said Collector the sum of $130.78 for which he had issued a certificate of tax sale showing sale to the said Jackson Lee Cook, on said 3rd day of December, 1985 of the following real estate, namely: "Lot 0.75 acre, Jerusalem Road, near Oriole, bearing County Tax Map No. 21-11-67" conveyed unto Sarah E. Somers by Emma W. Somers by deed dated April 4, 1923 recorded in Liber W.J.S. No. 87, folio 340.

(d) A certificate showing payment by the said Jackson Lee Cook unto the said Collector the sum of $95.45 for which he had issued a certificate of tax sale showing sale to the said Jackson Lee Cook, on said 3rd day of December, 1985 of the following real estate, namely: "50 x 100, East side Route 363 Wenona, bearing County Tax Map No. 28-17-358" conveyed unto Pilgrim Holiness Church by Roland Parkinson, et ux, by deed dated October 21, 1966 recorded in Liber I.T.P. No. 235, folio 220.

(e) A certificate showing payment by the said Jackson Lee Cook unto the said Collector the sum of $111.97 for which he had issued a certificate of tax sale showing sale to the said Jackson Lee Cook, on said 3rd day of December, 1985 of the following real estate, namely: Lot 100 x 110, East side Route 363, Wenona, bearing County Tax Map No. 28-17-135" conveyed unto Pilgrim Holiness Church by Beatrice Webster and Carl Webster, her husband, by deed dated May 27, 1966 recorded in Liber I.T.P. No. 232, folio 645.

2. That said certificates of sale are attached to the Complaint as a part hereof.

3. That said properties have not been redeemed by any parties in interest, although more than one year from the date of said sale has expired.

BOOK 051 PAGE 273

4. That the Plaintiff 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 Plaintiff alleges and avers as follows:

(a) That the records indicate the property assessed to Herbert Wilson, known as the Rosetta lot, was conveyed unto Herbert Wilson by William J. Sterling, et ux, by deed dated August 24, 1916 and recorded among the Land Records of Somerset County in Liber W.J.S. No. 71, folio 188. The records reveal no off conveyances of said parcel. That said parcel may include the residue of the land conveyed to Herbert S. Wilson by Charles W. Winder and Hattie W. Winder by deed dated August 19, 1922 and recorded as aforesaid in Liber W.J.S. No. 86, folio 261 from which there were off conveyances to Willie Waters by deed dated September 6, 1927 and recorded among the Land Records of Somerset County in Liber G.W.L. No. 94, folio 468 and to Howard and Mary A.E. Horsey by deed dated September 9, 1932 and recorded among the Land Records in Liber J.M.T. No. 104, folio 12. The records reveal no further off conveyances of said property and further that the amount necessary for the redemption of said property is $93.74, including costs of sale, taxes and interest through February, 1987 in addition to those costs and disbursements provided for in Section 14-843 of the Tax-Property Article of the aforesaid Code.

(b) That the records indicate the property assessed to Herbert S. Wilson was conveyed to Herbert S. Wilson by deed dated April 2, 1923 from Edward N. Wilson and the other heirs at law of William Wilson, said deed being recorded in Liber W.J.S. No. 87, folio 204 consisting of one-half acre and being a part only of the land conveyed unto William Wilson by Henry L. Dorsey, et ux, by deed dated January 12, 1855 and recorded in Liber L.W. No. 3, folio 400 consisting of 1.7/8 acre. The records reveal an off conveyance by Herbert S. Wilson and Antonnette H. Wilson, his wife, to Evelyn Wilson by deed dated January 7, 1946 recorded among the Land Records of Somerset County in Liber J.M.T. No. 135, folio 138 purporting to be all of the land which was conveyed unto the said Herbert S. Wilson by Edward N. Wilson, et al, and consisting of one acre. The parcel assessed is believed to consist of a portion of the land conveyed to Herbert S. Wilson by Charles W. Winder and Hattie W. Winder by deed dated August 19, 1922 and recorded in Liber W.J.S. No. 86, folio 261 from which there were off conveyances as set forth in paragraph (a) above and may consist of the residue of the land conveyed to William Wilson aforesaid, there being no estate proceedings for the said William Wilson. The records reveal no further off conveyances of said property and further that the amount necessary for the redemption of said property is $ 76.99, including costs of sale, taxes and interest through February, 1987 in addition to those costs and disbursements provided for in Section 14-843 of the Tax-Property Article of the aforesaid Code.

(c) That the records indicate the property assessed to Sarah E. Somers was conveyed unto Sarah E. Somers by deed dated August 4, 1923 recorded among the aforesaid Land Records in Liber W.J.S. No. 87, folio 340 by Emma W. Somers, devisee of George A. Somers who died March 27, 1923 testate by item number 4th of his Will dated December 18, 1922 recorded among the records of the Orphans Court of Somerset County in Liber L.W. No. 32, folio 256 in Estate No. 678, which Will was duly probated and the estate administered and clcsed. The records reveal no off conveyances of said property and further that the amount necessary for the redemption of said property is $140.59, including costs of sale, taxes and interest through February, 1987 in addition to those costs and disbursements provided for in Section 14-843 of the Tax-Property Article of the aforesaid Code.

(d) That the records indicate the property assessed to Pilgrim Holiness Church (which is not noted to be a religious corporation) was conveyed by deed dated October 21, 1966 recorded among the aforesaid Land Records in Liber I.T.P. No. 235, folio 220 by Roland and Edwina Parkinson. The records indicate that the conveyance was subject to rights of way from the said Parkinsons to Eastern Shore Public Service Company and the C & P Telephone Company recorded in Liber I.T.P. No. 222, folio 249 dated May 5, 1964 and in Liber I.T.P. No. 226, folio 542 dated April 3, 1965. The property is partially laid down and described on a plat by G. Oliver Morrell dated October 21, 1964 recorded in Plat Book No. 6, folio 60 (File L-284) and was conveyed unto Roland and Edwina Parkinson by Carlie W. Jones, et ux, by deed dated November 2, 1964 recorded among the aforesaid Land Records in Liber I.T.P. No. 224, folio 356

who acquired the title by deed dated April 17, 1955 and recorded among the aforesaid Land Records in Liber B.L.B. No. 172, folio 494 from L. Creston Beauchamp, Trustee, duly appointed by this Court sitting in Equity in Case No. 7096 wherein a mortgage from Clifford and Elizabeth Parkinson to Jennie White dated April 23, 1937 and recorded among the aforesaid Land Records in Liber J.M.T. No. 108, folio 544 was foreclosed. The docket in said proceedings indicates that on July 5, 1955 the sale to Carlie Jones was reported and ratified nisi to August 9, 1955 and a printer's certificate was duly filed. SAID SALE HAS NOT BEEN FINALLY RATIFIED AND CONFIRMED. The records reveal no further off conveyance of said property and further that the amount necessary for the redemption of said property is $102.61 including costs of sale, taxes and interest through February, 1987 in addition to those costs and disbursements provided for in Section 14-843 of the Tax-Property Article of the aforesaid Code.

(e) That the records indicate the property assessed to Pilgrim Holiness Church was conveyed to Pilgrim Holiness Church by Beatrice Webster and Carl Webster, her husband, by deed dated May 27, 1966 and recorded as aforesaid in Liber I.T.P. No. 232, folio 645 which recites that it was the same and all the land conveyed unto the said Beatrice Webster and Carl Webster, her husband, by item "First" of a deed dated December 2, 1941 recorded as aforesaid in Liber B.L.B. No. 121, folio 431 from Viola Kelley Longaher and John K. Kelley, Jr., et ux. The records reveal that John K. Kelley, Jr. was the son of John K. Kelley and Viola Kelley Longaher, the widow of John K. Kelley, who died prior to 1937. No source of title is known for the aforesaid property and

there were no estate proceedings of record for John K. Kelley. The deed to Beatrice Webster was for her life only with remainder to the children of Beatrice Webster who survived her. It is not known whether the said Beatrice Webster is alive or dead or had any children who survived her or who are presently alive or have descendants who are alive. The records reveal no off conveyance of said property and further that the amount necessary for the redemption of said property is $120.37 including costs of sale, taxes and interest through February, 1987 in addition to those costs and disbursements provided for in Section 14-843 of the Tax-Property Article of the aforesaid Code.

5. That in reliance upon the aforesaid affidavit your Plaintiff alleges and avers that there have been no off coneyances of record, except as referred to above, 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. It is not known whether the parties left heirs-at-law surviving them who might be entitled to the real estate, wherefore, Plaintiff has joined in these proceedings all persons having or claiming to have any interest in any of said property.

WHEREFORE, Plaintiff requests your Honors:

(a) That summons may be issued for the said named Defendants.

(b) That your Honor may grant unto your Plaintiff 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 judgment as provided in Section 14-844 of the Tax-Property Article 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 Somerset County to execute a deed to the Plaintiff as provided in Section 14-847 of the Tax-Property Article of said Code.

(e) That your Plaintiff may have such other and further relief as his case may require.

And as in duty bound, etc.

Jackson Lee Cook

JONES & BRUCE, P.A.

By _____
Tony Bruce
Attorneys for Plaintiff
Princess Anne, MD 21853
Telephone: 301-651-2747

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 4th day of February, 1987, before me, the subscriber, a Notary Public in and for 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 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.

Notary Public

My commission expires: 7/1/90

JACQUELYNN BOWEN NOTARY PUBLIC SOMERSET COUNTY, MD.

BOOK 051 PAGE 283

BOOK 051 PAGE 284

CERTIFICATE OF SALE

I, Philip R. Mahan, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on December 3, 1985 I sold to Jackson Lee Cook at public auction for the sum of $ 600.00 , of which $ 87.20 has been paid, the property in Somerset County, described as follows:

1.5 acres, Rosetta Lot, East side Upper Hill Road, Upper Hill, bearing County Tax Map No. 39-8-168, Deed reference Liber 86, folio 261, Account No. 100597, located in Fairmount Election District

and assessed to Herbert S. Wilson
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 December 3, 1986 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 3rd day of December, 1985

Philip R. Mahan
Philip R. Mahan, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on December 3, 1985 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Philip R. Mahan, 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.

Ann G. McIntyre
Notary Public

CERTIFICATE OF SALE

I, Philip R. Mahan, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on December 3, 1985 I sold to Jackson Lee Cook at public auction for the sum of $ 500.00 , of which $ 71.62 has been paid, the property in Somerset County, described as follows:

1.5 acres, East side Upper Hill Road, Upper Hill, bearing County Tax Map No. 39-8-167, Deed reference Liber 87, folio 204, Account No. 100589, located in Fairmount Election District

and assessed to Herbert S. Wilson
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 December 3, 1986 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 3rd day of December, 1985

Philip R. Mahan
Philip R. Mahan, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on December 3, 1985 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Philip R. Mahan, 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 051 PAGE 285

Paul G. McIntyre
Notary Public

NOTARY PUBLIC

CERTIFICATE OF SALE

BOOK 051 PAGE 286

I, Philip R. Mahan, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on December 3, 1985 I sold to Jackson Lee Cook at public auction for the sum of $ 130.78 , of which $ 130.78 has been paid, the property in Somerset County, described as follows:

Lot 0.75 acre, Jerusalem Road, near Oriole, bearing County Tax Map No. 21-11-67, Deed reference Liber 87, folio 340, Account No. 026414, located in St. Peters Election District

and assessed to Sarah E. Somers
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 December 3, 1986 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 3rd day of December, 1985

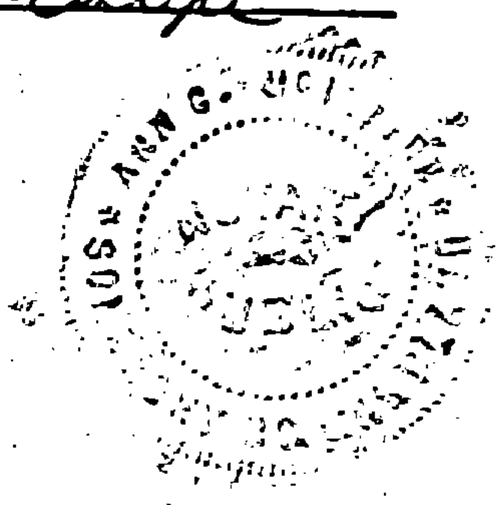
Philip R. Mahan
Philip R. Mahan, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on December 3, 1985 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Philip R. Mahan, 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.

Ann G. McIntyre
Notary Public



CERTIFICATE OF SALE

I, Philip R. Mahan, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on December 3, 1985 I sold to Jackson Lee Cook at public auction for the sum of $ 95.45 , of which $ 95.45 has been paid, the property in Somerset County, described as follows:

Lot 50 x 100, East side Route 363 Wenona, bearing County
Tax Map No. 28-17-358, Deed reference Liber 235, folio 220,
Account No. 005412, located in Deal Island Election District

and assessed to Pilgrim Holiness Church
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 December 3, 1986 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 3rd day of December, 1985

Philip R. Mahan, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on December 3, 1985 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Philip R. Mahan, 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

FILED

FEB 4 12 47 PM '81

BOOK 051 PAGE 287

BOOK 051 PAGE 288

CERTIFICATE OF SALE

I, Philip R. Mahan, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on December 3, 1985 I sold to Jackson Lee Cook at public auction for the sum of $ 111.97 , of which $ 111.97 has been paid, the property in Somerset County, described as follows:

Lot 100 x 110, East side Route 363, Wenona, bearing County Tax Map No. 28-17-135, Deed reference Liber 121, folio 431, Account No. 005366, located in Deal Island Election District

and assessed to Pilgrim Holiness Church
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 December 3, 1986 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 3rd day of December, 1985

Philip R. Mahan
Philip R. Mahan, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on December 3, 1985 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Philip R. Mahan, 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.

Asa G. McIntyre
Notary Public

NOTARY PUBLIC

AFFIDAVIT

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 4th day of February, 1987, before me, the subscriber, a Notary Public in and for 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 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 Complaint filed in this proceeding with respect to the properties described in said Complaint; that said examination reveals the following:

(a) That as to the property assessed to Herbert Wilson, known as the Rosetta lot, was conveyed unto Herbert Wilson by William J. Sterling, et ux, by deed dated August 24, 1916 and recorded among the Land Records of Somerset County in Liber W.J.S. No. 71, folio 188. That said parcel may include the residue of the land conveyed to Herbert S. Wilson by Charles W. Winder and Hattie W. Winder by deed dated August 19, 1922 and recorded as aforesaid in Liber W.J.S. No. 86, folio 261 from which there were off conveyances to Willie Waters by deed dated September 6, 1927 and recorded among the Land Records of Somerset County in Liber G.W.L. No. 94, folio 468 and to Howard and Mary A.E. Horsey by deed dated September 9, 1932 and recorded among the Land Records in Liber J.M.T. No. 104, folio 12. The records reveal no further off conveyances of said property or liens and encumbrances of record.

(b) That as to the property assessed to Herbert S. Wilson was conveyed to Herbert S. Wilson by deed dated April 2, 1923 from Edward N. Wilson and the other heirs at law of William Wilson, said deed being recorded in Liber W.J.S. No. 87, folio 204 consisting of one-half acre and being a part only of the land conveyed unto William Wilson by Henry L. Dorsey, et ux, by deed dated January 12, 1855 and recorded in Liber L.W. No. 3, folio 400 consisting of 1.7/8 acre. The records reveal an off conveyance by Herbert S. Wilson and Antonnette H. Wilson, his wife, to Evelyn Wilson by deed dated January 7, 1946 recorded among the Land Records of Somerset County in Liber J.M.T. No. 135, folio 138 purporting to be all of the land which was conveyed unto the said Herbert S. Wilson by Edward N. Wilson, et al, and consisting of one acre. The parcel assessed is believed to consist of a portion of the land conveyed to Herbert S. Wilson by Charles W. Winder and Hattie W. Winder by deed dated August 19, 1922 and recorded in Liber W.J.S. No. 86, folio 261 from which there were off conveyances as set forth in paragraph (a) above and may consist of the residue of the land conveyed to William Wilson aforesaid, there being no estate proceedings for the said William Wilson. The records reveal no further off conveyances of said property or liens and encumbrances of record.

(c) That as to the property assessed to Sarah E. Somers was conveyed unto Sarah E. Somers by deed dated August 4, 1923 recorded among the aforesaid Land Records in Liber W.J.S. No. 87, folio 340 by Emma W. Somers, evisee of George A. Somers who died March 27, 1923, testate, by item number 4th of his Will dated December 18, 1922 recorded among the records of the Orphans Court of Somerset County in Liber L.W. No.

32, folio 256 in Estate No. 678, which Will was duly probated and the estate administered and closed. The records reveal no off conveyance of said property or liens and encumbrances of record.

(d) That as to the property assessed to Pilgrim Holiness Church (which is not noted to be a religious corporation) was conveyed by deed dated October 21, 1966 recorded among the aforesaid Land Records in Liber I.T.P. No. 235, folio 220 by Roland and Edwina Parkinson. The records indicate that the conveyance was subject to rights of way from the said Parkinsons to Eastern Shore Public Service Company and the C & P Telephone Company recorded in Liber I.T.P. No. 222, folio 249 dated May 5, 1964 and in Liber I.T.P. No. 266, folio 542 dated April 3, 1965. The property is partially laid down and described on a plat by G. Oliver Morrell dated October 21, 1964 recorded in Plat Book No. 6, folio 60 (File L-284) and was conveyed unto Roland and Edwina Parkinson by Carlie W. Jones, et ux, by deed dated November 2, 1964 recorded among the aforesaid Land Records in Liber I.T.P. No. 224, folio 356 who acquired the title by deed dated April 17, 1955 and recorded among the aforesaid Land Records in Liber B.L.B. No. 172, folio 494 from L. Creston Beauchamp, Trustee, duly appointed by this Court sitting in Equity in Case No. 7096 wherein a mortgage from Clifford and Elizabeth Parkinson to Jennie White dated April 23, 1937 and recorded among the aforesaid Land Records in Liber J.M.T. No. 108, folio 544 was foreclosed. The docket in said proceedings indicates that on July 5, 1955 the sale to Carlie Jones was reported and ratified nisi to August 9, 1955 and a printer's certificate was duly filed. SAID SALE HAS NOT BEEN FINALLY RATIFIED AND CONFIRMED. The records reveal no further off conveyance of said property or liens and encumbrances of record.

(e) That as to the property assessed to Pilgrim Holiness Church said records indicate the property was conveyed unto Pilgrim Holiness Church by Beatrice Webster and Carl Webster, her husband, by deed dated May 27, 1966 and recorded as aforesaid in Liber I.T.P. No. 232, folio 645 which recites that it was the same and all the land conveyed unto the said Beatrice Webster and Carl Webster, her husband, by item "First" of a deed dated December 2, 1941 recorded as aforesaid in Liber B.L.B. No. 121, folio 431 from Viola Kelley Longaher and John F. Kelley, Jr., et ux. The records reveal that John K. Kelley, Jr. was the son of John K. Kelley and Viola Kelley Longaher, the widow of John K. Kelley, who died prior to 1937. No source of title is known for the aforesaid property and there were no estate proceedings of record for John K. Kelley. The deed to Beatrice Webster was for her life only with remainder to the children of Beatrice Webster who survived her. It is not known whether the said Beatrice Webster is alive or dead or had any children who survived her or who are presently alive or have descendants who are alive. The records reveal no off conveyance of said property or liens and encumbrances of record.

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. 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.

Notary Public

My commission expires: 7/1/90

JACQUELYN W. BOWEN NOTARY PUBLIC SOMERSET COUNTY, MD

Tony Bruce
Jones & Bruce, P.A.
Princess Anne, Maryland 21853

Jackson Lee Cook
Upper Fairmount, Maryland

vs.

Herbert Wilson, and all persons having, or claiming any interest in certain property in Fairmount Election District described as follows: "1.5 acres, Rosetta Lot, East side Upper Hill Road, Upper Hill, bearing County Tax Map No. 39-8-168" conveyed unto Herbert Wilson by William J. Sterling, et ux, by deed dated August 24, 1916 recorded in Liber W.J.S. No. 71, folio 188, and whose last known address is Upper Hill, Maryland 21868.

and

Herbert S. Wilson, and all persons having, or claiming any interest in certain property in Fairmount Election District described as follows: "1.5 acres, East side Upper Hill Road, Upper Hill, bearing County Tax Map No. 39-8-167" being the residue of the land conveyed unto Herbert S. Wilson by Edward W. Wilson, et al, by deed dated April 3, 1923 recorded in Liber W.J.S. No. 87, folio 204, and whose last known address is Upper Hill, Maryland 21868.

and

Sarah E. Somers, and all persons having, or claiming any interest in certain property in St. Peters Election District described as follows: "Lot 0.75 acre, Jerusalem Road, near Oriole, bearing County Tax Map No. 21-11-67" conveyed unto Sarah E. Somers by Emma W. Somers by deed dated April 4, 1923 recorded in Liber W.J.S. No. 87, folio 340, and whose last known address is Oriole, Maryland 21848.

and

Pilgrim Holiness Church, and all persons having, or claiming any interest in certain property in Deal Island Election District described as follows: "50 x 100, East side Route 363 Wenona, bearing County Tax Map No. 28-17-358" conveyed unto Pilgrim Holiness Church by Roland Parkins,et ux, by deed dated October 21, 1966 recorded in Liber I.T.P. No. 235, folio 220, and whose last known address is Wenona, Maryland 21870.

and

Pilgrim Holiness Church, and the children of Beatrice Webster or other parties having interest in said real estate, are named as party defendants hereto, and all persons having, or claiming any interest in certain property in Deal Island Election District described as follows: "Lot 100 x 110, East side Route 363, Wenona, bearing County Tax Map No. 28-17-135" conveyed unto Pilgrim Holiness Church by Beatrice Webster and Carl Webster, her husband, by deed dated May 27, 1966 recorded in Liber I.T.P. No. 232, folio 645, and whose last known address is Wenona, Maryland 21870.

BOOK 051 PAGE 294

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 Philip R. Mahan, Treasurer and Collector of taxes for Somerset County, to the Complainant in this proceeding:

(a) "1.5 acres, Rosetta Lot, East side Upper Hill Road, Upper Hill, bearing County Tax Map No. 39-8-168" conveyed unto Herbert Wilson by William J. Sterling, et ux, by deed dated August 24, 1916 recorded in Liber W.J.S. No. 71, folio 188.

(b) "1.5 acres, East side Upper Hill Road, Upper Hill, bearing County Tax Map No. 39-8-167" being the residue of the land conveyed unto Herbert S. Wilson by Edward N. Wilson, et al, by deed dated April 3,1923 recorded in Liber W.J.S. No. 87, folio 204.

(c) "Lot 0.75 acre, Jerusalem Road, near Oriole, bearing County Tax Map No. 21-11-67" conveyed unto Sarah E. Somers by Emma W. Somers by deed dated April 4, 1923 recorded in Liber W.J.S. No. 87, folio 340.

(d) "50 x 100, East side Route 363 Wenona, bearing County Tax Map No. 28-17-358" conveyed unto Pilgrim Holiness Church by Roland Parkinson, et ux, by deed dated October 21, 1966 recorded in Liber I.T.P. No. 235, folio 220.

(e) "Lot 100 x 110, East side Route 363, Wenona, bearing County Tax Map No. 28-17-135" conveyed unto Pilgrim Holiness Church by Beatrice Webster and Carl Webster, her husband, by deed dated May 27, 1966 recorded in Liber I.T.P. No. 232, folio 645.

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 December 3, 1985, has expired; it is thereupon this 4th day of February, 1987, 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 9th day of March, 1987, warning all persons interested in said property to be and appear in this Court by the 8th day of April, 1987, and redeem the property and answer the complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in said property and vesting in the Plaintiff a title free and clear of all encumbrances.

Lloyd L. Gaskins
Judge

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

BOOK 051 PAGE 296

WRIT OF SUMMONS-REDEMPTION

Case Number 87CA00722 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

Name Beatrice Webster

Address Wenona, Maryland 21870

County Somerset

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by Jackson Lee Cook

(Name and Address)

Upper Fairmount, Maryland 21867

on or before April 8, 1987 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued February 5, 1987

CLERK I. Theodore Phoebus

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

NOT Esd 2-6-87 Subject not Known in Wenona

FEE $_____

SHERIFF Sgt. Jones Dept

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

WRIT OF SUMMONS-REDEMPTION

Case Number 87CA00722 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

Name Pilgrim Holiness Church — Pilgrim Holiness Church

Address Wenona, Maryland 21870 — Wenona, Maryland 21870

County Somerset

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by Jackson Lee Cook

(Name and Address)
Upper Fairmount, Maryland 21867

on or before April 8, 1987 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued February 5, 1987

I Theodore Phoebus
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

Now 2-6. Here is to Pilgrim Holiness Church in Wenona, Md 2-6-87

FEE $_____

SHERIFF Sheriff James, Deputy

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

BOOK 051 PAGE 297

SOMERSET HERALD

P.O. Box 310 Princess Anne, MD 21853

(301) 651-1600

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Somerset Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing 2/11, 1987, and ending 2/25, 1987 inclusive, in the said Somerset Herald aforementioned.

Attest: Lois Taylor - Somerset Herald

Publisher.

Printer's Fee: $115.50 3 insertions

$346.50 = 3 insertions

Tony Bruce
Jones & Bruce, P.A.
Princess Anne, Md. 21853

Jackson Lee Cook
Upper Fairmount, Maryland

vs.

Herbert Wilson, and all persons having, or claiming any interest in certain property in Fairmount Election District described as follows: "1.5 acres, Rosetta Lot, East side Upper Hill Road, Upper Hill, bearing County Tax Map No. 39-8-168" conveyed unto Herbert Wilson by William J. Sterling, et ux, by deed dated August 24, 1916 recorded in Liber W.J.S. No. 71, folio 188, and whose last known address is Upper Hill, Maryland 21868.

and

Herbert S. Wilson, and all persons having, or claiming any interest in certain property in Fairmourt Election District described as follows: "1.5 acres, East side Upper Hill Road, Upper Hill, bearing County Tax Map. No. 39-8-167" being the residue of the land conveyed unto Herbert S. Wilson by Edward W. Wilson, et al, by deed dated April 3, 1923 recorded in Liber W.J.S. No. 87, folio 204, and whose last known address is Upper Hill, Maryland 21868.

and

Sarah E. Somers, and all persons having, or claiming any interest in certain property in St. Peters Election District described as follows: "Lot 0.75 acres, Jerusalem Road, near Oriole, bearing County Tax Map No. 21-11-67" conveyed unto Sarah E. Somers by Emma W. Somers by deed dated April 4, 1923 recorded in Liber W.J.S.. no. 87, folio 340, and whose last known address is Oriole, Maryland 21848.

and

Pilgrim Holiness Church, and all persons having, or claiming any interest in certain property in Deal Island Election District described as follows: "50 x 100, East side Route 363 Wenona, bearing County Tax Map No. 28-17-358" conveyed unto Pilgrim Holiness Church by Roland Parkins, et ux, by deed dated October 21, 1966 recorded in Liber I.T.P. No. 235, folio 220, and whose last known address is Wenona, Maryland 21870.

and

Pilgrim Holiness Church, and the children of Beatrice Webster or other parties having interest in said real estate, are named as party defendants hereto, and all persons having, or claiming any interest in certain proerty in Deal Island Election District described as follows: "Lot 100 x 110, East side Route 363, Wenona, bearing County Tax Map No. 28-17-135" conveyed unto Pilgrim Holiness Church by Beatrice Webster and Carl Webster, her husband, by deed dated May 27, 1966 recorded in Liber I.T.P. No. 232, folio 645, and whose last known address is Wenona, Maryland 21870.

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 Philip R. Mahan, Treasurer and Collector of taxes for Somerset County, to the Complainant in this proceeding:

[a] "1.5 acres, Rosetta Lot, East side Upper Hill Road, Upper Hill, bearing County Tax Map No. 39-8-168" conveyed unto Herbert Wilson by William J. Sterling, et ux, by deed dated August 24, 1916 recorded in Liber W.J.S. No. 71, folio 188.

]b] "1.5 acres, East side Upper Hill Road, Upper Hill, bearing County Tax Map No. 39-8-167" being the residue of the land conveyed unto Herbert S. Wilson by Edward N. Wilson, et al, by deed dated April 3,1923 recorded in Liber W.J.S. no. 87, folio 204.

[c] "Lot 0.75 acre, Jerusalem Road, near Oriole, bearing County Tax Map No. 21-11-67" conveyed unto Sarah E. Somers by Emma W. Somers by deed dated April 4, 1923 recorded in Liber W.J.S. no. 87, folio 340.

[d] "500 x 100, East side Route 363 Wenona, bearing County Tax Map No. 28-17-358" conveyed unto Pilgrim Holiness Church by Roland Parkinson, et ux, by deed dated October 21, 1966 recorded in Liber I.T.P. No. 235, folio 220.

[e] "Lot 100 x 110, East side Route 363, Wenona, bearing County Tax Map No. 28-17-135" conveyed unto Pilgrim Holiness Church by Beatrice Webster and Carl Webster, her husband, by deed dated May 27, 1966 recorded in Liber I.T.P. No. 232, folio 645.

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 December 3, 1985, has expired; it is thereupon this 4th day of February, 1987, 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 is said Somerset County, once a week for three successive weeks before the 9th day of March, 1987, warning all persons interested in said property to be and appear in this Court by the 8th day of April, 1987, and redeem the property and answer the complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in said property and vesting in the Plaintiff a title free and clear of all encumbrances.

LLOYD L. SIMPKINS
Judge

TRUE COPY, TEST:
I. T. Phoebus, Clerk SH-86-2/11/3t

9299 0365

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

WRIT OF SUMMONS-REDEMPTION

Case Number 87CA00722 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

Name Herbert Wilson Herbert S. Wilson

Address Upper Hill, Maryland 21868 Upper Hill, Maryland 21868

County Somerset

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by Jackson Lee Cook
(Name and Address)
Upper Fairmount, Maryland 21867

on or before April 8, 1987 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued February 5, 1987

J. Theodore Phoebus
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

Mortgs Ent.
2/17/87

FEE $_____ SHERIFF B. Lewis #602

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

BOOK 051 PAGE 299

The Circuit Court for Somerset County

BOOK 051 PAGE 300

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

WRIT OF SUMMONS-REDEMPTION

Case Number 87CA00722 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

Name Sarah E. Somers

Address Oriole, Maryland 21848

County Somerset

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by Jackson Lee Cook

(Name and Address)

Upper Fairmount, Maryland 21867

on or before April 8, 1987 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued February 5, 1987

J. Theodore Phoebus
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

Mortua Est.
2/17/87

FEE . $_____

SHERIFF B. Lewis 360

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

Jackson Lee Cook	*	No. 8700722 Civil Action
vs.	*	In the Circuit Court for
Herbert Wilson, et al	*	Somerset County, Maryland

MOTION FOR DEFAULT JUDGMENT AND FOR
LEAVE TO TAKE TESTIMONY AND JUDGMENT THEREON

To the Honorable, the Judge of said Court:

The motion of Jackson Lee Cook, Plaintiff in the above entitled action, by Jones & Bruce, P.A., his attorney, respectfully shows:

1. That as appears from the proceedings herein, all defendants subject to process have been duly subpoenaed and a Notice 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 Plaintiff desires to take testimony to support certain of the allegations in his complaint which may not be taken as a matter of course by this Honorable Court.

WHEREFORE, Plaintiff prays:

a. That the said 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

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

b. That Plaintiff may be granted leave to take testimony before one of the Standing Examiners of this Court to substantiate the allegations on his complaint.

And as in duty bound, etc.

JONES & BRUCE, P.A.

By _____
Attorney for Plaintiff

DECREE

The aforegoing motion having been read and considered, it is thereupon this 14th day of APRIL, 1987, by the Circuit Court for Somerset County, Maryland, sitting in Equity, ORDERED that the complaint in this cause be and the same is hereby granted a default 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 this proceeding, or in the right to redemption thereon, 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 Complaint.

_____
Judge

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

Jackson Lee Cook

VS.

Herbert Wilson, et al

Case Number 87CA00722 Civil Action

NOTICE OF DEFAULT ORDER

TO:

Name Pilgrim Holiness Church

Address Wenona, Maryland 21870

County Somerset

You are hereby notified that an Order of Default has been entered against you in the above entitled case on April 14, 1987.

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 April 14, 1987

CLERK

Copy ~~XXXXXXX~~ delivered to Attorney:
Tony Bruce
Jones & Bruce
P.O. Box 567
Princess Anne, MD 21853
651-2747

BOOK 051 PAGE 303

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

BOOK 651 PAGE 304

Jackson Lee Cook

Case Number 87CA00722 Civil Action

VS.

Herbert Wilson, et al

NOTICE OF DEFAULT ORDER

TO:

Name Pilgrim Holiness Church

Address Wenona, Maryland 21870

County Somerset

You are hereby notified that an Order of Default has been entered against you in the above entitled case on April 14, 1987.

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 April 14, 1987

J. Theodore Phoebus
CLERK

Copy ~~XXXXXXX~~delivered to Attorney:
Tony Bruce
Jones & Bruce
P.O. Box 567
Princess Anne, MD 21853
651-2747

87CA00722

I. THEODORE PHOEBUS
CLERK OF THE CIRCUIT COURT
FOR SOMERSET COUNTY
PRINCESS ANNE, MD. 21853

RETURNED TO SENDER

REASON CHECKED
Unclaimed X Refused
Address unknown
Insufficient address
No such street
No such office in state
Do not remail in this envelope

no such church

Pilgrim Holiness Church
Wenona, Maryland 21870

U.S. POSTAGE 22

BOOK 051 PAGE 305

I. THEODORE PHOEBUS
CLERK OF THE CIRCUIT COURT
FOR SOMERSET COUNTY
PRINCESS ANNE, MD. 21853

RETURNED TO SENDER

REASON CHECKED
Unclaimed X Refused
Address unknown
Insufficient address
No such street
No such office in state
Do not remail in this envelope

(no such church)

Pilgrim Holiness Church
Wenona, Maryland 21870

U.S. POSTAGE 22

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

BOOK 051 PAGE 306

Jackson Lee Cook

Case Number 87CA00722 Civil Action

VS.

Herbert Wilson, et al

NOTICE OF DEFAULT ORDER

TO:

Name Herbert Wilson

Address Upper Hill, Maryland 21868

County Somerset

You are hereby notified that an Order of Default has been entered against you in the above entitled case on April 14, 1987.

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 April 14, 1987

I Theodore Phaelus
CLERK

Copy ~~xxxxxxx~~delivered to Attorney:
Tony Bruce
Jones & Bruce
P.O. Box 567
Princess Anne, MD 21853
651-2747

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

Jackson Lee Cook

VS.

Herbert Wilson, et al

Case Number 87CA00722 Civil Action

NOTICE OF DEFAULT ORDER

TO:

Name Herbert S. Wilson

Address Upper Hill, Maryland 21868

County Somerset

You are hereby notified that an Order of Default has been entered against you in the above entitled case on April 14, 1987.

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 April 14, 1987

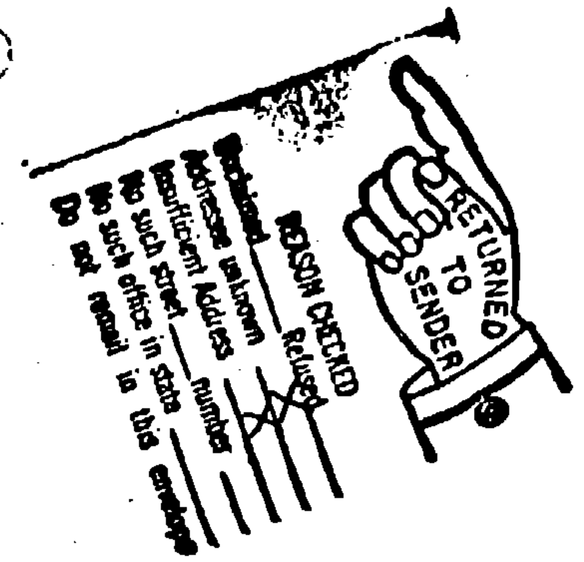
I. Theodore Phoebus
CLERK

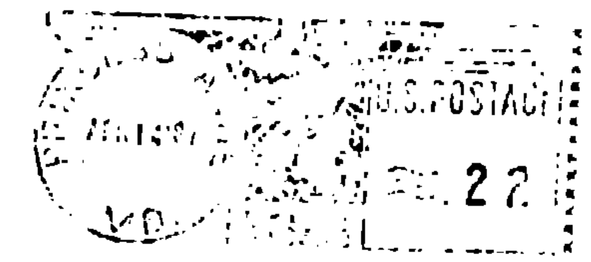
Copy ~~mailed~~ delivered to Attorney:
Tony Bruce
Jones & Bruce
P.O. Box 567
Princess Anne, MD 21853
651-2747

BOOK 051 PAGE 307

BOOK 051 PAGE 308 87CA00222

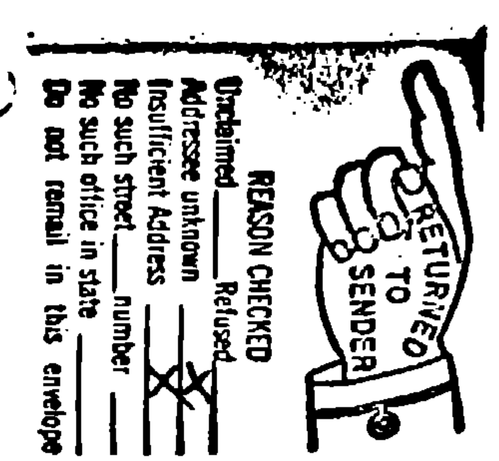
I. THEODORE PHOEBUS
Clerk Of The Circuit Court
For Somerset County
Princess Anne, MD. 21853

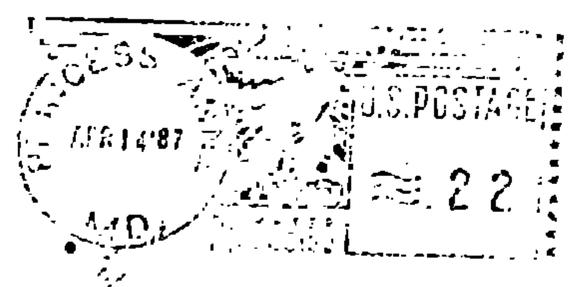




Herbert Wilson
Upper Hill, Maryland 21868

I. THEODORE PHOEBUS
CLERK OF THE CIRCUIT COURT
FOR SOMERSET COUNTY
PRINCESS ANNE, MD. 21853





Herbert S. Wilson
Upper Hill, Maryland 21868

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

Jackson Lee Cook

VS.

Herbert Wilson, et al

Case Number 87CA00722 Civil Action

NOTICE OF DEFAULT ORDER

TO:

Name Sarah E. Somers

Address Oriole, Maryland 21848

County Somerset

You are hereby notified that an Order of Default has been entered against you in the above entitled case on April 14, 1987.

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 April 14, 1987

CLERK

Copy ~~mailed~~ delivered to Attorney:
Tony Bruce
Jones & Bruce
P.O. Box 567
Princess Anne, MD 21853
651-2747

BOOK 051 PAGE 309

BOOK 051 PAGE 310

8/CA0022

I. THEODORE PHOEBUS
CLERK OF THE CIRCUIT COURT
FOR SOMERSET COUNTY
PRINCESS ANNE, MD. 21853

APR 14 '67 MD.

U.S. POSTAGE .22

Sarah E. Somers
Oriole, Maryland 21848

ATTEMPTED - NOT KNOWN

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

Jackson Lee Cook

VS.

Herbert Wilson, et al

Case Number 87CA00722 Civil Action

NOTICE OF DEFAULT ORDER

TO:

Name Beatrice Webster

Address Wenona, Maryland 21870

County Somerset

You are hereby notified that an Order of Default has been entered against you in the above entitled case on April 14, 1987.

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 April 14, 1987

I. Theodore Phoebus
CLERK

Copy ~~XXXXXXXX~~delivered to Attorney:
Tony Bruce
Jones & Bruce
P.O. Box 567
Princess Anne, MD 21853
651-2747

BOOK 051 PAGE 311

Jackson Lee Cook	*	No. 8700722 Civil Action
vs.	*	In the Circuit Court for
Herbert Wilson, 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 day of 1987, 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 Plaintiff, 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 me as County Treasurer, to Jackson Lee Cook as the purchaser at a certain tax sale held by me in my official capacity on December 3, 1985.

Q. Will you please identify the certificates more specifically?

A. Yes. I am now testifying in reference to five certificates of sale, all dated December 3, 1985, signed by Philip R. Mahan, as Collector, notarized on December 3, 1985 by Ann G. McIntyre, Notary Public. The first relates to the property assessed to Herbert Wilson, referred to in the complaint in paragraph 1.(a) and 4.(a). The certificate cites a sale to Jackson Lee Cook on December 3, 1985 in the sum of $600.00 of which $87.20 was paid on the date of sale. The second relates to the

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

property assessed to Herbert S. Wilson referred to in the complaint in paragraph 1.(b) and in paragraph 4.(b). The certificate cites a sale to Jackson Lee Cook on December 3, 1985 in the sum of $500.00 of which $71.62 was paid on the date of sale. The third relates to the property assessed to Sarah E. Somers referred to in the complaint in paragraph 1.(c) and in paragraph 4.(c). The certificate cites a sale to Jackson Lee Cook on December 3, 1985 in the sum of $130.78 all of which was paid on the date of sale. The fourth relates to the property assessed to Pilgrim Holiness Church referred to in the complaint in paragraph 1.(d) and in paragraph 4(d). The certificate cites a sale to Jackson Lee on December 3,1985 in the sum of $95.45 all of which was paid on the date of sale. The fifth relates to the property assessed to Pilgrim Holiness Church referred to in the complaint in paragraph 1.(e) and in paragraph 4.(e). The certificate cites a sale to Jackson Lee Cook on December 3, 1985 in the sum of $111.97 all of which was paid on the date of sale.

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 sale?

A. Yes. The property was so assessed and such bills were received and my deputies and I complied with all the prerequisites of law in advertising and hold the tax sale.

Q. With reference to the 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 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 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 $ 1,165.20, representing the total balance due on the bids or purchase price for this property. This figure represents the total difference between the amount bid and the amount paid on December 3, 1985.

Q. Does Mr. Cook owe anything further to your office on account of these properties?

A. No. As to the 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, 1987.

Q. Do you in your official capacity know of any reason why the sale of these 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 sale should not be ratified and I have no objection to its ratification.

Q. COURT'S QUESTION:

A. Nothing further.

Philip R. Mahan

EXAMINATION OF TONY BRUCE, ESQ.:

Tony Bruce, a witness produced on behalf of the Plaintiff, 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 Plaintiff, Jackson Lee Cook, the purchaser of certain properties at tax sale held by the City Treasurer on December 3,1985. I was requested to make an examination of the public records of Somerset County pertaining to the ownership of the properties mentioned in the complaint in paragraphs 1.(a) through (e) and 4.(a) through (e) 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 prepared and filed the complaint in this proceeding together with an affidavit dated February 4, 1987 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 Notice herein as more fully appears by the printer's certificate heretofore filed in this proceeding and caused subpoenas to be issued and served upon the property owners subject to process.

Q. Since the filing of the suit, the issuance of subpoenas and the publication of the Notice have there been any changes in the status of the properties mentioned in the Complaint?

A. I can confirm the testimony of Mr. Philip R. Mahan, County Treasurer, filed in this proceeding. There has been no change in the properties described in the complaint. As Mr. Mahan stated all costs, taxes and interest levied by his office against the properties have been paid in full.

Q. Has any offer been made to you to redeem the property described in the complaint?

A. No person has made any offer to me to redeem the 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 the properties should not be ratified by this Court?

A. No.

Q. COURT'S QUESTION.

A. Nothing further.

Tony Bruce

There being no further witnesses to be examined and at the suggestion of the Attorney for the Plaintiff, the papers are herewith returned by the Court, and I further certify this annexed bill of costs is correct and paid by the Plaintiff. 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 proceedings.

Bill of Costs

Examiner $25.00

Witness my hand and seal.

Logan C. Widdowson
Standing Examiner

Office Of Treasurer Of Somerset County

PRINCESS ANNE, MARYLAND

BOOK 051 PAGE 316

Pilgrim Holiness Church

To Philip R. Mahan, Treasurer *Dr.*

			April Int. Included
14-5366	1985 Taxes Due	16.82	
	1986 Taxes Due	18.17	
			34.99
14-5412	1985 Taxes Due	10.84	
	1986 Taxes Due	11.72	
			22.56
			57.55
	Paid: $224.02		

Office Of Treasurer Of Somerset County

PRINCESS ANNE, MARYLAND

Jackson Lee Cook

To Philip R. Mahan, Treaurer *Dr.*

Tax Sale Properties	Paid	Amounts Due
Herbert S. Wilson - 06-100597		
Tax & Fees paid on the Day of Sale 12/3/85	87.20	
Balance purchase price due		512.80
1985 Taxes Due April Interest		17.45
1986 Taxes Due April Interest		19.48
Herbert S. Wilson - 06-100589		
Tax & Fees paid on the Day of Sale 12/3/85	71.62	
Balance purchase price due		428.38
1985 Taxes Due April Interest		11.00
1986 Taxes Due April Interest		12.40
Sarah E. Somers - 02-026414		
Tax & Fees paid on the Day of Sale 12/3/85	130.78	
Balance purchase price	.00	
1985 Taxes Due April Interest		27.01
1986 Taxes Due April Interest		25.01

BOOK 051 PAGE 317

Jackson Lee Cook	*	No. 8700722 Civil Action
vs.	*	In the Circuit Court for
Herbert Wilson, et al	*	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 15th day of MAY, 1987, by the Circuit Court for Somerset County, Maryland, in Equity, that as to the properties hereinafter named and described in this judgment there is hereby vested in the Plaintiff, Jackson Lee Cook, an absolute and indefeasible title in fee simple in said properties, free and clear of all alienations and descents of said property occuring 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 Plaintiff 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 Jackson Lee Cook conveying the hereinafter described properties upon payment to said Collector of the balance of the purchase price due

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

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 Plaintiff'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

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 decree is served upon him, and it is further

DECREED, that the Plaintiff, 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 judgment are identified and described as follows:

(a) 1.5 acres, Rosetta Lot, East side Upper Hill Road, Upper Hill, bearing County Tax Map No. 39 in Block 8 as Parcel 168 conveyed unto Herbert Wilson by William J. Sterling, et ux, by deed dated August 24, 1916 recorded in Liber W.J.S. No. 71, folio 188.

(b) 1.5 acres, East side Upper Hill Road, Upper Hill, bearing County Tax Map No. 39 in Block 8 as Parcel 167, being the residue of the land conveyed unto Herbert S. Wilson by Edward W. Wilson, et al, by deed dated April 3, 1923 recorded in Liber W.J.S. No. 87, folio 204.

(c) Lot 0.75 acre, Jerusalem Road, near Oriole, bearing County Tax Map No. 21 in Block 11 as Parcel 67, conveyed unto Sarah E. Somers by Emma W. Somers by deed dated April 4, 1923 recorded in Liber W.J.S. No. 87, folio 340.

(d) 50 x 100, East side of Route 363 Wenona, bearing County Tax Map No. 28 in Block 17 as Parcel 358, conveyed unto Pilgrim Holiness Church by Roland Parkinson, et ux, by deed dated October 21, 1966 recorded in Liber I.T.P. No. 235, folio 220.

(e) Lot 100 x 110 East side Route 363, Wenona, bearing County Tax Map No. 28 in Block 17 as Parcel 135, conveyed unto Pilgrim Holiness Church by Beatrice Webster and Carl Webster, her husband, by deed dated May 27, 1966 recorded in Liber I.T.P. No. 232, folio 645.

Lloyd L. Anspach
Judge

May 15, 1987

DATE

I hereby acknowledge Receipt of a Certified Copy of

Judgment

filed in the case of Jackson Lee Cook v. Herbert Wilson, et al

same being Civil Action Case No. 87CA00722.

Philip R. Mahan
Philip R. Mahan, Treasurer

William S. Palmer
William Palmer, Assessor

lvd.
March 15, 1988

BOOK 051 PAGE 321

BOOK 051 PAGE 322

CHARLES E. HEARNE, JR. AND FREDERIC E. WIERMAN, Attorneys and Agents named in a Mortgage:

FROM

CHARLES A. LONG and JANICE L. LONG, his wife
Liberia Road
Marion, Maryland 21838

NO. 87CA00712 CIVIL

IN THE CIRCUIT COURT FOR

SOMERSET COUNTY

STATE OF MARYLAND

* * * * * * * * * * *

MR. CLERK:

Pleaes docket case as above and file for foreclosure original Mortgage from Charles A. Long and Janice L. Long, his wife, dated May 10, 1972, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 267, Folio 235.

Please enter the appearance of the undersigned as Solicitors for the Mortgagee, our address being Colonial Building, Salisbury, Maryland.

HEARNE & BAILEY, P.A.

BY Charles R. Bailey, Jr.
Solicitors for Mortgagee

CHARLES E. HEARNE, JR. AND FREDERIC E. WIERMAN, Attorneys and Agents named in a Mortgage:

FROM

CHARLES A. LONG and JANICE L. LONG, his wife
Liberia Road
Marion, Maryland 21838

NO. 87CA000712 CIVIL

IN THE CIRCUIT COURT FOR

SOMERSET COUNTY

STATE OF MARYLAND

* * * * * * * * * *

MILITARY AFFIDAVIT

STATE OF MARYLAND, WICOMICO COUNTY, to-wit:

I HEREBY CERTIFY, That on this 26th day of January A.D., 1987, before me, the subscriber, a Notary Public of the State of Maryland, in and for Wicomico County aforesaid, personally appeared John W. Laws, Vice President of the within Mortgagee, and made oath in due form of law that Charles A. Long and Janice L. Long are not in the militvary service as hereinafter set forth and that they have not been in such military service within thirty (30) days prior to the making of this affidavit such military service being referred to as follows:

(1) The military service of the United States of America or the enlisted reserve groups thereof;

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

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

18 MA 87 9 85 MAC

AS WITNESS my hand and Notarial Seal.

BOOK 051 PAGE 323

Shirley Conway
Notary Public

SHIRLEY C. CONWAY NOTARY PUBLIC WICOMICO COUNTY, MD.

BOOK 051 PAGE 324

CHARLES E. HERANE, JR. and FREDERIC E. WIERMAN, Attorneys and Agents named in a Mortgage:

FROM

CHARLES A. LONG and JANICE L. LONG, his wife
Liberia Road
Marion, Maryland 21838

NO. 87CA00712 CIVIL

IN THE CIRCUIT COURT FOR

SOMERSET COUNTY

STATE OF MARYLAND

* * * * * * * * *

STATEMENT OF DEED OF TRUST DEBT

TO: FIRST SHORE FEDERAL SAVINGS AND LOAN ASSOCIATION

Principal Balance	$ 15,484.50
Interest from January 1, 1987, to February 20, 1987, date of sale	275.28
Late Charges	58.32
	$ 15,818.10
Less: Reserves for Taxes & Insurance	159.60
TOTAL DUE:	$ 15,658.50

STATE OF MARYLAND, WICOMICO COUNTY, to-wit:

I HEREBY CERTIFY, That on this 26th day of January, A.D., 1987, before me, the subscriber, a Notary Public of the State of Maryland, in and for Wicomico County aforesaid, personally appeared John W. Laws, Vice President of the within Mortgagee, and made oath in due form of law that the aforesaid Statement of Mortgage Debt is true and correct.

AS WITNESS my hand and Notarial Seal.

SHIRLEY C. [illegible]
NOTARY PUBLIC
WICOMICO COUNTY, MD.

Shirley C. [illegible]
Notary Public

CHARLES E. HEARNE, JR. and FREDERIC E. WIERMAN, Attorneys and Agents named in a Mortgage: :

FROM :

CHARLES A. LONG and JANICE L. LONG, his wife
Liberia Road
Marion, Maryland 21838 :

NO. 8700712 CIVIL

IN THE CIRCUIT COURT FOR

SOMERSET COUNTY

STATE OF MARYLAND

* * * * * * * *

AMENDED STATEMENT OF MORTGAGE DEBT

TO: FIRST SHORE FEDERAL SAVINGS AND LOAN ASSOCIATION

Principal Balance	$ 15,923.73
Interest from January 1, 1987, to February 20, 1987, date of sale	176.95
Late Charges	58.32
	$ 16,159.00
Less: Reserves for Taxes & Insurance	159.60
TOTAL DUE:	$ 15,999.40

STATE OF MARYLAND, WICOMICO COUNTY, to-wit:

I HEREBY CERTIFY, That on this 10th day of February, A.D., 1987, before me, the subscriber, a Notary Public of the State of Maryland, in and for Wicomico County aforesaid, personally appeared John W. Laws, Vice President of the within Mortgagee, and made oath in due form of law that the aforesaid Amended Statement of Mortgage Debt is true and correct.

AS WITNESS my hand and Notarial Seal.

Shirley C. Gunby
Notary Public

SHIRLEY C. GUNBY NOTARY PUBLIC WICOMICO COUNTY, MD.

HEARNE & BAILEY, P.A.
ATTORNEYS AT LAW
SALISBURY, MD.

AREA CODE 301
749-5144

Fidelity and Deposit Company

HOME OFFICE OF MARYLAND BALTIMORE, MD. 21203

KNOW ALL MEN BY THESE PRESENTS:

BOOK 051 PAGE 326

That we, Charles E. Hearne, Jr. and Frederic E. Wierman

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 SIXTEEN THOUSAND AND 00/100 ($16,000.00) 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 20th day of February in the year of our Lord ONE THOUSAND NINE HUNDRED EIGHTY-SEVEN

Whereas, the above bounden s Charles E. Hearne, Jr. and Frederic E. Wierman by virtue of the power contained in a mortgage from Charles A. Long and Janice L. Long to First Shore Federal Savings and Loan Association bearing date the 10th day of May, 1972 and recorded among the mortgage records of Somerset County, Maryland in Liber I.T.P. No. 267 Folio 235 and Charles E. Hearne, Jr. and Frederic E. Wierman, attorneys and agents named therein are 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 s Charles E. Hearne, Jr. and Frederic E. Wierman 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.

In Testimony Whereof, the above bounden s Charles E. Hearne, Jr. and Frederic E. Wierman has hereto set their hands and seals 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:

Witness:

Shirley C. Gray

Charles E. Hearne, Jr. (SEAL)

Frederic E. Wierman (SEAL)

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By Charles E. Hearne, Jr. Attorney-in-Fact

FILED

FEB 20 10 41 AM '87

MD3228a—1M. 9-68 180755
Mortgagee's or Attorney's Bond

RECORDED IN ITP
LIBER NO 12 FOLIO 3
THEODORE PROCOPIS, CLK. CIR. CT.
BY ZBP DEPUTY

Case No. 8700712 Bond Book 12 Page 3

CHARLES E. HEARNE, JR. and FREDERIC E. WIERMAN, Attorneys and Agents named in Mortgage	:	NO. 8700712 CIVIL
	:	IN THE CIRCUIT COURT FOR
FROM	:	SOMSERSET COUNTY
CHARLES A. LONG and JANICE L. LONG, his wife Liberia Road Marion, MD 21838	:	STATE OF MARYLAND

* * * * * * * * * * *

TO THE HONORABLE, THE JUDGES OF SAID COURT;

THE REPORT OF SALE of Charles E. Hearne, Jr. and Frederic E. Wierman, Attorneys and Agents named in Mortgage under and by virtue of the power of sale contained in a certain Mortgage made and executed by Charles A. Long and Janice L. Long, his wife, dated May 10, 1972 and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 267, Folio 235, default having been made in the payment of the money secured to be paid by said Mortgage and in the payment of the interest thereon, and in other covenants and conditions of said Mortgage, whereby the entire mortgage debt has become due and demandable, respectfully shows:

That after having given bond with security for the faithful performance of their trust, and after having complied with all the other prerequisites as requested by law and the said power contained in said Mortgage, and after having given notice of the time, place, manner and terms of sale by advertisement in Somerset Herald, a weekly newspaper published in said Somerset County for at least twenty days before the day of sale, as will appear by

HEARNE & BAILEY, P.A.
ATTORNEYS AT LAW
SALISBURY, MD.
AREA CODE 301
749-5144

reference to the attached Certificate of Publication of said notice of sale, they did, pursuant to said notice, attend at the front door of the Court House in Princess Anne, Maryland, on Friday, February 20, 1987, at 11:00 o'clock, A.M., and then and there proceeded to sell the said real estate mentioned in said Mortgage in the manner following, that is to say:

Your Attorneys and Agents offered at public auction to the highest bidder the real estate mentioned in said Mortgage, same being described as follows:

ALL that lot, tract or parcel of land situate, lying and being in Brinkleys Election District, Somerset County, State of Maryland, located on the Easterly side of and binding upon Liberia Road, being more particularly described as follows: Beginning for the same at a point located on the Easterly side of Liberia Road at the Northwesterly corner of the land now or formerly owned by Joe Long and Charles Maddox, said place of beginning being the Southwesterly corner of the land hereby conveyed; (1) thence running by and with the Northerly line of the Long-Maddox land, North 85 degrees 56 minutes East, a distance of 280.60 feet, more or less, to the Westerly line of the land conveyed to Edward Lee Long by Harry S. Burton; (2) thence by and with the Westerly line of the Long land in a Northerly direction to the Southerly line of the land now or formerly owned by the Holiness Church, formerly the property of Ira Cottingham; (3) thence by and with

SOMERSET HERALD

P.O. Box 310 Princess Anne, MD 21853

(301) 651-1600

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Somerset Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 4 successive weeks, commencing 1/28, 19 87, and ending 2/18, 19 87 inclusive, in the said Somerset Herald aforementioned.

Attest: Lois Taylor - Somerset Herald
Publisher.

Printer's Fee: $59.13 per insertion

4 insertions = $236.52

BOOK 851 PAGE 329

H[illegible]NE & BAILEY, P.A.
Colonial Building
Salisbury, Maryland 21801

ATTORNEYS' AND AGENTS' SALE OF VALUABLE REAL ESTATE
Liberia Road, Marion, Md. 21838

Under and by virtue of the power of sale contained in a certain Mortgage from Charles A. Long and Janice L. Long, his wife, dated May 10, 1972, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 267, Folio 15, default having occurred in the covenants thereof, the undersigned, Attorneys named in said Mortgage, will offer at public auction, to the highest bidder, at the front door of the Court House in Princess Anne, Maryland, on

FRIDAY, FEBRUARY 20, 1987
AT 11:00 O'CLOCK, A.M.

ALL that lot, tract or parcel of land situate, lying and being in Brinkleys Election District, Somerset County, State of Maryland, located on the Easterly side of and binding on Liberia Road, being more particularly described as follows: Beginning for the same at a point located on the Easterly side of Liberia Road at the Northwesterly corner of the land now or formerly owned by Joe Long and Charles Maddox, said place being the Southwesterly corner of the land hereby conveyed; [1] thence running by and with the Northerly line of the Long-Maddox land, North 85 degrees 56 minutes, a distance of 280.60 feet, more or less, to the Westerly line of the land conveyed to Edward Lee Long by Harry S. Burton; [2] thence by and with the Westerly line of the Long land in a Northerly direction to the Southerly line of the land now or formerly owned by the Holiness Church, formerly the property of Ira Cottingham; [3] thence by and with the Southerly line of the Church land South 74 degrees 10 minutes West, a distance of 272 feet, more or less, to the Easterly line of the County Road; [4] thence by and with the Easterly line of the said County Road South 18 degrees 10 minutes East, a distance of 140 feet to the place of beginning; containing one-half acre, more or less.

The above described property is improved with a split level dwelling with family room, kitchen, living room, dining room, three bedrooms, one full bath and two half baths.

TERMS OF SALE: Ten per cent [10 percent] cash on day of sale balance to be secured to the satisfaction of the sellers, to bear interest at the rate of eight per centum [8 percent] per annum, and to be payable upon ratification of sale, or all cash at the option of the purchaser, with title papers, revenue stamps and transfer tax at the expense of the purchaser, and taxes and other public charges adjusted as of the date of sale.

CHARLES E. HEARNE, JR.
FREDERIC E. WIERMAN
Attorneys and Agents
Colonial Building
Salisbury, Maryland 21801
SH-80-1/28/4t

the Southerly line of the Church land South 74 degrees 10 minutes West, a distance of 272 feet, more or less, to the Easterly line of the County Road; (4) thence by and with the Easterly line of the said County Road South 18 degrees 10 minutes East, a distance of 140 feet to the place of beginning; containing one-half acre, more or less.

AND said Attorneys and Agents as aforesaid, under and by virtue of said power, sold the above described property unto Claude Elmer Ashley, at and for the sum of THIRTY-NINE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($39,500.00), he being at that sum the highest bidder therefor, and the said purchase has complied with said terms of sale.

AND said Attorneys and Agents as aforesaid report and pray ratification of said sale as above reported.

Respectfully submitted,

Charles E. Hearne, Jr.

Frederic E. Wierman

STATE OF MARYLAND, WICOMICO COUNTY, to-wit:

I HEREBY CERTIFY, That on this 20th day of February, A.D., 1987, before me, the subscriber, a Notary Public of the State of Maryland, in and for Wicomico County aforesaid, personally appeared Charles E. Hearne, Jr. and Frederic E. Wierman, Attorneys and Agents as aforesaid, and made oath in due form of law that the matters and facts stated in the aforegoing Report of Sale are true to the best of their knowledge, information and belief, and that the sale therein

reported was fairly made.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: 7/1/90

SHIRLEY C. CURY NOTARY PUBLIC CARROLL COUNTY, MD.

AFFIDAVIT

STATE OF MARYLAND, WICOMICO COUNTY, to-wit:

I HEREBY CERTIFY, That on this 25th day of February, A.D., 1987, before me, the subscriber, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Claude Elmer Ashley, the purchaser named in this Report of Sale, and made oath in due form of law as follows:

(1) That I, Claude Elmer Ashley attended the sale of property described in the Deed of Trust filed in these proceedings held in Princess Anne, Maryland, on Friday, February 20, 1987, and purchased the same for himself.

(2) That no other persons, firms or corporations are financially interested or involved, as principal or otherwise.

(3) That neither I nor anyone on my behalf directly or indirectly discouraged anyone from bidding on said property.

/Claude Elmer Ashley
Affiant

SUBSCRIBED AND SWORN TO, before me, this 25th day of February, A.D., 1987.

Lady Jane Bishop
Notary Public

My Commission Expires: 7/1/90

CHARLES E. HEARNE, JR. and FREDERIC E. WIERMAN, Attorneys and Agents named in Mortgage	:	NO. 8700712 CIVIL
	:	IN THE CIRCUIT COURT FOR
FROM	:	SOMERSET COUNTY
CHARLES A. LONG and JANICE L. LONG, his wife Liberia Road Marion, MD 21838	:	STATE OF MARYLAND

* * * * * * * * *

STATE OF MARYLAND, WICOMICO COUNTY, to-wit:

I HEREBY CERTIFY, That on this 20th day of February, A.D., 1987, before me, the subscriber, a Notary Public of the State of Maryland, in and for Wicomico County aforesaid, personally appeared Frederic E. Wierman, one of the Attorneys and Agents named in said Mortgage, and made oath in due form of law that in compliance with the Maryland Rules of Procedure, notice was given to the within Mortgagors, at their last known address of the sale of said property, by Certified Mail, as evidenced by Rceipts Nos. P-609 334 202 and P-609 334 203 attached hereto and made a part hereof

AS WITNESS my hand and Notarial Seal.

BOOK 051 PAGE 333

Notary Public

My Commission Expires: 7/01/90

SHIRLEY C. GRAY NOTARY PUBLIC WICOMICO COUNTY, MD.

P-609 334 203 SCCC

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

U.S.G.P.O. 153-506

Sent to Mrs. James F. Long	
Street and No. % Stephen P. Coyle, Esq. 146 W. Circle Ave.	
P.O., State and ZIP Code Salisbury, Md. 21801	
Postage	$ .22
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	.70
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 1.67
Postmark or Date	

RETURN RECEIPT REQUESTED

SALISBURY, MD MAIN STREET FEB 19 1987

PS Form 3800, June 1985

P-609 334 202 SGG

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

U.S.G.P.O. 153-506

Sent to Mr. Charles A. Long	
Street and No. Liberia Road	
P.O., State and ZIP Code Marion, Md 21838	
Postage	$ .22
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	.70
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 1.67
Postmark or Date	

RETURN RECEIPT REQUESTED

SALISBURY, MD MAIN STREET FEB 19 1987 USPO

PS Form 3800, June 1985

HEARNE & BAILEY, P.A.

ATTORNEYS AT LAW

BOOK 051 PAGE 334

CHARLES E. HEARNE, JR. and FREDERIC E. WIERMAN, Attorneys and Agents named in Mortgage

FROM

CHARLES A. LONG and JANICE L. LONG, his wife
Liberia Road
Marion, Maryland 21838

: NO. 8700712 CIVIL

: IN THE CIRCUIT COURT FOR

: SOMERSET COUNTY

: STATE OF MARYLAND

* * * * * * * * *

NOTICE

NOTICE is hereby issued this 5th day of March, 1987, that the sale of the property mentioned in the above mentioned proceedings and reported by Charles E. Hearne, Jr. and Frederic E. Wierman, Attorneys and Agents, be ratified and confirmed unless cause to the contrary be shown on or before the 6th day of April, 1987, provided a copy of this Notice be inserted in some newspaper published in this County, once in each of three (3) successive weeks before the 6th day of April, 1987.

The Report of Sale states the amount of sale to be THIRTY NINE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($ 39,500.00).

I. Theodore Phoebus
Clerk

SOMERSET HERALD

P.O. Box 310 Princess Anne, MD 21853

(301) 651-1600

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Somerset Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing 3/11, 1987, and ending 3/25, 1987 inclusive, in the said Somerset Herald aforementioned.

Attest: Lois Taylor - Somerset Herald
Publisher.

Printer's Fee: $ 20.00 per insertion

Total = 360.00 3 insertions

HEARNE & BAILEY, P.A.
ATTORNEYS AT LAW

CHARLES E. HEARNE, JR. AND
FREDERIC E. WIERMAN, Attorneys
and Agents named in Mortgage

FROM

CHARLES A. LONG and
JANICE L. LONG, his wife
Liberia Road
Marion, Maryland 21838

NO. 8700712 CIVIL
IN THE CIRCUIT COURT FOR
SOMERSET COUNTY
STATE OF MARYLAND

NOTICE

NOTICE is hereby issued this 5th day of March, 1987, that the sale of the property mentioned in the above mentioned proceedings and reported by Charles E. Hearne, Jr. and Frederic E. Wierman, Attorneys and Agents, be ratified and confirmed unless cause to the contrary be shown on or before the 6th day of April, 1987, provided a copy of this Notice be inserted in some newspaper published in this County, once in each of three [3] successive weeks before the 6th day of April, 1987.

The Report of Sale states the amount of sale to be THIRTY NINE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS [$39,500.00].

I. Theodore Phoebus
Clerk

TRUE COPY, TEST:
I. T. Phoebus, Clerk

SH-60-3/11/3t

FINAL ORDER OF RATIFICATION

ORDERED, this 7th day of APRIL, A.D., 1987, by the Circuit Court for Somerset County, Maryland, in Equity, that the sale made and reported by Charles E. Hearne, Jr. and Frederic E. Wierman, Attorneys and Agents, under power contained in the aforesaid Deed of Trust, 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 Notice passed is said cause, and BE IT FURTHER ORDERED that the papers of this proceeding be referred to the Court Auditor to state an account therein, and said Attorneys and Agents are allowed their usual commissions and such proper expenses as they shall produce vouchers for to the auditor.

Lloyd L. Simpkins
JUDGE

BOOK 051 PAGE 335

BOOK 051 PAGE 336

CHARLES E. HEARNE, JR. and
FREDERIC E. WIERMAN, Attorneys
and Agents named in a Mortgage

FROM

CHARLES A. LONG and
JANICE L. LONG, his wife
Liberia Road
Marion, MD 21838

NO. 87CA00712 CIVIL

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			$ 39,500.00
Interest to Settlement Date			623.34
Fees, Costs, Expenses, etc.:			$ 40,123.34
I. Theodore Phoebus, Clerk		$ 160.00	
State and County Taxes		192.73	
Somerset Herald, Advertising	$236.52		
Notice	103.14	339.66	
Fidelity & Deposit Co., Bond		64.00	
John Gallagher, Auctioneer		85.00	
Logan C. Widdowson, Auditor		65.00	
Charles E. Hearne and Frederic E. Wierman, Commission		2,125.00	
Hearne & Bailey, Attorney's fees		100.00	
Hearne & Bailey, Notary Fees		5.00	
Total Fees, Costs, Expenses, etc.			3,136.99
Balance to be Distributed			$ 36,986.95
Mortgage Debt			
Principal		$15,923.73	
Interest 1/1/87 to 5/8/87		449.53	
5/9/87 to 5/28/87 Interest		69.60	
Late Charges		58.32	
		$16,501.18	
Less Reserve for taxes and insurance		-159.60	
			$ 16,341.58
Surplus (To be divided equally between the parties)			$ 20,645.37

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3600

ALL EXCEPTIONS to said report must be filed within ten 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.

Charles E. Hearne, Jr., Esquire
Frederic E. Wierman, Esquire
P. O. Box 138
Colonial Building
Salisbury, MD 21801

Charles A. Long
Liberia Road
Marion, MD 21838

Janice L. Long
Liberia Road
Marion, MD 21838

Logan C. Widdowson, Auditor

Date of Filing: May 18, 1987

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2600

LCW/gjb
5/18/87
87 # 209

BOOK 051 PAGE 338

No. 87-CA-00712 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 18th day of May, 19 87 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 29th day of May, 19 87.

Theodore Sheckells

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

CHARLES E. HEARNE, JR. and FREDERIC E. WIERMAN, Attorneys and Agents named in a Mortgage	*	NO. 87CA00712 CIVIL
	*	IN THE CIRCUIT COURT
FROM	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
CHARLES A. LONG and JANICE L. LONG, his wife Liberia Road Marion, MD 21838	*	

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, states the following Account:

Amount of Sale			$ 39,500.00
Interest to Settlement Date			623.34
State and County Taxes			192.73
Fees, Costs, Expenses, etc.:			$ 40,316.07
I. Theodore Phoebus, Clerk		$ 160.00	
Somerset Herald, Advertising	$236.52		
Notice	103.14	339.66	
Fidelity & Deposit Company, Bond		64.00	
John Gallagher, Auctioneer		85.00	
Logan C. Widdowson, Auditor		65.00	
Charles E. Hearne and Frederic E. Wierman, Commission		2,125.00	
Hearne & Bailey, Attorney's Fees		100.00	
Hearne & Bailey, Notary Fees		5.00	
Total Fees, Costs, Expenses, etc.			2,943.66
Balance to be Distributed			$ 37,372.41
Mortgage Debt			
Principal		$15,923.73	
Interest 1/1/87 to 5/8/87		449.53	
Late Charges		58.32	
		$16,431.58	
Less Reserve for taxes and insurance		-159.60	
			$ 16,271.98
Surplus (to be divided equally between the parties)			$ 21,100.43

BOOK 051 PAGE 333

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3009

BOOK 051 PAGE 349

ALL EXCEPTIONS to said report must be filed within ten 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.

Charles E. Hearne, Jr., Esquire
Frederic E. Wierman, Esquire
P. O. Box 138
Colonial Building
Salisbury, MD 21801

Charles A. Long
Liberia Road
Marion, MD 21838

Janice L. Long
Liberia Road
Marion, MD 21838

Logan C. Widdowson, Auditor

Date of Filing: May 20, 1987

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3000

LCW/gjb
5/20/87
87 # 210

FILED

MAY 20 2 18 PM '87

No. 87-CA-00712 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 20th day of May, 19 87 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 1st day of June, 1987.

L. Theodore 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 2nd day of June, 19 87 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

L. Theodore Phelps
CLERK

lkd
March 15, 1988

BOOK 051 PAGE 341

BOOK 051 PAGE 342

Wayne Ward 14 Hudson Street Crisfield, Maryland 21817	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
Plaintiff	*	STATE OF MARYLAND
vs.	*	CIVIL CASE NO.: 87CA000727
Minnie A. Thawley Crisfield, Maryland 21817	*	
Defendant	*	

And all persons that have or claim to have any interest in property in Somerset County, Maryland described as follows:

0.222 acre, Lots 46 & 49, Pl 67/77, off East Side Wynfall Avenue, bearing County Tax Map No. 5-59-52, Deed reference Liber 68, folio 487, Account No. 134460, located in Crisfield Election District and assessed to Minnie A. Thawley.

COMPLAINT TO FORECLOSE RIGHTS OF REDEMPTION

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Plaintiff, Wayne Ward, by Philip C. Widdowson and the Law Office of Logan C. Widdowson, his attorneys, files this Complaint to Foreclose Rights of Redemption as provided by the Annotated Code of Maryland, Tax-Property Article, Section 14-833, et seq, and in support thereof says:

1. That on the 3rd day of December, 1985, there was issued to Wayne Ward, the Plaintiff herein, by Philip R. Mahan, Collector of Taxes for the State of Maryland and Somerset County, the following certificate of sale:

A certificate of sale showing payment by the Plaintiff to said Collector of Taxes the sum of One Hundred Thirteen Dollars and forty-two cents ($113.42) and the sale to the Plaintiff on said date of that property in Somerset County described as follows: 0.222 acre, Lots 46 & 49, Pl 67/77, off East Side Wynfall Avenue, bearing County Tax Map No. 5-59-52, Deed reference Liber 68, folio 487, Account No. 134460, located in Crisfield Election District and assessed to Minnie A. Thawley.

2. That said certificate of sale is attached to the Complaint as a part hereof.

3. That the aforementioned property has not been redeemed by any party in interest although more than a year from the date of sale has expired.

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 NORTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3666

4. That the amount necessary for redemption of the aforementioned property is the amount paid out at the tax sale, to wit: $113.42, plus interest and penalties on taxes, costs of sale, including attorney fees, service and publication costs in addition to those costs and disbursements provided for in Tax Property Article Section 14-843 of the aforesaid Annotated Code.

5. That the Plaintiff 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 Plaintiff alleges and avers that Minnie A. Thawley acquired the property described in Paragraph 1 of the Complaint by virtue of a deed from Lucy Thawley and Milton H.L. Thawley, dated August 16, 1915 and recorded among the Land Records of Somerset County, Maryland in Liber W.J.S. No. 68, page 487.

WHEREFORE, your Plaintiff prays:

1. That this Honorable Court may direct service of process to the Defendant named in this Complaint.

2. That this Honorable Court may grant unto the Plaintiff the order of publication directed to the Defendant herein and all persons that have or claim to have any interest in the aforementioned property.

3. That this Honorable Court pass a judgment that forecloses all rights of redemption of the defendant and any other persons having or claiming to have any interest in the aforementioned property.

4. That this Honorable Court direct the Collector of Taxes for the State of Maryland and Somerset County to execute a deed to the Plaintiff as provided in Section 14-847 of the Tax-Property Article of the Annotated Code of Maryland.

5. That your Plaintiff may have such other and further relief as the nature of 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

Wayne Ward
Wayne Ward, Plaintiff

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 NORTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3800

BOOK 651 PAGE 343

BOOK 051 PAGE 344

STATE OF MARYLAND
COUNTY OF SOMERSET
TO WIT:

I hereby certify, that on this 10th day of February in the year nineteen hundred eighty-seven, before me, the subscriber, a Notary Public in and for the County aforesaid, personally appeared Wayne Ward, and he made oath in due form of law that the aforegoing Complaint is true and correct according to his best knowledge and belief.

As witness my hand and Notarial Seal.

My commission expires 7/1/90.

Rebecca F. Miller
Notary Public

REBECCA F. MILLER
Notary Public
Somerset Co., MD
My Comm. Exps. July 1, 1990

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 NORTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2666

FILED
FEB 10 4 05 PM '87

AFFIDAVIT OF ATTORNEY

STATE OF MARYLAND, COUNTY OF SOMERSET, TO WIT:

I hereby certify that on this 10th day of February, 1987 before me, the subscriber, a Notary Public in and for the Sate 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, and that he made an examination of the public records of Somerset County, Maryland, in regard to the following property:

0.222 acre, Lots 46 & 49, Pl 67/77, off East Side Wynfall Avenue, bearing County Tax Map No. 5-59-52, Deed reference Liber 68, folio 487, Account No. 134460, located in Crisfield Election District and assessed to Minnie A. Thawley.

and found that Minnie A. Thawley is the record title holder of the property as disclosed by a search performed in accordance with generally accepted standards of title examination, and that said Minnie A. Thawley acquired the above described property by virtue of a deed from Lucy Thawley and Milton H.L. Thawley, dated August 16, 1915 and recorded among the Land Records of Somerset County, Maryland in Liber W.J.S. No. 68, page 487.

Philip C. Widdowson, Affiant

Subscribed and Sworn To before me this tenth day of February, 1987.

Notary Public
My commission expires July 1, 1990.

REBECCA F. MILLER
Notary Public
Somerset Co., MD
My Comm. Exps. July 1, 1990

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 NORTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3609

FILED
FEB 10 4 01 PM '87

BOOK 051 PAGE 345

LOGAN C. WIDDOWSON
ATTORNEY AT LAW

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

NORTH SOMERSET AVENUE
PRINCESS ANNE, MD. 21853

TELEPHONE: 651-3800

February 10, 1987

BOOK 051 PAGE 346

Philip R. Mahan
Collector of Taxes
Court House
Princess Anne, MD 21853

Dear Mr. Mahan:

Pursuant to the provision of Section 14-839(b), Tax-Property Article, Annotated Code of Maryland, I wish to notify you of the institution of a proceeding to foreclose the rights of redemption filed by Wayne Ward on February 10, 1987, in Civil Case No. 87 CA 00727 in the Circuit Court for Somerset County, Maryland, against Minnie A. Thawley, where property was sold by you at public sale on December 3, 1985.

The Thawley property is described on the certificate of sale as: 0.222 acre, Lots 46 & 49, P1 67/77, off East side Wynfall Avenue, bearing County Tax Map No. 5-59-52, Deed reference Liber 68, folio 487, Account No. 134460, located in Crisfield Election District.

Very truly yours,

Philip C. Widdowson

PCW/gjb

I hereby acknowledge receipt of the above notice this 10TH day of FEB, 1987.

Philip R. Mahan

CERTIFICATE OF SALE

I, Philip R. Mahan, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on December 3, 1985 I sold to Wayne Ward at public auction for the sum of $ 113.42 , of which $ 113.42 has been paid, the property in Somerset County, described as follows:

0.222 acre, Lots 46 & 49, Pl 67/77, off East side Wynfall Avenue, bearing County Tax Map No. 5-59-52, Deed reference Liber 68, folio 487, Account No. 134460, located in Crisfield Election District

and assessed to Minnie A. Thawley
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 December 3, 1986 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 3rd day of December, 1985

Philip R. Mahan
Philip R. Mahan, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on December 3, 1985 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Philip R. Mahan, 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.

Ann G. McIntyre
Notary Public

BOOK 051 PAGE 347

NOTARY PUBLIC

Wayne Ward 14 Hudson Street Crisfield, Maryland 21817	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
Plaintiff	*	STATE OF MARYLAND
vs.	*	CIVIL CASE NO.: 87CA000127
Minnie A. Thawley Crisfield, Maryland 21817	*	
Defendant	*	BOOK 051 PAGE 343

And all persons that have or claim to have any interest in property in Somerset County, Maryland described as follows:

0.222 acre, Lots 46 & 49, Pl 67/77, off East Side Wynfall Avenue bearing County Tax Map No. 5-59-52, Deed reference Liber 68, folio 487, Account No. 134460, located in Crisfield Election District and assessed to Minnie A. Thawley.

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the Crisfield Election District, Somerset County, Maryland, sold by the Collector of Taxes for the County of Somerset and the State of Maryland to the plaintiff in this proceeding:

0.222 acre, Lots 46 & 49, Pl 67/77, off East Side Wynfall Avenue bearing County Tax Map No. 5-59-52, Deed reference Liber 68, folio 487, Account No. 134460, located in Crisfield Election District and assessed to Minnie A. Thawley.

The complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 18th day of February, 1987, 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 Somerset County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 16th day of April, 1987, and redeem the property hereinbefore described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

Edmund L. Widdowson
JUDGE

FEB 13 1 55 PM '87

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 NORTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3000

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

WRIT OF SUMMONS-REDEMPTION

Case Number 87CA00727 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

Name Minnie A. Thawley

Address Crisfield, Maryland 21817

County Somerset

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by Wayne Ward

(Name and Address)

14 Hudson Street, Crisfield, Maryland 21817

on or before April 16, 1987 OR THIRTY DAYS FROM THE DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued February 13, 1987

J Theodore Phoebus
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

"Mortus - Est" 2/18/87

FEE $_____

SHERIFF Deputy Wm. D. Tyler

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

BOOK 051 PAGE 350

87CA000727

SENDER: Complete items 1, 2, 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for service(s) requested.

1. ☐ Show to whom, date RESTRICTED DELIVERY
2. ☒ Restricted Delivery.

3. Article Addressed to:

Minnie A. Thawley
Crisfield, Maryland 21817

4. Type of Service:	Article Number
☐ Registered ☐ Insured ☒ Certified ☐ COD ☐ Express Mail	P 399 740 672

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature – Addressee
X

6. Signature – Agent
X

7. Date of Delivery

8. Addressee's Address (ONLY if requested and fee paid)

CRISFIELD MD FEB 21 1987 PM

PS Form 3811, July 1983 447-845

DOMESTIC RETURN RECEIPT

CERTIFIED
P 399 740 672
MAIL

U.S. POSTAGE PRINCESS ANNE MD FEB 18'87 2.92

Minnie Thawley
Crisfield, Maryland 21817

RESTRICTED DELIVERY

RETURN TO WRITER

FORWARDING TIME HAS EXPIRED - NO ORDER ON FILE

RETURN RECEIPT REQUESTED

LAW OFFICE
LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
[illegible] ANNE, MARYLAND 21853

Claim Check No. 397004

☐ Hold

Date

2-26 1ST Notice
2-25 2ND Notice
3-2 Return

Attached from PS Form 3849-A, Oct. 1983

Wayne Ward 14 Hudson Street Crisfield, Maryland 21817	*	THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
Plaintiff	*	STATE OF MARYLAND
vs.	*	CIVIL CASE NO.: 87CA00727
Minnie A. Thawley Crisfield, Maryland 21817	*	
Defendant	*	

And all persons that have or claim to have any interest in property in Somerset County, Maryland described as follows:

0.222 acre, Lots 46 & 49, Pl 67/77, off East Side Wynfall Avenue bearing County Tax Map No. 5-59-52, Deed reference Liber 68, folio 487, Account No. 134460, located in Crisfield Election District and assessed to Minnie A. Thawley.

AFFIDAVIT OF SERVICE OF PROCESS

Comes now, Philip C. Widdowson, Attorney, pursuant to Section 14-839(a)(4), Tax Property Article, Annotated Code of Maryland and states the following:

1. That the Defendant, Minnie Thawley, was not served by summons, said summons having been returned marked "mortuus est".

2. That a copy of the Order of Publication issued out of the above-captioned case was mailed to the Defendant, Minnie Thawley, Crisfield, Maryland 21817 by certified mailed, restricted delivery.

3. That said copy of Order of Publication was returned to Philip C. Widdowson, Attorney, marked "Forwarding Time Has Expired - No Order On File", which is attached hereto and incorporated herein.

LAW OFFICE OF LOGAN C. WIDDOWSON

By _____
Philip C. Widdowson
Attorney for the Plaintiff

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 NORTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3000

SUBSCRIBED AND SWORN to before me, this 25th day of February, 1987.

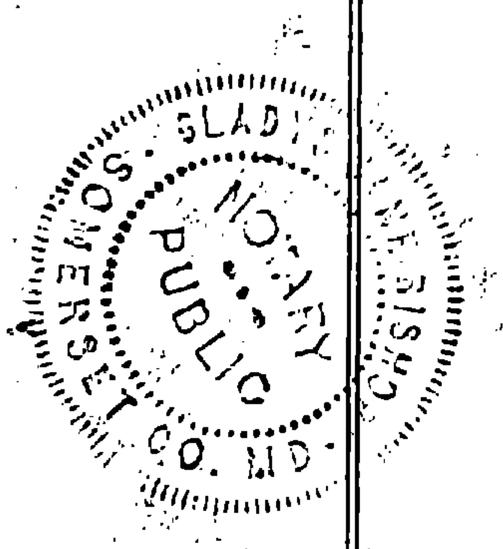
BOOK 051 PAGE 351

BOOK 051 PAGE 352

Gladys Jane Bishop

Notary Public

My commission expires July 1, 1990.



LOGAN C. WIDDOWSON

PHILIP C. WIDDOWSON

EDMUND L. WIDDOWSON, JR.

ATTORNEYS AT LAW

27 NORTH SOMERSET AVENUE

PRINCESS ANNE, MD 21853

651-2000

FILED

FEB 25 2 31 PM '87

RECORDED IN
LIBER
FOLIO
ERASED

INDEPENDENT
NEWSPAPERS INC.

Area Code (302) 674-4750

P.O. BOX 7001, DOVER, DEL. 19903

87CA00727

County of Kent :
: S.S.
State of Delaware:

before me, a Notary Public for the County and State aforesaid, personally appeared Wanda M. Youmans 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 February 25, 1987.

Wanda M. Youmans
Independent Newspapers, Inc.

Sworn to and subscribed before me this sixth day of March, A.D. 1987.

Wendelyn A. Roberts
Notary Public

BOOK 051 PAGE 353

BOOK 051 PAGE 354

87CA00727

Wayne Ward
14 Hudson Street
Crisfield, Maryland 21817
Plaintiff
vs.
Minnie A. Thawley
Crisfield, Maryland 21817
Defendant
IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
STATE OF MARYLAND
CIVIL CASE NO.:

And all persons that have or claim to have any interest in property in Somerset County, Maryland described as follows:
0.222 acre, Lots 46 & 49, Pt 67/77, off East Side Wynfall Avenue bearing County Tax Map No. 5-59-52, Deed reference Liber 68, folio 487, Account No. 134460, located in Crisfield Election District and assessed to Minnie A. Thawley.

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the Crisfield Election District, Somerset County, Maryland, sold by the Collector of Taxes for the County of Somerset and the State of Maryland to the plaintiff in this proceeding:
0.222 acre, Lots 46 & 49, Pt 67/77, off East Side Wynfall Avenue bearing County Tax Map No. 5-59-52, Deed reference Liber 68, folio 487, Account No. 134460, located in Crisfield Election District and assessed to Minnie A. Thawley.
The complaint states, among other things, that the amounts necessary for redemption have not been paid.
It is thereupon this 13th day of February, 1987, 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 Somerset County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 16th day of April, 1987, and redeem the property hereinbefore described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

Wayne Ward 14 Hudson Street Crisfield, Maryland 21817	*	THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
Plaintiff	*	STATE OF MARYLAND
vs.	*	CIVIL CASE NO.: 87 CA00727
Minnie A. Thawley Crisfield, Maryland 21817	*	
Defendant	*	

PETITION FOR ORDER OF DEFAULT

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of the Plaintiff, Wayne Ward, by his attorneys, the Law Office of Logan C. Widdowson, respectfully represents:

1. That the summons issued for the Defendant has been returned, marked "mortuus est".

2. That the time for answering said Complaint has elapsed.

3. That the Defendant has neither appeared to nor answered the same.

4. That the last known address of the Defendant is the same as set forth in the original Complaint.

5. That the Plaintiff stands ready to take testimony in support of his Complaint to Foreclose Rights of Redemption.

WHEREFORE, your Plaintiff prays this Honorable Court:

A. To issue an Order of Default against the non-answering Defendant.

B. To grant the Plaintiff leave to take testimony before a Standing Examiner of this Court to support the allegations of the Complaint.

LAW OFFICE OF LOGAN C. WIDDOWSON

by _____

Philip C. Widdowson
Attorney for the Plaintiff
47 North Somerset Avenue
Princess Anne, Maryland 21853
Telephone: 651-3800

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3800

BOOK 051 PAGE 355

Wayne Ward 14 Hudson Street Crisfield, Maryland 21817	*	THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
Plaintiff	*	STATE OF MARYLAND
vs.	*	CIVIL CASE NO.: 87 CA00727
Minnie A. Thawley Crisfield, Maryland 21817	*	

ORDER OF DEFAULT

It appearing from the proceedings in the above cause that the Defendant has been duly notified to appear to the Complaint filed herein and has failed to appear or file an answer thereto, it is ORDERED thereupon, this 6th day of May, 1987, by the Circuit Court for Somerset County, Maryland, that the Complaint be and the same is hereby taken by default against the Defendant.

And it is further ORDERED that the Plaintiff be granted leave to take testimony before one of the Standing Examiners of the Court in support of the obligations of the Complaint.

Floyd E. Smullin
Judge

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
67 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2808

FILED
MAY 6 10 42 AM '87
RECORDS
LIBER
FOLIO
BY
DEPUTY

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

Wayne Ward

Case Number 87-CA-00727 Civil Action

VS.

Minnie A. Thawley

NOTICE OF DEFAULT ORDER

TO:

Name Minnie A. Thawley

Address Crisfield, Maryland 21817

County Somerset

You are hereby notified that an Order of Default has been entered against you in the above entitled case on May 6, 1987.

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 May 6, 1987

I Theodore Phoebus
CLERK

Copy ~~mailed~~/delivered to Attorney:
Philip C. Widdowson
47 N. Somerset Avenue
Princess Anne, Maryland 21853
651-3800

BOOK 051 PAGE 357

BOOK 051 PAGE 358

87CA00727

I. THEODORE PHOEBUS
Clerk Of The Circuit Court
For Somerset County
Princess Anne, MD. 21853

RETURNED TO WRITER

Minnie A. Thawley
Crisfield, Maryland 21817

FORWARDING TIME
HAS EXPIRED - NO
ORDER ON FILE

PRINCESS ANNE MD. MAY 6 '87

U.S. POSTAGE .22

P.O. 983160

Wayne Ward 14 Hudson Street Crisfield, Maryland 21817	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
Plaintiff	*	STATE OF MARYLAND
vs.	*	CIVIL CASE NO.: 87 CA 00727
Minnie A. Thawley, et al Crisfield, Maryland 21817	*	
Defendant	*	

PETITION TO APPOINT SPECIAL EXAMINER

The Petition of the Plaintiff, Wayne Ward, by the Law Office of Logan C. Widdowson, his attorneys, respectfully represents:

FIRST: That the Plaintiff stands ready to take testimony in the above-captioned matter in support of his Complaint filed herein.

SECOND: That Logan C. Widdowson, one of the Plaintiff's attorneys, 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 be appointed.

WHEREFORE, your plaintiff prays this Honorable Court to pass an Order appointing a Special Examiner to examine the Plaintiff's witnesses in said cause.

Law Office of Logan C. Widdowson

By _____
Philip C. Widdowson
Attorney for Plaintiff

ORDER OF COURT

Upon the aforegoing Petition, IT IS, this 26 day of June, 1987, by the Circuit Court for Somerset County, Maryland, ORDERED that Rebecca F. Miller be and she is hereby appointed Special Examiner to take testimony in the above-captioned cause.

_____
Judge

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2600

JUN 26 11 22 AM '87

Wayne Ward 14 Hudson Street Crisfield, Maryland 21817	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
Plaintiff	*	STATE OF MARYLAND
vs.	*	CIVIL CASE NO.: 87 CA 00727
Minnie A. Thawley, et al Crisfield, Maryland 21817	*	
Defendant	*	

TESTIMONY

In this cause, testimony having to be taken to support the allegations of the Complaint, I, Rebecca F. Miller, of Princess Anne, Maryland, Special Examiner of the Circuit Court for Somerset County, Maryland , duly appointed sworn, etc., do hereby certify that on this 26th day of June, 1987, 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 produces on behalf of the Plaintiff, 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, this document is a certificate of sale issued by me to Wayne Ward as the purchaser at a certain tax sale held by me in my official capacity on December 3, 1985.

Q. Will you please identify the certificate more specifically.

A. Yes, I am now testifying in reference to a certificate of sale, dated December 3, 1985, signed by me, as Collector. The certificate relates to the property assessed to Minnie A. Thawley referred to in the Complaint in Paragraph 1. The certificate cites a sale to Mr. Ward on December 3, 1985, in the sum of $113.42 of which $113.42 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 bill for it

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2800

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 bill was received and I and my deputies 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 offer for payment on account of such redemption from any person or persons?

A. No, I have not.

Q. Do you, in your official capacity, know of any reasons why the sale of this property to Mr. Ward 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
Treasurer for Somerset County

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2000

FILED

EXAMINATION OF PHILIP C. WIDDOWSON, ESQ.:

Philip C. Widdowson, a witness produced on behalf of the Plaintiff, 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 in Princess Anne, Somerset County, Maryland.

Q. Will you please state your connection with this proceeding.

A. I was retained by the Plaintiff, Wayne Ward, the purchaser of certain property at a tax sale held by the County Treasurer on December 3, 1985. I was requested by Mr. Ward to make an examination of the public records of Somerset County pertaining to the ownership of the property mentioned in the Complaint in paragraph 1 and to take such steps as are required by law to give notice of this proceeding 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 Complaint in this proceeding together with an affidavit dated February 10, 1987, referring to my title examination. I now reaffirm the content of this 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 a summons to be issued and served upon the property owner.

Q. Since the filing of the suit, the issuance of summonses and the publication of the order of publication, have there been any changes in the status of the property mentioned in the Complaint?

A. No.

Q. Has any offer been made to you to redeem the property described in the Complaint?

A. No person has made any offer to me to redeem the property nor has anyone disclosed to me any intention to redeem it.

Q. Do you know of any reasons why the sale of this property should not be ratified by this Court?

A. No.

Q. COURT'S QUESTION: [illegible]

A. Nothing further.

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
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PRINCESS ANNE, MD 21853
651-3600

Philip C. Widdowson

There being no further witnesses to be examined and at the suggestion of the Attorney for the Plaintiff, the papers are herewith returned by the Court, and I further certify this annexed bill of costs is correct and paid by the Plaintiff. This examination was conducted in compliance with the Maryland Rules of Procedures. 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.

REBECCA F. MILLER
Notary Public
Somerset Co., MD
My Comm. Exps. July 1, 1990

Rebecca F. Miller
Special Examiner

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
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PRINCESS ANNE, MD 21853
651-2600

FILED

BOOK 051 PAGE 364

Wayne Ward
14 Hudson Street
Crisfield, Maryland 21817

Plaintiff

vs.

Minnie A. Thawley, et al
Crisfield, Maryland 21817

Defendants

* IN THE CIRCUIT COURT

* FOR SOMERSET COUNTY

* STATE OF MARYLAND

* CIVIL CASE NO.: 87 CA 00727

*

*

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 7th day of July, 1987, by the Circuit Court for Somerset County, Maryland, that as to the property hereinafter named and described in this Decree, there is hereby vested in the Plaintiff, Wayne Ward, 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 Plaintiff 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 Defendant, Minnie A. Thawley, 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 Wayne Ward 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 that the supervisor of assessment for Somerset County, Maryland enroll the Plaintiff, Wayne Ward, as the owner of the hereinafter described property in fee simple, the

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651-3600

aforesaid deed to be prepared by the Plaintiff's attorney, and all expenses incident to the preparation and execution of sad deed shall be paid by the said Wayne Ward 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 the 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 Plaintiff, Wayne Ward, 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:

0.222 acre, Lots 46 & 49, Pl 67/77, off East Side Wynfall Avenue bearing County Tax Map No. 5-59-52, Deed reference Liber 68, folio 487, Account No. 134460, located in Crisfield Election District and assessed to Minnie A. Thawley.

Edward L. Griffin
Judge

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3600

FILED
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CLERK
SOMERSET COUNTY

BOOK 051 PAGE 366

July 7, 1987

DATE

I hereby acknowledge Receipt of a Certified Copy of

Decree

filed in the case of Wayne Ward v. Minnie A. Thawley

same being Civil Action Case No. 87CA00727

Philip Mahan
Philip R. Mahan, Treasurer

William Palmer
William Palmer, Assessor

exd
March 15, 1988

DON E. RICHARDSON, Assignee for the purpose of foreclosure and collection of a Mortgage from Robert D. Rentz and Avalon S. Rentz, his wife, to J. Hooper Parrott and Shirley H. Parrott, his wife

EX PARTE

* NO. 11,273 CHANCERY

* IN THE CIRCUIT COURT

* SOMERSET COUNTY

* STATE OF MARYLAND

* * * * * * *

APR -2-82 B 022741D****10.00
APR -2-82 B 022740D****60.00

MR. CLERK:

Please docket the case as above, file for foreclosure a Mortgage from Robert D. Rentz and Avalon S. Rentz, his wife, to J. Hooper Parrott and Shirley H. Parrott, his wife, dated September 26, 1977, and recorded among the Land Records of Somerset County, State of Maryland, in Liber I.T.P. No. 303, Folio 122, said Mortgage assigned to Don E. Richardson for the purpose of foreclosure and collection. The address of the undersigned attorney is Richardson, Anderson & Heland, P. O. Box 258, Salisbury, Maryland 21801.

Don E. Richardson
Assignee

RICHARDSON,
ANDERSON & HELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P.O. BOX 258
SALISBURY, MARYLAND
21801

(301) 742-8744

BOOK 051 PAGE 367

BOOK 051 PAGE 353

DON E. RICHARDSON, Assignee for the purpose of foreclosure and collection of a Mortgage from Robert D. Rentz and Avalon S. Rentz, his wife, to J. Hooper Parrott and Shirley H. Parrott, his wife

EX PARTE

* NO. 11,273 CHANCERY

* IN THE CIRCUIT COURT

* FOR SOMERSET COUNTY

* STATE OF MARYLAND

* * * * * * *

INFORMATION SHEET

MORTGAGORS:

Robert D. Rentz
Avalon S. Rentz, his wife

MORTGAGEES:

J. Hooper Parrott
Shirley H. Parrott, his wife
406 Park Avenue
Salisbury, Maryland 21801

ASSIGNEE:

Don E. Richardson
Richardson, Anderson & Heland
130 East Main Street
P. O. Box 258
Salisbury, Maryland 21801
Phone: 301-742-8744

RICHARDSON,
ANDERSON & HELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P.O. BOX 258
SALISBURY, MARYLAND
21801

(301) 742-8744

DON E. RICHARDSON, Assignee for the purpose of foreclosure and collection of a Mortgage from Robert D. Rentz and Avalon S. Rentz, his wife, to J. Hooper Parrott and Shirley H. Parrott, his wife

EX PARTE

* NO. 11,273 CHANCERY

* IN THE CIRCUIT COURT

* FOR SOMERSET COUNTY

* STATE OF MARYLAND

* * * * * * *

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 31st day of March, A.D., 1981, before me, a Notary Public for the State and County aforesaid, personally appeared J. HOOPER PARROTT and SHIRLEY H. PARROTT, his wife, and made oath in due form of law that they have knowledge that the mortgagors named in the mortgage are not in the military service as hereinafter set forth and they have not been in such military service within thirty (30) days prior to the making of this affidavit, such military service being as follows:

1. The military service of the United State 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 first above written.

Elva P. Crowley
Notary Public

ELVA P. CROWLEY NOTARY PUBLIC WICOMICO CO., MD.

My commission expires: 7/1/82

BOOK 051 PAGE 369

RICHARDSON, ANDERSON & HELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P.O. BOX 258
SALISBURY, MARYLAND
21801

(301) 742-8744

BOOK 051 PAGE 379

DON E. RICHARDSON, Assignee for the purpose of foreclosure and collection of a Mortgage from Robert D. Rentz and Avalon S. Rentz, his wife, to J. Hooper Parrott and Shirley H. Parrott, his wife

EX PARTE

* NO. 11,273 CHANCERY

* IN THE CIRCUIT COURT

* FOR SOMERSET COUNTY

* STATE OF MARYLAND

* * * * * * * * * *

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 31st day of March, A.D., 1982, before me, a Notary Public for the State and County aforesaid, personally appeared J. HOOPER PARROTT and SHIRLEY H. PARROTT, his wife, of Wicomico County, State of Maryland, and made oath in due form of law that the amount owing on the said Mortgage in SEVENTY-TWO THOUSAND SEVENTY-TWO DOLLARS AND 05/100 ($72,072.05) principal, together with interest at NINE AND ONE-QUARTER PERCENT (9¼%) from April 1, 1981, in the amount of SIX THOUSAND EIGHT HUNDRED FORTY-SIX DOLLARS AND 84/100 ($6,846.84) TOGETHER with insurance paid by the said Mortgagees on behalf of the said Mortgagors in the amount of ONE THOUSAND FOUR HUNDRED TWENTY-THREE DOLLARS AND NO/100 ($1,423.00) from April 1, 1981, through November 1, 1981.

Elva P. Crowley
Notary Public

My commission expires: 7/1/82

ELVA P. 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

IN THE CIRCUIT COURT FOR SOMERSET COUNTY, MARYLAND

DON E. RICHARDSON, ASSIGNEE for the Purpose of Foreclosure and Collection of a Mortgage from Robert D. Rentz and Avalon S. Rentz, his wife to J. Hooper Parrott and Shirley H. Parrott, his wife.	* * * * * * * *	Chancery No. 11273

* * * * * * * * * * *

SUGGESTION OF BANKRUPTCY

ROBERT D. RENTZ AND AVALON S. RENTZ, his wife, by their Attorney, John P. Rue, II, say:

1. On May 6, 1982, they filed a voluntary 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: "IN RE ROBERT DONALD RENTZ, SR. also known as ROBERT D. RENTZ, AND AVALON S. RENTZ, INDIVIDUALLY AND AS OFFICERS, DIRECTORS AND STOCKHOLDERS OF BOWERS AUTO PARTS INC., A MARYLAND CORPORATION", and being Case number 82-2-0827

2. Pursuant to 11 USC Section 362, the filing of such claim operates as an automatic stay of the commencement or the continuation of any court or other proceeding against the debtors or the enforcement of any judgment against or any property owed by them.

. WHEREFORE the Defendants suggest that this Honorable Court stay all further proceedings and actions of the Plaintiffs against the Defendants in accordance with Title 11 UNITED STATES CODE.

John P. Rue II
Attorney for the Defendants
106 W. Circle Ave.
P.O. Box 405
Salisbury, Md. 21801

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Suggestion of Bankruptcy

Chancery No. 11273

I DO SOLEMNLY DECLARE AND AFFIRM under the penalties of perjury that the contents of the aforegoing are true and correct.

John P. Rue II
Attorney for the Defendants

CERTIFICATE OF SERVICE

I certify that a copy of the aforegoing SUGGESTION OF BANKRUPTCY was mailed on this 7th day of May, 1982 first class postage prepaid to Don E. Richardson, Esq. 130 E. Main Street, P.O. Box 258, Salisbury, Maryland 21801.

John P. Rue II

DON E. RICHARDSON, ASSIGNEE for the Purpose of Foreclosure and Collection of a Mortgage from Robert D. Rentz and Avalon S. Rentz, his wife to J. Hooper Parrott and Shirley H. Parrott, his wife	*	NO. 11,273 CHANCERY
	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND

MOTION TO WITHDRAW ORIGINAL BOND

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Petition of Don E. Richardson, Assignee for the Purpose of Foreclosure and Collection of a Mortgage in the above-captioned case, for withdrawal of the original bond in these proceedings, for reasons as follows:

1. For that on April 2, 1982, mortgage foreclosure proceedings were filed in the above-captioned before this Honorable Court.

2. That the Assignee has had a sale scheduled of the real estate as set forth in the mortgage for this coming Friday, May 14, 1982, at 2 P.M. at the front door of the Court House in Princess Anne, Maryland.

3. That as a condition precedent to selling the said real estate, the Assignee filed a Foreclosure Bond in the amount of $81,000.00 in the above-captioned case.

4. That on May 7, 1982, the Mortgagors filed a Voluntary Petition for Bankruptcy, as more particularly set forth in the Suggestion of Bankruptcy attached hereto and made a part hereof.

5. That the Assignee has been advised by the bonding company that in the event the original bond is returned to the company, that the bonding company will cancel said bond and the Assignee will not have to pay the premium of $324.00.

RICHARDSON, ANDERSON & HELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P.O. BOX 258
SALISBURY, MARYLAND
21801

(301) 742-8744

WHEREFORE, your Petitioner prays that this Honorable Court pass an Order allowing the Clerk of the Circuit Court for Somerset County, Maryland, to remove and return the original bond filed by the Assignee to him.

Don E. Richardson

ORDER OF COURT

The Aforegoing Motion to Withdraw Bond having been read and considered, it is therefore this 13th day of May, 1982, ORDERED that the Original Bond in Chancery Case #11,273 in the Somerset County Circuit Court, be withdrawn and returned to the Petitioner.

Lenox R. Lewis
JUDGE

RICHARDSON,
ANDERSON & HELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P.O. BOX 258
SALISBURY, MARYLAND
21801

(301) 742-8744

DON E. RICHARDSON, ASSIGNEE for the Purpose of Foreclosure and Collection of a Mortgage from Robert D. Rentz and Avalon S. Rentz, his wife to J. Hooper Parrott and Shirley H. Parrott, his wife

* NO. 11,273 CHANCERY

* IN THE CIRCUIT COURT

* FOR SOMERSET COUNTY

* STATE OF MARYLAND

* * * * * *

ORDER

Upon consideration of the Suggestion of Bankrupcy filed previously herein it is this 13th day of May, 1982, by the Circuit Court for Somerset County, Maryland, sitting in Chancery,

ORDERED, that further proceedings in the above captioned matter be and are hereby stayed until further order of this Court.

Edward L. Dudley
JUDGE

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11,273

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MARYLAND

IN THE MATTER OF: * CASE NO. 82-2-0827

ROBERT DONALD RENTZ and
AVALON S. RENTZ, his wife

.....

J. HOOPER PARROTT and
SHIRLEY H. PARROTT, his wife

Plaintiffs

Vs.

ROBERT DONALD RENTZ and
AVALON S. RENTZ, his wife

Defendants

AND

ROBERT HARWICK, ESQ.
444 World Trade Center
Baltimore, Maryland

Interim Trustee *

.....

ORDER FOR FORECLOSURE

Your review of the aforegoing Complaint Seeking Relief from Automatic Stay is dated this 5th day of JULY, 1982, ORDERED and Decreed that:

1. The Section 362 stay is lifted to enable J. Hooper Parrott and Shirley H. Parrott, his wife, Mortgagees and Plaintiffs, to proceed with a foreclosure sale of Robert Donald Rentz and Avalon S. Rentz, in the Circuit Court for Wicomico County, Maryland, provided a copy of the Auditor's Report and a Report of Sale be filed in this Court within ten days of final ratification of the Auditor's account.

James F. Schneider
JUDGE

RICHARDSON, ANDERSON & RELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P. O. BOX 598
SALISBURY, MARYLAND 21801

(301) 742-3744

RECEIVED JUN 29 1982

MORTGAGEE OR ATTORNEYS' BOND

No. 11,223 Chancery

Know all Men by these Presents:

THAT WE

Don E. Richardson

of Box 258, 130 East Main Street, 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* Eighty-One 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* 3rd. *day of* August *in the year of our Lord nineteen hundred and* Eighty-two

WHEREAS, the above bounden

by virtue of a power contained in mortgage from

Don E. Richardson

to

Robert D. and Avalone S. Rentz

dated *and recorded in Liber*

No. 11273 *folio* *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*

Don 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.

BOOK 051 PAGE 377

Signed, sealed and delivered in the presence of

[SEAL]

[SEAL]

AETNA INSURANCE COMPANY

FILED (By) Albert F. Laws Attorney-in-Fact

ATTEST:

Barbara E. Worth
Barbara E. Worth

AUG 4 10 18 AM '82

Form 1-630-1593
The Within Bond Approved.
Per: L. Theodore Phoebus, Clerk.

RECORDED IN
LIBER ... FOLIO ...
L. THEODORE PHOEBUS, CL. CT.
BY ... DEPUTY

Bond Book 11. Page 145

Aetna Insurance Company

Bond Book 11 Page 146

OF HARTFORD, CONNECTICUT

POWER OF ATTORNEY

BOOK 051 PAGE 378

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 a 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 President and its Secretary and its corporate seal to be hereunto affixed, attested by its Secretary, this 24th day of June, 19 81

ÆTNA INSURANCE COMPANY

Attest: J J Murphy
Secretary

Herrick A. Drake
President

J J Murphy
Secretary

STATE OF CONNECTICUT }
COUNTY OF HARTFORD } ss.

On this 24th day of June, 19 81, before me, Diane L. Tackett, the undersigned officer, personally appeared HERRICK A. DRAKE and J.J. MURPHY who acknowledged themselves to be the President and Secretary of AETNA INSURANCE COMPANY, a corporation, and that they, as such 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 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.

Diane L. Tackett
Notary Public

My commission expires April 1, 1985

FILED 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, and the Resolution of the Board of Directors, as set forth in the Power of Attorney, are now in force.

Signed and Sealed at Hartford, Connecticut, this 3rd day of August, 19 82

Form 630-87 Ed. 8-80 PRINTED IN U.S.A.

#4363

RECORDED
LIBER NO. 11 FOLIO
THEODORE G. ELDRIDGE
BY

J J Murphy
Secretary

Detach Before Using Power

DON E. RICHARDSON, Assignee for the purpose of foreclosure and collection of a Mortgage from Robert D. Rentz and Avalon S. Rentz, his wife, to J. Hooper Parrott and Shirley H. Parrott, his wife	*	NO. 11,273 CHANCERY
	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
EX PARTE	*	

* * * * * *

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The report of Don E. Richardson, Assignee for the purpose of foreclosure and collection of a Mortgage from Robert D. Rentz and Agalon S. Rentz, his wife, to J. Hooper Parrott and Shirley H. Parrott, his wife, dated September 26, 1977, and recorded among the Land Records of Somerset County, State of Maryland, in Liber I.T.P. No. 303, Folio 122, respectfully report unto Your Honor as follows:

That after default had occurred under the terms of said Mortgage and at the request of the party secured thereby, and after having given bond with security for the faithful performance of their trust as required by law, and after having given due notice of the time, place, manner and terms of sale by advertisement inserted in The Daily Times, a newspaper published in Salisbury, Maryland, once a week for at least three successive weeks before the day of sale, as will more fully appear by the printer's certificate to be filed herein, the said Assignee did attend the sale at the premises on Friday, August 6, 1982, at the hour of one o'clock in the afternoon, and then and there did proceed to offer for sale the following property covered by said Mortgage:

ALL that piece or parcel of land situate and lying in West Princess Anne Election District, Somerset County, State of Maryland, on the North side of and binding upon a County Road leading from Eden to Fruitland by the lands formerly owned by Palmer G. Snelling; bounded on the East by the land formerly

RICHARDSON, ANDERSON & HELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P.O. BOX 258
SALISBURY, MARYLAND
21801

(301) 742-8744

owned by J. T. Toadvine, now or formerly owned by Coulbourn Barkley and Barkley Lane, being 25 acres of land, more or less; being more fully shown and designated on a plat entitled "Eden Acres, Among the Pines, Vaughn E. Richardson, 'Owner'", dated February 19, 1962, made by Moore and Shockley, Surveyors, and recorded among the Land Records of Somerset County, Maryland, in Liber C.J.B. No. 5, Folio 95; TOGETHER with all the grantor's right, title and interest in and to the streets shown on said plat; and being in all respects the same land that was conveyed unto Robert D. Rentz and Avalon S. Rentz, his wife, from J. Hooper Parrott and Shirley H. Parrott, his wife, by Deed dated September 26, 1977, and recorded among the Land Records of Somerset County, State of Maryland, in Liber I.T.P. No. 303, Folio 120.

IMPROVEMENTS: The aforesaid real estate is improved with a 60 x 80 foot Mitchell building with gas heat and two bays with overhead doors.

AND your Assignee sold said property unto J. Hooper Parrott and Shirley H. Parrott, his wife, as tenants by the entireties, Purchasers at and for the sum of FORTY THOUSAND DOLLARS ($40,000.00), the said Purchasers being, at that price, the highest bidders therefor.

AND, as in duty bound, etc.

_____ (SEAL)
Don E. Richardson, Assignee

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, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 25th day of August A.D., 1982, before me, a Notary Public for the State and County aforesaid, personally appeared DON E. RICHARDSON, Assignee, and made oath in due form of law 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 the day and year last above written.

Edna L. Crowley
Notary Public

My commission expires: 7/1/86

EDNA 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

DON E. RICHARDSON, Assignee for the purpose of foreclosure and collection of a Mortgage from Robert D. Rentz and Avalon S. Rentz, his wife, to J. Hooper Parrott and Shirley H. Parrott, his wife

EX PARTE

* NO. 11,273 CHANCERY

* 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 26th day of August, A.D., 1992, that the sale of the property mentioned in these proceedings, made and reported by Don E. Richardson, Assignee, appoint 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 September, A.D., 1982, provided a copy of this Order be inserted in some newspaper printed and published in Somerset County, State of Maryland, once in each of three (3) consecutive weeks before the expiration of one (1) month from the date first above mentioned.

The Report of Sale states the amount of the sale to be FORTY THOUSAND DOLLARS ($40,000.00).

Clerk

RICHARDSON, ANDERSON & HELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P.O. BOX 258
SALISBURY, MARYLAND
21801

(301) 742-8744

DON E. RICHARDSON, Assignee for the purpose of foreclosure and collection of a Mortgage from Robert D. Rentz and Avalon S. Rentz, his wife, to J. Hooper Parrott and Shirley H. Parrott, his wife	*	NO. 11,273 CHANCERY
	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
EX PARTE	*	

* * * * * * *

AFFIDAVIT OF PURCHASERS

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY that, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared J. HOOPER PARROTT and SHIRLEY H. PARROTT, his wife, and they each made oath in due form of law that they attended the public sale held herein on the property known as Bower's Used Cars, Route 13, Eden, Maryland, West Princess Anne Election District, Somerset County, Maryland, which was held on Friday, August 6, 1982, at 1:00 P.M., pursuant to the terms of the Mortgage, and that to the best of their information, knowledge and belief: (1) by bid made by them the property was bought by them as principals, in their names as tenants by the entireties, for the sum of FORTY THOUSAND DOLLARS ($40,000.00); (2) that no others were interested in sale sale as principals; and (3) that they did not directly or indirectly discourage anyone from bidding on said property.

J. Hooper Parrott

Shirley H. Parrott

Shirley H. Parrott, his wife

RICHARDSON,
ANDERSON & HELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P.O. BOX 258
SALISBURY, MARYLAND
21801

(301) 742-8744

SUBSCRIBED and SWORN to before me, this 25th day of August, A.D., 1982.

Elva P. Crowley
Notary Public

ELVA P. CROWLEY NOTARY PUBLIC WICOMICO CO. MD.

My Commission expires: 7/1/86

BOOK 051 PAGE 383

BOOK 051 PAGE 334

DON E. RICHARDSON, Assignee for the purpose of foreclosure and collection of a Mortgage from Robert D. Rentz and Avalon S. Rentz, his wife, to J. Hooper Parrott and Shirley H. Parrott, his wife

EX PARTE

* NO. 11,273 CHANCERY

* IN THE CIRCUIT COURT

* FOR SOMERSET COUNTY

* STATE OF MARYLAND

* * * * * * *

CERTIFICATE OF PUBLICATION

Salisbury, Md. . . . . August 5, 1982 . . . . .

We hereby certify that the annexed . . . . . Assignee Sale - Robert D. Rentz . . . . . was published in THE DAILY TIMES on . . . . . July.15,.22,.29,.Aug. 5 . . . .

Michael Miller

Thomson Newspapers, Inc.
Publishers of The Daily Times

DON E RICHARDSON
RICHARDSON, ANDERSON & HELAND
130 East Main Street
Salisbury, Maryland 21801

ASSIGNEE'S SALE

OF VALUABLE REAL ESTATE IN

WEST PRINCESS ANNE ELECTION DISTRICT

SOMERSET COUNTY, STATE OF MARYLAND

Under and by virtue of the power of sale contained in a Mortgage from Robert D. Rentz and Avalon S. Rentz, his wife, dated September 26, 1977, and recorded among the Land Records of Somerset County, State of Maryland, in Liber I.T.P. No. 303, Folio 122, duly assigned to Don E. Richardson, after default having occurred in the covenants contained in the said Mortgage, the undersigned will offer for sale, on the premises known as Bower's Used Cars, Route 13, Eden, Maryland, on

FRIDAY, AUGUST 6, 1982

AT 1:00 P.M.

the following piece or parcel of land:

ALL that piece or parcel of land situate, lying and being in West Princess Anne Election District, Somerset County, State of Maryland, on the North side of and binding upon a County Road leading from Eden to Fruitland by the lands formerly owned by Palmer G. Snelling; bounded on the East by the land formerly owned by J. T. Toadvine, now or formerly owned by Coulbourn Barkley and Barkley Lane; being 25 acres of land, more or less; being more fully shown and designated on a plat entitled "Eden Acres, Among the Pines, Vaughn R. Richardson, 'Owner'", dated February 19, 1962, made by Moore and Shockley, Surveyors, and recorded among the Land Records of Somerset County, Maryland, in Liber C.J.B. No. 5 Folio 95; TOGETHER with all the grantor's right, title and interest in and to the streets shown on said plat; and being in all respects the same land that was conveyed unto Robert D. Rentz and Avalon S. Rentz, his wife, From J. Hooper Parrott and Shirley H. Parrott, his wife, by Deed dated September 26, 1977, and recorded amontg the Land Records of Somerset County, State of Maryland, in Liber I.T.P. No: 303, Folio 120.

TERMS OF SALE: Ten Percent (10%) cash on the date of sale, and the balance upon ratification. Credit portion to bear interest at Ten Percent (10%) and to be secured to the satisfaction of the undersigned Assignee, or, all 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 expenses of the purchaser. Taxes will be adjusted as of the date of sale.

IMPROVEMENTS:

The aforesaid real estate is improved with a 60 x 80 foot Mitchell building with gas heat and two bays with overhead doors.

DON E. RICHARDSON
- Assignee

7/15, 22, 29, 8/5

RICHARDSON,
ANDERSON & HELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P.O. BOX 258
SALISBURY, MARYLAND
21801

(301) 742-8744

DON E. RICHARDSON, Assignee for the purpose of foreclosure and collection of a Mortgage from Robert D. Rentz and Avalon S. Rentz, his wife, to J. Hooper Parrott and Shirley H. Parrott, his wife	*	NO. 11,273 CHANCERY
	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
EX PARTE	*	

* * * * * * *

PRINCESS ANNE, MD., Oct 22 1982

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: Sept 9, 16, 23

J. Bryan Byrd

Business Manager MARYLANDER and HERALD

RICHARDSON,
ANDERSON & HELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P.O. BOX 258
SALISBURY, MARYLAND
21801

(301) 742-8744

BOOK 051 PAGE 385

DON E. RICHARDSON, Assignee for the purpose of foreclosure and collection of a Mortgage from Robert D. Rentz and Avalon S. Rentz, his wife, to J. Hooper Parrott and Shirley H. Parrott, his wife

EX PARTE

No. 11,273
CHANCERY
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 26th day of August A.D., 1982, that the sale of the property mentioned in these proceedings, made and reported by Don 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 September, A.D., 1982, provided a copy of this Order be inserted in some newspsper printed and published in Somerset County, State of Maryland, once in each of three (3) consecutive weeks bewfore the expiration of one (1) month from the date first above mentioned.

The Report of Sale states the amount of the sale to be FORTY THOUSAND DOLLARS ($40,000.00)

I. THEODORE PHOEBUS,
Clerk

True Copy, Test:
I. Theodore Phoebus,
Clerk
3tc 9/9

BOOK 051 PAGE 385

DON E. RICHARDSON, Assignee for the purpose of foreclosure and collection of a Mortgage from Robert D. Rentz and Avalon S. Rentz, his wife, to J. Hooper Parrott and Shirley H. Parrott, his wife	*	NO. 11,273 CHANCERY
	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
EX PARTE	*	

* * * * * *

FINAL ORDER OF RATIFICATION

ORDERED, by the Circuit Court for Somerset County and State of Maryland, in Equity, this 29th day of Oct., A.D., 1982, that the sale made and reported by Don E. Richardson, Assignee, 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 Assignee allowed the ususal commissions and such proper expensees as he shall produce vouchers for to the Auditor.

Lloyd L. Griffith
JUDGE

RICHARDSON,
ANDERSON & HELAND
ATTORNEYS AT LAW
RICHARDSON BUILDING
130 EAST MAIN STREET
P.O. BOX 258
SALISBURY, MARYLAND
21801

(301) 742-8744

DON E. RICHARDSON, Assignee for the purpose of foreclosure and collection of a Mortgage from Robert D. Rentz and Avalon S. Rentz, his wife, to J. Hooper Parrott and Shirley H. Parrott, his wife	*	NO. 11,273 CHANCERY
	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
EX PARTE	*	
	*	

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			$ 40,000.00
Fees, Costs, Expenses, etc.:			
I. Theodore Phoebus, Court Costs		$ 162.00	
Hanna and Kremer Insurance, Bond		1,423.00	
Albert F. Laws, Insurance		324.00	
Daily Times, Advertising		388.73	
Marylander and Herald			
Order Nisi	50.00		
Advertising	318.60	368.60	
State and County Taxes		5,945.02	
Don E. Richardson, Attorney's Fees		500.00	
Pete Richardson, Auctioneer		125.00	
Logan C. Widdowson, Auditor		65.00	
Bankruptcy Court		60.00	
Total Fees, Costs, Expenses, etc.		$9,361.35	
Balance to be Distributed			$ 30,638.65
Mortgage Debt			
Principal Amount		$72,072.05	
** Interest from April 1, 1981 to August 1, 1982		9,168.82	
Total Mortgage Debt		$81,240.87	
Deficit			** $ 50,602.22

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:

Don E. Richardson, Esquire
130 E. Main Street, P.O. Box 258
Salisbury, Maryland 21801

J. Hooper Parrott
and Shirley H. Parrott
406 Park Avenue
Salisbury, MD 21801

Robert D. Rentz
and Avalon S. Rentz
c/o John P. Rue, II
106 W. Circle Ave.
P.O. Box 405
Salisbury, MD 21801

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

LCW/gjb
12/27/82
82 # 127

Logan C. Widdowson, Auditor

Date of Filing: December 27, 1982

** Deficit to carry interest until January 11, 1983

No. 11,273 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 27th day of December, 19 82 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 11th day of January, 19 83.

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 August, 19 87 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

Theodore Phoebus
CLERK

exd
March 15, 1988

MAY 16-83 B 522310D*****10.00
MAY 16-83 B 522309D*****60.00

IN THE CIRCUIT COURT FOR SOMERSET

SITTING AS A COURT OF EQUITY

C. DALE JANNEY and
L. PAUL HICKIN, Substitute Trustees
1910 Forest Drive
Annapolis, Maryland 21401

PLAINTIFF

vs.

HAROLD L. SOMERS and
CARLIS A. SOMERS, his wife
102 Locust Street
Crisfield, Maryland 21817

DEFENDANT

Docket _____ Folio____

Equity No. 4533

ORDER TO DOCKET SUIT

Proceeding to foreclose Deed of Trust dated September 30, 1981 and recorded at Liber 329 , folio 515 among the Land Records of Somerset County.

Mr. Clerk - Please docket the above entitled suit and file the original Deed of Trust and Deed of Trust Note, Substitution of Trustees Affidavit of Indebtedness and Military Affidavit.

C. Dale Janney
Attorney for Plaintiff
1910 Forest Drive
Annapolis, Maryland 21401

Phone: 269-3524

BOOK 051 PAGE 389

48-5607

RECEIVED

OCT 2 1981

BOGMAN, INC.

DEED OF TRUST NOTE

$ 34,900.00

Somerset County, Maryland

September 30 ,19 81

BOOK 051 PAGE 399

FOR VALUE RECEIVED, the undersigned jointly and severally promises to pay to the DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT of the STATE OF MARYLAND, or order, at the offices of the TREASURER of the STATE OF MARYLAND, Annapolis, Maryland, or at such other place as may be designated in writing by the holder of this note, the principal sum of Thirty-four thousand nine hundred----------Dollars ($34,900.00), with interest on the unpaid balance from the date on this Note until paid, at the rate of fifteen percent (15 %) per annum.

The undersigned further promises and agrees as follows: Principal and interest shall be payable in single consecutive monthly installments of Four hundred forty-one and thirty cents Dollars ($441.30) on the first day of each month beginning November , 1981 . These monthly installments shall continue until the indebtedness evidenced by this Note is fully paid, provided, however, that the amount of these monthly installments of interest and principal may be adjusted so as to amortize the indebtedness over three hundred sixty (360) equal monthly payments. These adjustments will be reflected in a written modification of this Deed of Trust Note. In any event, the balance of principal, if any, remaining unpaid, plus accrued interest, shall be due and payable on October 1, , 2011 .

All payments shall be made in lawful money of the United States of America at the offices of the Department of Economic and Community Development, or at such other place as may be designated in writing by the holder hereof from time to time.

All payments shall be applied first to the payment of interest, then to the payment of principal with the remainder to the payment of expenses, in that order. Interest shall be computed for the first month or fraction thereof on the total original indebtedness and for each subsequent month shall be computed on the amount of principal remaining unpaid on the first of the month.

In addition to regular monthly payments of principal and interest mentioned above, there shall also be due and payable from the first day of each month, monthly service charges, installments of taxes and assessments, ground rent (if applicable), property and mortgage insurance premiums, condominium and/or homeownership fee (if applicable), and any other fees, all as provided for the Deed of Trust securing this Note.

The undersigned shall also pay (1) a "late charge" equal to 4% of the aggregate monthly payment required by this Note if such payment is made more than fifteen (15) days after the due date in order to cover the extra expenses involved in handling delinquent payments; and (2) costs of collection including a reasonable attorney's fee if this Note is referred to an attorney for collection after default.

This Note is secured by a Deed of Trust of even date herewith.

The undersigned shall have the right to prepay this Note in whole, or in an amount equal to one or more monthly payments on the principal on any installment date. If any monthly installment under the Note is not paid when due, or upon any other Event of Default, as defined in this Note or in the Deed of Trust, and if such default is not made good prior to the due date of the next such installment, the entire principal amount outstanding, accrued interest thereon, and all other sums secured by the Deed of Trust, 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. If suit is brought to collect this Note, the Noteholder shall be entitled to collect all reasonable costs and expenses of suit, including, but not limited to, reasonable attorney's fees.

The undersigned and all guarantors and endorsers hereby severally waive diligence, presentment for payment, demand, protest, notice of protest, and notice of dishonor and expressly agree that the maturity of this Note, or any payment hereunder, may be extended from time to time without in any way affecting the liability of the undersigned or any endorser or guarantors hereof.

This Note is secured by a Deed of Trust, date September 30, , 19 81 , to Alyce H. Heath and Judith Martincic as Trustees, and is in the same principal amount as herein, covering real estate situated in the County of Somerset , State of Maryland.

IN WITNESS WHEREOF, the undersigned have executed this Note as of the day, month and year first above written.

WITNESS:

Philip C. Wadsworth

Philip C. Wadsworth

BY: Harold L. Somers
Harold L. Somers

BY: Carlis A. Somers
Carlis A. Somers

I hereby certify that this is the Deed of Trust Note secured by that certain Deed of Trust of even date herewith from Harold L. Somers & Carlis A. Somers to Alyce H. Heath and Judith Martincic trustees, covering real estate in Somerset County, Maryland.

Dated this 30th day of September, 19 81 .

Dawn M. Dryden
NOTARY PUBLIC
Dawn M. Dryden

NOTARY PUBLIC STATE OF MARYLAND

My Commission Expires: July 1, 1982 .

C. DALE JANNEY AND
L. PAUL HICKIN, Substituted Trustees

vs.

HAROLD L. SOMERS and
CARLIS A. SOMERS, his wife

IN THE

CIRCUIT COURT

FOR

SOMERSET COUNTY

11533

STATEMENT OF MORTGAGE DEBT

Original Amount of Indebtedness	$ 34,900.00
Paid on Principal	186.63
Principal Balance Owed	34,713.37
Interest @ 9.75 % Fm 9/1/82 To 5/1/83	2,256.40
Delinquent Charges Fm 10/1/82 To 51/83	112.32
Escrow Account - Balance/~~Overdraft~~	(89.23)
Suspense Account - Balance/~~Overdraft~~	(125.00)
Total Mortgage Debt	$ 36,867.86

Stanley H. Sanders, Jr.
Deputy to Assistant Director
Single Family Programs

STATE OF MARYLAND, City/County Anne Arundel County

I HEREBY CERTIFY, That on this 12th day of May in the year nineteen hundred and ...Eighty-three..., before me, a ..Notary Public.. of the State of Maryland, in and for City/County aforesaid, personally appeared Stanley H. Sanders, Jr., Deputy to Assistant Director, Single Family Programs

~~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.

BOOK 051 PAGE 391

As witness my hand and Notarial Seal,

Notary Public.

Military Affidavit under Soldiers' and Sailors' Civil Relief Act of 1940 and Amendment thereto of October 6, 1942

C. DALE JANNEY and
L. PAUL HICKIN, Substitute Trustees

vs.

HAROLD L. SOMERS and
CARLIS A. SOMERS, his wife

IN THE

CIRCUIT COURT

FOR

SOMERSET COUNTY

11533 Chy.

Docket ..... Folio .....

BOOK 051 PAGE 392

Military Affidavit

STATE OF MARYLAND, Anne Arundel County to Wit:

I HEREBY CERTIFY that, before me, the subscriber, a Notary Public of said State, in and for said County personally appeared Stanley H. Sanders, Jr. Deputy to the Assistant Director, Single Family Programs

and made oath in due form of law that he knows the defendant herein, and that to the best of his information, knowledge and belief

(1) said defendants are not in the military service of the United States,

(2) said defendants are not in the military service of any nation allied with the United States,

(3) said defendants have not been ordered to report for induction under the Selective Training and Service Act of 1940 as amended,

(4) said defendants are not a member of the Enlisted Reserve Corps who has been ordered to report for military service.

Affiant.

Stanley H. Sanders, Jr.
Deputy to Assistant Director
Single Family Programs

Subscribed and sworn to before me this 12th day of May 1983.

Notary Public

My Commission Expires 7/1/86

Maryland

Bond Book No. 11, Page 227

11,533

Western Surety Company

TRUSTEES, MORTGAGEES, ATTORNEYS OR FORECLOSURE BOND

KNOW ALL MEN BY THESE PRESENTS: BOND No. 60026375

That we, C. Dale Janney & L. Paul Hickin, 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 3rd day of June, 1983.

WHEREAS, the above bounden C. Dale Janney & L. Paul Hickin by virtue of the power contained in a ~~Deed of Trust~~ Deed of Trust from Harold L. Somers & Carlis A. Somers, his wife. To Alyce H. Heath and Judith Martincic, Trustees, for the benefit of ~~the~~ the Department of Economic & Community Development of the State of Maryland bearing date the 30th day of September, 1981 and recorded among the mortgage records of Somerset County, Maryland in Liber 329/515 No. _____ Folio _____ and C. Dale Janney & L. Paul Hickin 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 C. Dale Janney & L. Paul Hickin, 1910 Forest Dr., Annapolis, MD 21401 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

Justta L Brandenburg

Carolyn B. Hunter

C. Dale Janney (Principal)

L. Paul Hickin (Principal)

As to Surety

A Vietor

J M Fiddler

WESTERN SURETY COMPANY

By Joe Kirby, President

Countersigned by Morris S Berman, Maryland Resident Agent

FILED

THE WITHIN BOND APPROVED. JUN 8 8 47 AM '83

PER: D. Theodore Phoebus CLERK. RECORDED IN LIBER NO. _____ FOLIO ___ L. THEODORE PHOEBUS, CLK. CI. CT. BY _____ DEPUTY

BOOK 051 PAGE 393

1268—5-81

WESTERN SURETY COMPANY · ONE OF AMERICA'S OLDEST BONDING COMPANIES

Maryland

Bond Book No. 11, Page 228

11533

Western Surety Company

BOOK 051 PAGE 394

TRUSTEES, MORTGAGEES, ATTORNEYS OR FORECLOSURE BOND

Addendum to bond # 60 026 375 issued 6-3-83 for $35,000.00

KNOW ALL MEN BY THESE PRESENTS: BOND No. 60026378

That we, C. Dale Janney & L. Paul Hickin, 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 Two Thousand ($ 2,000.00) 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 8th day of June, 19 83.

WHEREAS, the above bounden C. Dale Janney & L. Paul Hickin his wife

by virtue of the power contained in a ~~mortgage~~ Deed of Trust from Harold L. Somers & Carlis A. Somers, To Alyce H. Heath and Judith Martincic, Trustees, for the benefit of the Department ~~of~~ to if Economic & Community Development of the State of Maryland

bearing date the 30th day of September, 1981 and recorded among the mortgage records of Somerset County, Maryland

in Liber 329/515 No. _____ Folio _____

and C. Dale Janney & L. Paul Hickin

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 C. Dale Janney & L. Paul Hickin, 1910 Forest Drive, Annapolis, MD 21401

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

Jutta L Brandenburg

Marilyn B. Ruff

As to Surety

A Victor

J M Middleton

C. Dale Janney (SEAL) Principal

L. Paul Hickin (SEAL) Principal

WESTERN SURETY COMPANY

By Joe T Kirby President

Countersigned by Morris L Berman Maryland Resident Agent

THE WITHIN BOND APPROVED.

PER: _____ CLERK.

1268—5-81

WESTERN SURETY COMPANY . ONE OF AMERICA'S OLDEST BONDING COMPANIES

REPORT OF SALE

C. DALE JANNEY and
L. PAUL HICKIN, Substitute Trustee
1910 Forest Drive
Annapolis, Maryland 21401

vs.

HAROLD L. SOMERS and
CARLIS A. SOMERS, his wife
102 Locust Street
Crisfield, Maryland 21817

IN THE

CIRCUIT COURT

FOR

SOMERSET COUNTY

Case # 11533

To The Honorable Judge of the Circuit Court FOR SOMERSET COUNTY;

The Report of Sale of C. Dale Janney and L. Paul Hickin, Substituted duly recorded instrument
Trustees by / appointed by the decree in the above entitled cause, to make sale of

102 Locust Street, Crisfield Maryland 21817

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 Rule W74 said decree, which was duly approved, and having given notice of the time, place, manner and terms of sale, by advertisements inserted in the .....

Crisfield Times .....

.....

a weekly newspaper published in Somerset / County for more than three successive weeks preceding the day of sale, said Trustees did pursuant to said notice on Thursday the 16th day of June 1983 at 1:00 o'clock P.M. attend on the premises and then and there sold the fee simple property known as 102 Locust Street, Crisfield, MD 21817 as more particularly described in the advertisement of sale attached hereto as Exhibit A, and prayed to be taken as part hereof, unto Marilyn C. Canning, agent for Department of Economic and Community Development, at and for the sum of $30,000.00 which price was the only and highest bid for the property.

C. Dale Janney, Substituted Trustee

L. Paul Hickin

L. Paul Hickin, Substituted Trustee

State of Maryland, Anne Arundel County;

I HEREBY CERTIFY, That on this 24th day of June 1983 before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared C. Dale Janney and

L. Paul Hickin, Substituted Trustees, 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,

Jutta L Brandenburg

Notary Public.

Jutta L. Brandenburg

BOOK 051 PAGE 395

11,533 Chy.

BOOK 051 PAGE 396

Exhibit "A"

C. DALE JANNEY, ATTORNEY
1910 Forest Drive, Annapolis, Maryland 21401

SUBSTITUTED TRUSTEE'S SALE OF

Valuable Fee-Simple Property

WITH IMPROVEMENTS

At 102 Locust Street

Under and by virtue of the power of sale contained in a certain Deed of Trust from HAROLD L. SOMERS and CARLIS A. SOMERS, his wife, to Alyce H. Heath and Judith Martincic, Trustees, dated September 30, 1981, and recorded among the Land Records of Somerset County, Maryland at Liber 329, Folio 515, and Substitution of Trustees dated May 6, 1983 and recorded in Liber 337, folio 602, substituting C. Dale Janney and L. Paul Hickin as Substituted Trustees under the Deed of Trust aforesaid, and default having occurred under the terms thereof, the undersigned Substituted Trustees will offer for sale at public auction, at the propertyon

THURSDAY,
JUNE 16, 1983
At 1:00 P. M.

Fee Simple property located in the County of Somerset, State of Maryland and more particularly described as follows:

All that lot or parcel of land situate in the City of Crisfield, Crisfield Election District, Somerset County, Maryland, located at the intersection of Locust Street and First Street (formerly Eleventh Street), and more particularly described as follows: Beginning at a point at the aforesaid intersection at the southernmost corner of the land herein described; thence northerly by and with First Street a distance of 50 feet to a point at the southernmost corner of Lot. No. 16 on the plat hereinafter referred to; thence, northwesterly by and with Lot No. 16 a distance of 100 feet to a point at the northernmost corner of the land herein described and Lot No. 17 on the plat hereinafter referred to; thence, southerly by and with Lot No. 17 and parallel with First Street a distance of 52 feet to a point on the northeast side of Locust Street at the southernmost corner of Lot No. 17 on the plat hereinafter referred to; thence, southeasterly by and with Locust Street a distance of 100 feet to the first-mentioned point and place of beginning, being laid down and described as Lot No. 15½ on a plat entitled "Plat No. One" by Fred J. Johnson, dated April, 1903, in the matter of the sale of the real estate of Leah Horsey and recorded among the records of the Orphans' Court for Somerset County in Sales of Real Estate Liber W.H.G. No. 4, at folios 568 and 569.

The property will be sold subject to conditions, restrictions and agreements of record affecting same, if any, in "As is Condition".

TERMS OF SALE: A deposit of $3,500 cash or certified check will be required of the purchaser at time and place of sale. Balance due in cash or acceptable check upon final ratification of the sale by the Circuit Court for Somerset County. Interest to be paid on unpaid purchase money at the rate of 15% per annum, from date of sale to date of settlement. Taxes to be adjusted to date of sale. All other such public charges and assessments, payable on an annual basis, including sanitary and/or metropolitan district charges, to be adjusted for the current year to day of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes to be paid by the purchaser

Carroll Long, Auctioneer
305 Monticello Avenue
Salisbury, Md. 21801
Tel: 749-6870

C. Dale Janney
L. Paul Hickin
Substituted Trustees

5-25-4t

11,533

REPORT OF SALE

PROPERTY: 102 Locust Street, Crisfield, Maryland 21817

SOLD TO: Marilyn C. Canning, Agent for Department of Economic and Community Development

ADDRESS: 1910 Forest Drive, Annapolis, Maryland 21401

AMOUNT OF SALE: $ 30,000.00

DEPOSIT: $ WAIVED

DATE OF SALE: June 16, 1983

ADVERTISING: Crisfield Times

AUCTIONEER'S FEE: $ $150.00

BOOK 051 PAGE 398

C. DALE JANNEY and
L. PAUL HICKIN, Substitute Trustees

1910 Forest Drive
Annapolis, Maryland 21401

vs.

HAROLD L. SOMERS and

CARLIS A. SOMERS

IN THE

CIRCUIT COURT
FOR
SOMERSET COUNTY
Case No. 11533

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.

By Peter E. Richardson

Subscribed and sworn to before me, a Notary Public in and for Wicomico Co. by PETER E. Richardson this 20th day of June, 1983.

EMORY H. ADKINS NOTARY PUBLIC WICOMICO CO., MD.

Emory H. Adkins
Notary Public
My Commission Expires
7/1/86

11,533

AFFIDAVIT OF PURCHASER

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL , SCT:

I HEREBY CERTIFY, that on this 16th day of June, 19 83, before me, the sunscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Marilyn C. Canning, purchaser at the foreclosure sale in this cause, and made oath in due form of law that (s)he is the purchaser and purchased same as principal and not as an agent for anyone or that (s)he purchased same as agent for Department of Economic and Community Development, and that (s)he has not directly or indirectly discouraged anyone from bidding for the said property 102 Locust Street, Crisfield, Maryland 21817 mentioned in the said Report of Sale.

Marilyn C. Canning (Seal)
Purchaser
Marilyn C. Canning, Agent

(Place) Jutta L. Brandenburg
Notary Public
Jutta L. Brandenburg

Purchaser

Purchaser

BOOK 051 PAGE 339

C. DALE JANNEY and
L. PAUL HICKIN, Substitute Trustees
1910 Forest Drive
Annapolis, Maryland 21401

vs

HAROLD L. SOMERS and
CARLIS A. SOMERS, his wife
102 Locust Street
Crisfield, Maryland 21817

* * * * * * * * * *

IN THE

CIRCUIT COURT

FOR

SOMERSET COUNTY

Docket Folio

Case No. #11533

BOOK 051 PAGE 400

AFFIDAVIT OF NOTICE

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, TO WIT:

I HEREBY CERTIFY, That before me, the subscriber, a Notary Public of the State of Maryland, personally appeared C. Dale Janney, Substitute Trustee, and made oath in due form of law that in compliance with Rule W74 a 2 (c) of the Maryland Rules of Procedure, Notice was given by certified mail, return receipt requested to the following parties:

Harold L. Somers
Carlis A. Somers
102 Locust Street
Crisfield, MD 21817

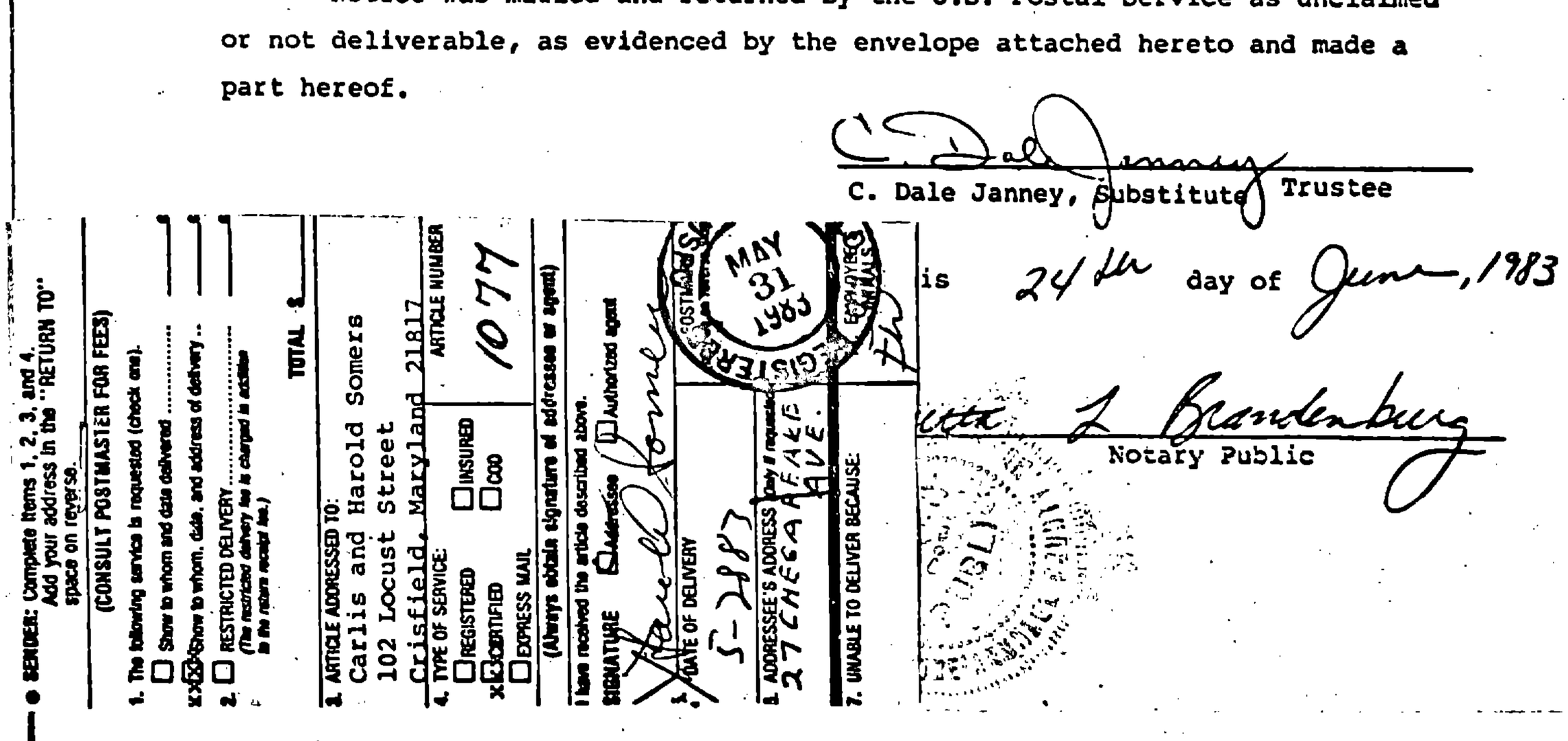
Notice was received as evidenced by the return receipt(s) attached hereto and made a part hereof, or

Notice was apparently received although the return receipt(s), attached hereto and made a part hereof, were not signed, or

Nctice was refused as evidenced by the envelope and receipt attached hereto and made a part hereof, or

Notice was mailed and returned by the U.S. Postal Service as unclaimed or not deliverable, as evidenced by the envelope attached hereto and made a part hereof.

C. Dale Janney
C. Dale Janney, Substitute Trustee



Sworn to and subscribed before me this 24th day of June, 1983

Notary Public

Area Code (302) 674-3700

C. Dale Janney et.al. v
Somers
Equity # 11533
ORDER NISI/SOMERS

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 July 6,13,20, 1983.

Jennilee Grandfield
Independent Newspapers, Inc.

Sworn to and subscribed before me this fifth day of August, A.D: 1983.

Wendolyn A. Roberts
Notary Public

C. Dale Janney
And L. Paul Hickin
Substituted Trustees
1910 Forest Drive
Annapolis, Md. 21401
vs.
Harold L. Somers
And Carla A. Somers,
his wife
102 Locust Street
Crisfield, Md. 21817

In The
Circuit Court
For Somerset County
In Equity
No. 11533 Equity

Order Nisi

ORDERED, this 27th day of June, 1983, by the Circuit Court for Somerset County sitting in Equity, that the fee-simple sale of the property mentioned in these proceedings, made and reported by C. Dale Janney and L. Paul Hickin Substituted Trustees, be ratified and confirmed unless cause to the contrary be shown on or before the 27th day of July, 1983, provided a copy of this order be inserted in some weekly newspaper published in the Crisfield Times, once in each of three successive weeks before the 25th day of July, 1983.
The report states the amount of fee-simple sale to be $90,000.00.
L Theodore Phoebus
Clerk
True Copy, Test:
L Theodore Phoebus
Clerk

NOTARY PUBLIC DELAWARE
APPOINTED
MAY 01, 2003
TERM
2 YEARS

AUG 8 1983

SINGLE FAMILY PROGRAMS

BOOK 051 PAGE 401

BOOK 051 PAGE 402

Order Nisi

C. DALE JANNEY AND L. PAUL HICKIN
Substituted Trustees
1910 Forest Drive
Annapolis, Maryland 21401

vs.

HAROLD L. SOMERS and
CARLIS A. SOMERS, his wife
102 Locust Street
Crisfield, Maryland 21817

IN THE
CIRCUIT COURT
FOR SOMERSET COUNTY
IN EQUITY
No. 11533 Equity

* * * * * * * * * * *

ORDERED, this 27th day of June, 1983, by the Circuit Court for Somerset County sitting in Equity, that the fee-simple sale of the property mentioned in these proceedings, made and reported by C. Dale Janney and L. Paul Hickin Substituted Trustees, be ratified and confirmed unless cause to the contrary be shown on or before the 27th day of July, 1983, provided a copy of this order be inserted in some weekly newspaper published in the Crisfield Times, once in each of three successive weeks before the 25th day of July, 19 83.

The report states the amount of fee-simple sale to be $ 30,000.00.

L. Theodore Shreve
Clerk

FILED
JUN 27 8 45 AM '83

C. DALE JANNEY AND L. PAUL HICKIN
Substituted Trustees
1910 Forest Drive
Annapolis, Maryland 21401

Vs.

HAROLD L. SOMERS AND
CARLIS A. SOMERS, his wife
102 Locust Street
Crisfield, Maryland 21817

IN THE
CIRCUIT COURT
FOR SOMERSET COUNTY
IN EQUITY
Case # 11533

ORDER

ORDERED, by the Circuit Court for Somerset County, Md. in Equity, this 19th day of August, 1983, that the fee-simple sale, made and reported by the 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; and the Substituted Trustees allowed the usual commissions and such proper expenses as he shall produce vouchers for to the Auditor.

Lloyd L. Simpkins
JUDGE

BOOK 051 PAGE 403

EQUITY

BOOK 051 PAGE 404

C. DALE JANNEY AND L. PAUL HICKIN, Substitute Trustees * IN THE CIRCUIT COURT

Vs. * FOR SOMERSET COUNTY

HAROLD L. SOMERS AND CARLIS A. SOMERS, his wife * STATE OF MARYLAND

* NO. 11,533 CHANCERY

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		$30,000.00
Interest		812.50
		$30,812.50
Fees, Costs, Expenses, Etc.:		
Clerk of Court, Costs	$ 128.00	
Western Surety, Bond	111.00	
Pete Richardson, Auctioneer	150.00	
Crisfield Times, Advertising	194.40	
Crisfield Times, Order Nisi	39.20	
Data Search, Inc., Property Report	32.00	
Postage	3.00	
Notary Fee	2.00	
State and County Taxes	10.01	
Trustee's Commission 10% 1st 3,000 5% of balance	1,650.00	
Auditor's Fee	65.00	
Total Fees, Costs, Expenses, Etc.	$2,384.61	
Balance to be Distributed		$28,427.89
Mortgage Debt		
Principal Balance	$34,713.37	
Interest 9/1/82 to 5/1/83	2,256.40	
Deliquent Charges 10/1/82 to 5/1/83	112.32	
Total Mortgage Debt	$37,082.09	
Credits		
Escrow Account	$ 89.23	
Suspense Account	125.00	
Total Credits	$214.23	
Mortgage Debt Minus Credits	$36,867.86	
Deficiency (Plus interest since May 1, 1983 at $9.75/day)		$8,439.97

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

LCW/jd
3/19/84
84-150

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:

Harold L. Somers
102 Locust Street
Crisfield, MD 21817

Carlis A. Somers
102 Locust Street
Crisfield, MD 21817

C. Dale Janney, Esquire
Maryland Department of
Economic & Community
Development
1910 Forest Drive
Annapolis, MD 21401

Date of Filing: March 19, 1984

Logan C. Widdowson, Auditor

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

651-2800

LCW/jd
3/19/84
84-150

BOOK 051 PAGE 455

MAR 19 3 12 PM '84

BOOK 051 PAGE 406

No. 11,533 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 11th day of August, 19 87 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

I. Theodore Phoebus
CLERK

exd
March 15, 1988

Wade D. Ward, Assignee
Ex Parte for the purpose of
Foreclosure and Collection
under power obtained in a
mortgage from James DeSantello
then by assignment to Wade D. Ward
for foreclosure and collection

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 86CA00513

Dear Mr. Clerk:

Please docket the above entitled case and file among the papers the following documents:

1. The original Mortgage from James DeSantello to Carroll Marsh and Elizabeth Marsh, his wife, dated September 15, 1984 and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 347, folio 25.

2. Military Affidavit.

3. Statement of Debts.

Wade D. Ward, Assignee
P.O. Box 647
Crisfield, Maryland 21817
Phone: 968-1100

BOOK 051 PAGE 407

BOOK 051 PAGE 403

Wade D. Ward, Assignee
Ex Parte for the purpose of
Foreclosure and Collection
under power obtained in a
mortgage from James DeSantello
then by assignment to Wade D. Ward
for foreclosure and collection

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 86CA00513

MILITARY AFFIDAVIT

STATE OF MARYLAND, Somerset County, to wit:

I HEREBY CERTIFY that before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Carroll Marsh, Mortgagee, and he made oath in due form of law that he knows the defendant herein, James DeSantello, and that to the best of his 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 have been ordered to report for military service.

WITNESS my hand and Notarial Seal this 23rd day of April, 1986.

Notary Public
My Commission Expires: 7/1/86

Wade D. Ward, Assignee
Ex Parte for the purpose of
Foreclosure and Collection
under power obtained in a
mortgage from James DeSantello
then by assignment to
Wade D. Ward for foreclosure and
collection

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 86CA000513

STATEMENT OF DEBTS

Original Amount of Principal	$2,750.00
Amount paid on Principal	0.00
Amount due on Principal as of April 23, 1986	2,750.00
Interest due as of April 23, 1986	609.56
TOTAL AMOUNT DUE	$3,359.56

STATE OF MARYLAND, Somerset County, to wit:

I HEREBY CERTIFY that on this 23rd day of April, 1986, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Carroll Marsh, Mortgagee, and he made oath in due form of law that the aforegoing is a true statement of the amount of the mortgage claim under the mortgage filed in the said cause now remaining due and unpaid.

WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: 7/1/86

RECORDED IN

BOOK 051 PAGE 409

Brnd Book 11 Page 678

Maryland

Address Claims to: 86CA00513
WESTERN SURETY COMPANY
101 South Phillips Avenue
SIOUX FALLS, SD 57192

Western Surety Company

BOOK 051 PAGE 410

TRUSTEES, MORTGAGEES, ATTORNEYS OR FORECLOSURE BOND

KNOW ALL MEN BY THESE PRESENTS: BOND No. TM- 60157970

That we, WADE D. WARD, 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 FOUR THOUSAND AND NO/100- - - - - - - - - ($4,000.00) DOLLARS,
(NOT VALID IF FILLED IN FOR MORE THAN $1,000,000.00)
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 28 day of MAY, 19 86.

WHEREAS, the above bounden WADE D. WARD

by virtue of the power contained in a mortgage from JAMES DESANTELLO

to CARROLL MARSH AND ELIZABETH MARSH

bearing date the 15 day of SEPTEMBER 1984 and recorded among

the mortgage records of SOMERSET COUNTY

in Liber ITP No. 347 Folio 25

and WADE D. WARD

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 WADE D. WARD

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

Vera O. Tyler

Principal

As to Surety

J Jacobson

J Muddiman

WESTERN SURETY COMPANY

By

President

Countersigned by

Maryland Resident Agent

FILED
MAY 20 2 20 PM 86
RECORDED IN
LIBER NO. FOLIO
& THEODORE F. HOCUS, CLK. CIR. CT.
BY
DEPUTY

1268—10-83

WESTERN SURETY COMPANY • ONE OF AMERICA'S OLDEST BONDING COMPANIES

Wade D. Ward, Assignee
Ex Parte for the purpose of
Foreclosure and Collection
under power obtained in a
mortgage from James DeSantello,
then by assignment to Wade D. Ward
for foreclosure and collection

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 86CH00513

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The report of sale of Wade D. Ward, Assignee of the mortgage made and executed by James DeSantello to Carroll Marsh and Elizabeth Marsh, his wife, dated September 15, 1984 and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 347, folio 25, duly assigned to the undersigned for the purpose of foreclosure and collection, 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 of said mortgage whereby the said mortgage debt has become due and demandable, respectfully represents unto Your Honors:

That after consolidation of said case and after giving bond with security approved by the Clerk of the Court, for the faithful performance of the assignee, as aforesaid, reposed in him by and pursuant to said mortgage and as required by law and after giving twenty days notice of the time, place, manner, and

terms of sale by advertisement in the Crisfield Times, once in each consecutive weeks before the day of the sale he did pursuant to said notice attend on the Post Office steps in Crisfield, Maryland on Thursday, May 29, 1986 at 2:00 p.m. 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 the Smith Island Election District, Somerset County, State of Maryland, and more particularly described as follows:

All that lot or parcel of land situate, on Rhodes Point, Smith Island, Maryland, beginning at a point on the west side of the county road at the southeast corner of the lands now owned or formerly owned by Myrtle Tyler; thence in a westerly direction along the lands of the said Myrtle Tyler 165', more or less, to the northeast corner of the lands now owned or formerly owned by Wellington Kitching; thence in a southerly direction along the east side of the lands of the said Kitching and Herman Marsh 116' to a point; thence in an easterly direction on a line parallel to the first mentioned course 165', more or less, to the west side of the county road; thence in a northerly direction along the west side of the county road 116' to the point or place of beginning; being a part of the same premises conveyed to Jennie O. Evans by deed dated October, 1944 and recorded in Liber 128, page 289; and being the same and all that property conveyed unto Carroll Marsh and Elizabeth Marsh, his wife, from Jennie O. Evans, widow, by deed dated April 18, 1963 and recorded among the Land Records of

Somerset County, Maryland in Liber No. 215, folio 393; and being the same and all that property conveyed unto James DeSantello from Carroll Marsh and Elizabeth Marsh, his wife, by deed dated September 15, 1984 and recorded among the aforesaid Land Records in Liber I.T.P. No. 347, folio 23.

And the said property was sold to Gordon Hoover, him being then and there the highest bidder thereof, at and for the sum of Five Thousand Seven Hundred Fifty Dollars ($5,750.00) and the purchaser has complied with the terms of sale.

Respectfully submitted,

Wade D. Ward

AFFIDAVIT

STATE OF MARYLAND, Somerset County, to wit:

I HEREBY CERTIFY, that on this 16th day of June, 1986, before me, the subscriber, a Notary Public of the State and County, aforesaid, personally appeared Wade D. Ward, Attorney and Assignee of the Foreclosure of James DeSantello and he made oath in due form of law that the matters and facts contained in the Report of Sale are true and correct to the best of his knowledge, information and belief.

WITNESS my hand and Notarial Seal the day and year as first above written.

Notary Public

My Commission Expires: 7/1/90

BOOK 051 PAGE 413

BOOK 051 PAGE 414

Wade D. Ward, Assignee
Ex Parte for the purpose of
Foreclosure and Collection
under power obtained in a
mortgage from James DeSantello
by assignment to Wade D. Ward
for foreclosure and collection

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 86CA00513

NOTICE

NOTICE is hereby issued this 17th day of June, 1986, that the sale of the property mentioned in the above mentioned proceedings and reported by Wade D. Ward, Assignee, be ratified and confirmed unless cause to the contrary be shown on or before the 17th day of July, 1986, provided a copy of this Notice be inserted in some newspaper published in this County, once in each of three (3) successive weeks before the 17th day of July, 1986.

The Report of Sale states the amount of sale to be Five Thousand Seven Hundred Fifty Dollars ($5,750.00).

I. Theodore Phoebus
I. Theodore Phoebus,
Clerk of Court

Wade D. Ward, Assignee Ex Parte for the purpose of Foreclosure and Collection under power obtained in a mortgage from James DeSantello by assignment to Wade D. Ward for foreclosure and collection

IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
STATE OF MARYLAND
CIVIL NO. 86CA00513

NOTICE

NOTICE is hereby issued this 17th day of June, 1986, that the sale of the property mentioned in the above mentioned proceedings and reported by Wade D. Ward, Assignee, be ratified and confirmed unless cause to the contrary be shown on or before the 17th day of July, 1986, provided a copy of this Notice be inserted in some newspaper published in this County, once in each of three (3) successive weeks before the 17th day of July, 1986.

The Report of Sale states the amount of sale to be Five Thousand Seven Hundred Fifty Dollars ($5,750.00).

I. Theodore Phoebus,
Clerk of Court

19 86

has

Somerset County, Maryland, according to the terms and requirements contained in

said Notice for 3

weeks beginning with the issue of June 25, 19 86

and ending July 9, 19 86.

Laura C. Ritter
~~XXXXXXX~~ THE CRISFIELD TIMES
~~XXXXXXX~~
Editor

P 090 927 547

86CA00613

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to James DeSantello	
Street and No. 2272 AlA Box 47	
P.O. State and ZIP Code Satellite Beach, FL 32927	
Postage	$ 22
Certified Fee	75
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	70
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$1.67
Postmark or Date	

PS Form 3800, Feb. 1982

* U.S.G.P.O. 1984-446-014

CRISFIELD MD MAY 21 1986 21817 USPS

WARD
AT-LAW
847
I.D. 21817

Claim Check No. 49178

☐ Hold

Date 5/27/86

1ST Notice

2ND Notice 6/11/86

Return

Detached from PS Form 3849—A, Oct. 1985

I RECEI
DESTED

CERTIFIED
P 090 927 547
MAIL

RETURN TO SENDER
NO ADDRESS

Mr. James DeSantello
2272 AlA Box 47
Satellite Beach,
Fla 32937

Frank C Laubach

CRISFIELD MD MAY 21 1986 PM 21817

BOOK 051 PAGE 415

INDEPENDENT
NEWSPAPERS INC.

Area Code (302) 674-4750

P.O. BOX 7001, DOVER, DEL. 19903

BOOK 051 PAGE 416

86CA00513

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

before me, a Notary Public for the County and State aforesaid, personally appeared Ruth Anne Root 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 May 14, 21, & 28 1986.

Ruth Anne Root
Independent Newspapers, Inc.

Sworn to and subscribed before me this sixth day of June, A.D. 1986.

Wendolyn A. Roberts
Notary Public

WADE D. WARD
ATTORNEY AT LAW
P.O. BOX 647
CRISFIELD, MARYLAND 21817

PUBLIC SALE OF VALUABLE PROPERTY

Under and by virtue of the power of sale and authority contained in a mortgage from James DeSantello to Carroll Marsh and Elizabeth Marsh, his wife, dated September 15, 1984, and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 347, folio 25 which said mortgage has been duly assigned to the undersigned by the said Carroll Marsh and Elizabeth Marsh, by assignment dated April 17, 1986, and duly recorded among the Land Records of Somerset County, Maryland, for the purpose of foreclosure and collection, default having occurred under the conditions of said mortgage, I will sell at public auction on the steps of the Post Office in Crisfield, Maryland on

**Thursday,
May 29, 1986**

at or about the hour of 2:00 P.M., all that lot or parcel of land situate, lying and being in the Smith Island Election District, Somerset County, State of Maryland, and more particularly described as follows:

All that lot or parcel of land situate, on Rhodes Point, Smith Island, Maryland, beginning at a point on the west side of the county road at the southeast corner of the lands now owned or formerly owned by Myrtle Tyler; thence in a westerly direction along the lands of the said Myrtle Tyler 165', more or less, to the northeast corner of the lands now owned or formerly owned by Wellington Kitching; thence in a southerly direction along the east side of the lands of the said Kitching and Herman Marsh 116' to a point; thence in an easterly direction on a line parallel to the first mentioned course 165', more or less, to the west side of the county road; thence in a northerly direction along the west side of the county road in a northerly direction along the west side of the county road 116' to the point or place of beginning; being a part of the same premises conveyed to Jennie O. Evans by deed dated October, 1944, and recorded in Liber 128, page 289; and being the same and all that property conveyed unto Carroll Marsh and Elizabeth Marsh, his wife, from Jennie O. Evans, widow by deed dated April 18, 1953 and recorded among the Land Records of Somerset County, Maryland in Liber No. 215, folio 393; and being the same and all that property conveyed unto James DeSantello from Carroll Marsh and Elizabeth Marsh, his wife, by deed dated September 15, 1984 and recorded among the aforesaid Land Records in Liber I.T.P. No. 347, folio 23.

TERMS OF SALE: Two Thousand Dollars ($2,000.00) on day of sale, and the balance to be paid upon final ratification of said sale by the Circuit Court for Somerset County, the unpaid portion to bear interest at the rate of ten per cent (10%) per annum from the date of sale to date of settlement. Taxes, ground rent, and water rent, if any, to be adjusted to date of sale, except that any Agricultural Development Taxes to be paid by purchaser. All other public charges and assessments, payable on an annual basis, including sanitary district charges, to be adjusted for the current year to date of sale and assumed therafter by the purchaser. Cost of all documentary stamps and transfer taxes, document preparation and title insurance, if any, shall be borne by the purchaser.

**Wade D. Ward
Trustee**

Wade D. Ward, Assignee
Ex Parte for the purpose
of Foreclosure and Collection
under power obtained in a
mortgage from James DeSantello
and then by assignment
to Wade D. Ward for
foreclosure and collection
collection

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 86CA-00513

FINAL ORDER

ORDERED, by the Circuit Court for Somerset County, Maryland this 29 day of Aug., 1986 that the sale made and reported by the 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 Notice passed in said cause; and the Attorney and Assignee be allowed the commissions and such proper expenses as he shall produce vouchers for to the Auditor.

Judge

BOOK 051 PAGE 417

BOOK 051 PAGE 418

Wade D. Ward, Assignee Ex Parte for the purpose of Foreclosure and Collection under power obtained in a mortgage from James DeSantello and then by assignment to Wade D. Ward for foreclosure and collection	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
	*	CIVIL NO. 86CA00513
	*	

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		$ 5,750.00
Fees, Costs, Expenses, etc.:		
I. Theodore Phoebus, Clerk	$ 141.00	
Crisfield Times	179.15	
Philip W. Tawes, Bond	75.00	
State and County taxes	118.38	
William Dykes, Auctioneer	100.00	
Attorney's Fees	100.00	
Trustee's Commission	437.50	
Logan C. Widdowson, Auditor	65.00	
Somerset County Sanitary District	52.86	
Postage	2.35	
Total Fees, Costs, Expenses, etc.	$1,271.24	
Balance to be Distributed		$ 4,478.76
Statement of Mortgage Debt		
Principal	$2,750.00	
Interest to 9/15/86	773.00	
Interest from 9/15/86 to 10/24/86	40.95	
Total Mortgage Debt		$ 3,563.95
Surplus		$ 914.81

ALL EXCEPTIONS to said report must be filed within ten 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

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 NORTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3000

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 W. Main Street
Crisfield, MD 21817

James DeSantello
2272 AlA, Box 47
Satellite Beach, FL 32937

Logan C. Widdowson, Auditor

Filing Date: October 14, 1986

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
67 NORTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3600

LCW/gjb
10/14/86
86 # 201

FILED
86 MAR 12 11 41 136
CLERK OF THE CIRCUIT COURT
SOMERSET COUNTY, MARYLAND

No. 86CA00513 Civil Action ~~Chancery~~ Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 14th day of October, 19 86 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 24th day of October, 19 86.

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 11th day of August, 19 87 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

I Theodore Phoebus
CLERK

rec'd.
March 15, 1988

Wade D. Ward, Assignee
Ex Parte for the purpose of
Foreclosure and Collection
under power obtained in a
mortgage from William O. Burton
then by assignment to Wade D. Ward
for foreclosure and collection

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 86CA000514

Dear Mr. Clerk:

Please docket the above entitled case and file among the papers the following documents:

1. The original Mortgage from William O. Burton to William B. Daugherty and Charlotte G. Daugherty, his wife, dated May 31, 1982 and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 333, folio 247.

2. Military Affidavit.

3. Statement of Debts.

Wade D. Ward, Assignee
P.O. Box 647
Crisfield, Maryland 21817
Phone: 968-1100

FILED

BOOK 051 PAGE 421

APR 23 11 59 AM '86

BOOK 051 PAGE 422

Wade D. Ward, Assignee
Ex Parte for the purpose of
Foreclosure and Collection
under power obtained in a
mortgage from William O. Burton
then by assignment to Wade D. Ward
for foreclosure and collection

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 86CA000514

MILITARY AFFIDAVIT

STATE OF MARYLAND, Somerset County, to wit:

I HEREBY CERTIFY that before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Charlotte G. Daugherty, Mortgagee, and she made oath in due form of law that she knows the defendant herein, William O. Burton, and that to the best of 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 have been ordered to report for military service.

WITNESS my hand and Notarial Seal this 23rd day of April, 1986.

FILED

88' MA 22 11 23 SIA

Notary Public
My Commission Expires: 7/1/86

VELMA O. PYLER NOTARY PUBLIC SOMERSET CO., MD.

Wade D. Ward, Assignee
Ex Parte for the purpose of
Foreclosure and Collection
under power obtained in a
mortgage from William O. Burton
then by assignment to
Wade D. Ward for foreclosure and
collection

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 86CA000514

STATEMENT OF DEBTS

Original Amount of Principal	$4,000.00
Amount paid on Principal	460.76
Amount due on Principal as of April 23, 1986	3,539.24
Interest due as of April 23, 1986	1,026.31
TOTAL AMOUNT DUE	$4,565.55

STATE OF MARYLAND, Somerset County, to wit:

I HEREBY CERTIFY that on this 23rd day of April, 1986, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Charlotte G. Daugherty, Mortgagee, and she made oath in due form of law that the aforegoing is a true statement of the amount of the mortgage claim under the mortgage filed in the said cause now remaining due and unpaid.

WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: 7/1/86

03117

APR 23 11 59 AM '86

RECORDED IN
LIBER MD
FOLIO
CLERK CIRCUIT COURT
SOMERSET COUNTY

BOOK 051 PAGE 423

Maryland

Address Claims to: 86CM00514
WESTERN SURETY COMPANY
101 South Phillips Avenue
SIOUX FALLS, SD 57192

Western Surety Company

BOOK 051 PAGE 424

TRUSTEES, MORTGAGEES, ATTORNEYS OR FORECLOSURE BOND

KNOW ALL MEN BY THESE PRESENTS: BOND No. TM- 60157971

That we, WADE D. WARD, 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 FIVE THOUSAND AND NO/100 - - - - - - - - ($5,000.00) DOLLARS,
(NOT VALID IF FILLED IN FOR MORE THAN $1,000,000.00)
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 28 day of MAY, 19 86.

WHEREAS, the above bounden WADE D. WARD by virtue of the power contained in a mortgage from WILLIAM O. BURTON to WILLIAM B. DAUGHERTY & CHARLOTTE G. DAUGHERTY bearing date the 31 day of MAY 1982 and recorded among the mortgage records of SOMERSET COUNTY in Liber ITP No. 333 Folio 247 and WADE D. WARD 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 WADE D. WARD 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

Vera O. Tyler

Principal

As to Surety

A Jacobson

J Middleton

Principal

WESTERN SURETY COMPANY

By

President

Countersigned by John Middleton

FILED
MAY 28 2 20 PM '86
RECORDED IN LIBER MC FOLIO
THEODORE PHOEBUS, CLK. CI. CT.
BY DEPUTY

Maryland Resident Agent

1268—10-83

Bond Book 11 Page 679

Wade D. Ward, Assignee
Ex Parte for the purpose of
Foreclosure and Collection
under power obtained in a
mortgage from William O. Burton,
then by assignment to Wade D. Ward
for foreclosure and collection

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 86CA0051F

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The report of sale of Wade D. Ward, Assignee of the mortgage made and executed by William O. Burton to William B. Daugherty and Charlotte G. Daugherty, his wife, dated May 31, 1982 and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 333, folio 247, duly assigned to the undersigned for the purpose of foreclosure and collection, 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 of said mortgage whereby the said mortgage debt has become due and demandable, respectfully represents unto Your Honors:

That after consolidation of said case and after giving bond with security approved by the Clerk of the Court, for the faithful performance of the assignee, as aforesaid, reposed in him by and pursuant to said mortgage and as required by law and after giving twenty days notice of the time, place, manner, and

BOOK 051 PAGE 425

terms of sale by advertisement in the Crisfield Times, once in each consecutive weeks before the day of the sale he did pursuant to said notice attend on the Post Office steps in Crisfield, Maryland on Thursday, May 29, 1986 at 2:15 p.m. 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 Lawsons Election District, Somerset County, State of Maryland, and more particularly described as follows:

All that lot or parcel of land situate, as aforesaid, and being part only of the lands of the said William B. Daugherty and Charlotte G. Daugherty, his wife, herein and being described as follows: Beginning at the Northern boundary of the first tract of land of Clarence Evans Tract, on the South side of Daughertytown Road and running in a Southwesterly direction a distance of 250 feet, more or less, to an iron pipe to a ditch which divides the Evans Tract from the land of William H. Daugherty and others, thence running in a Westerly direction a distance of 190 feet, more or less; thence in a generally Northeasterly direction a distance of 215 feet, more or less, to the aforesaid ditch on the South side of Daughertytown Road; thence in a Southeasterly direction a distance of 205 feet, more or less, to the place of beginning; and containing approximately 1 acre of land, more or less; and being laid down and described as Lot No. 2 on a plat duly recorded in Liber I.T.P. No. 333, folio 246; and being a part only of that property conveyed to William B. Daugherty and Charlotte G.

Daugherty, his wife, by deed from William R. Wooster, Sr. and others dated September 21, 1978 and duly recorded among the land records of Somerset County, Maryland in liber I.T.P. No. 310, folio 103; and being the same and all that property conveyed to William O. Burton by deed dated May 31, 1982 and recorded among the aforesaid Land Records in Liber I.T.P. No. 333, folio 251.

And the said property was sold to Charlotte G. Daugherty, her being then and there the highest bidder thereof, at and for the sum of Four Thousand Dollars ($4,000.00) and the purchaser has complied with the terms of sale.

Respectfully submitted,

Wade D. Ward

AFFIDAVIT

STATE OF MARYLAND, Somerset County, to wit:

I HEREBY CERTIFY, that on this 13th day of June, 1986, before me, the subscriber, a Notary Public of the State and County, aforesaid, personally appeared Wade D. Ward, Attorney and Assignee of the Foreclosure of William O. Burton and he made cath in due form of law that the matters and facts contained in the Report of Sale are true and correct to the best of his knowledge, information and belief.

WITNESS my hand and Notarial Seal the day and year as first above written.

Notary Public

My Commission Expires: 7/1/90

88' MA 6S 01 SI NUL

BOOK 051 PAGE 427

Wade D. Ward, Assignee
Ex Parte for the purpose of
Foreclosure and Collection
under power obtained in a
mortgage from William O. Burton
by assignment to Wade D. Ward
for foreclosure and collection

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 86 CA 00514

NOTICE BOOK 051 PAGE 428

NOTICE is hereby issued this 17th day of June, 1986, that the sale of the property mentioned in the above mentioned proceedings and reported by Wade D. Ward, Assignee, be ratified and confirmed unless cause to the contrary be shown on or before the 17th day of July, 1986, provided a copy of this Notice be inserted in some newspaper published in this County, once in each of three (3) successive weeks before the 17th day of July, 1986.

The Report of Sale states the amount of sale to be Four Thousand Dollars ($4,000.00).

I. Theodore Phoebus,
Clerk of Court

PS Form 3811, July 1983

- 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:
   William O. Burton
   P.O. Box 731
   Glen Burnie, MD 21061

4. TYPE OF SERVICE:
   - [ ] REGISTERED
   - [ ] INSURED
   - [X] CERTIFIED
   - [ ] COD
   - [ ] EXPRESS MAIL

   ARTICLE NUMBER: P090927 546

(Always obtain signature of addressee or agent)

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

5. DATE OF DELIVERY: 5-29-86

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: 1982-370-603

P 090 927 546

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to William O. Burton	
Street and No. P.O. Box 731	
P.O., State and ZIP Code Glen Burnie, MD 21061	
Postage	$.22
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	.70
Return receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$1.67
Postmark or Date	

* U.S.G.P.O. 1984-446-014

PS Form 3800, Feb. 1982

CRISFIELD, MD 21817 MAY 27 1986 USPS

INDEPENDENT NEWSPAPERS INC.

Area Code (302) 674-4750

P.O. BOX 7001, DOVER, DEL. 19903

86CP00514

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

before me, a Notary Public for the County and State aforesaid, personally appeared Ruth Anne Root 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 May 14, 21, & 28 1986.

Ruth Anne Root
Independent Newspapers, Inc.

Sworn to and subscribed before me this sixth day of June, A.D. 1986.

BOOK 051 PAGE 429

Wendolyn A. Roberts
Notary Public

WADE D. WARD
ATTORNEY AT LAW
P.O. BOX 647
CRISFIELD, MARYLAND 21817

PUBLIC SALE OF VALUABLE PROPERTY

Under and by virtue of the power of sale and authority contained in a mortgage from William O. Burton to William B. Daugherty and Charlotte G. Daugherty, his wife, dated May 31, 1982, and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 333, folio 247 which said mortgage has been duly assigned to the undersigned by the said Charlotte G. Daugherty, by assignment dated January 30, 1986, and duly recorded among the Land Records of Somerset County, Maryland, for the purpose of foreclosure and collection, default having occurred under the conditions of said mortgage, I will sell at public auction on the steps of the Post Office in Crisfield, Maryland on

Thursday,
May 29, 1986

at or about the hour of 2:15 P.M., all that lot or parcel of land situate, lying and being in the Lawsons Election District, Somerset County, State of Maryland, and more particularly described as follows:

All that lot or parcel of land situate, as aforesaid, and being part only of the lands of the said William B. Daugherty and Charlotte G. Daugherty, his wife, herein and being described as follows: Beginning at the Northern boundary of the first tract of land of Clarence Evans Tract, on the South side of Daughertytown Road and running in a Southwesterly direction a distance of 250 feet, more or less, to an iron pipe to a ditch which divides the Evans Tract from the land of William H. Daugherty and others, thence running in a Westerly direction a distance of 190 feet, more or less; thence in a generally Northeasterly direction a distance of 215 feet, more or less, to the aforesaid ditch on the South side of Daughertytown Road; thence in a Southeasterly direction a distance of 205 feet, more or less, to the place of beginning; and containing approximately 1 acre of land, more or less; and being laid down and described as Lot No. 2 on a plat duly recorded in Liber I.T.P. No. 333, folio 246; and being a part only of that property conveyed to William B. Daugherty and Charlotte G. Daugherty, his wife, by deed from William R. Wooster, Sr. and others dated September 21, 1978 and duly recorded among the land records of Somerset County, Maryland in liber I.T.P. No. 310, folio 103; and being the same and all that property conveyed to William O. Burton by deed dated May 31, 1982 and recorded among the aforesaid Land Records in Liber I.T.P. No. 333, folio 251.

TERMS OF SALE: Two Thousand Dollars ($2,000.00) on day of sale, and the balance to be paid upon final ratification of said sale by the Circuit Court for Somerset County, the unpaid portion to bear interest at the rate of ten per cent (10%) per annum from the date of sale to date of settlement. Taxes, ground rent, and water rent, if any, to be adjusted to date of sale, except that any Agricultural Development Taxes to be paid by purchaser. All other public charges and assessments, payable on an annual basis, including sanitary 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, document preparation and title insurance, if any, shall be borne by the purchaser.

Wade D. Ward
Trustee

Area Code (302) 674-4750

INDEPENDENT NEWSPAPERS INC.

P.O. BOX 7001, DOVER, DEL. 19903

BOOK 051 PAGE 430

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

before me, a Notary Public for the County and State aforesaid, personally appeared Wanda M. Youmans 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 June 25th, 1986.

Wanda M. Youmans
Independent Newspapers, Inc.

Sworn to and subscribed before me this tenth day of July, A.D. 1986.

Wendelyn A. Roberts
Notary Public

Wade D. Ward, Assignee
Ex Parte for the purpose of
Foreclosure and Collection
under power obtained in a
mortgage from William O. Burton
by assignment to Wade D. Ward
for foreclosure and collection

IN THE CIRCUIT COURT
FO[R] SOMERSET COUNTY
STA[TE] OF MARYLAND
CIVIL NO. 86CA00514

NOTICE

NOTICE is hereby issued this 17th day of June, 1986, that the sale of the property mentioned in the above mentioned proceedings and reported by Wade D. Ward, Assignee, be ratified and confirmed unless cause to the contrary be shown on or before the 17th day of July, 1986, provided a copy of this Notice be inserted in some newspaper published in this County, once in each of three (3) successive weeks before the 17th day of July, 1986.

The Report of Sale states the amount of sale to be Four Thousand Dollars ($4,000.00).

I. Theodore Phoebus,
Clerk of Court

Wade D. Ward, Assignee
Ex Parte for the purpose
of Foreclosure and Collection
under power obtained in a
mortgage from William O. Burton
and then by assignment
to Wade D. Ward for
foreclosure and collection
collection

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 86CA-00514

FINAL ORDER

ORDERED, by the Circuit Court for Somerset County, Maryland this 29 day of Aug., 1986 that the sale made and reported by the 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 Notice passed in said cause; and the Attorney and Assignee be allowed the commissions and such proper expenses as he shall produce vouchers for to the Auditor.

Judge Robert L. Dorsey

BOOK 051 PAGE 432

Wade D. Ward, Assignee Ex Parte for the purpose of Foreclosure and Collection under power obtained in a mortgage from William O. Burton and then by assignment to Wade D. Ward for foreclosure and collection	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
	*	CIVIL NO. 86CA00514
	*	

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		$ 4,000.00
Fees, Costs, Expenses, etc.:		
I. Theodore Phoebus, Clerk	$ 141.00	
Crisfield Times	179.75	
Philip W. Tawes, Bond	50.00	
William Dykes, Auctioneer	100.00	
Attorney's fee	40.00	
Trustee's Commission	350.00	
Logan C. Widdowson, Auditor	65.00	
State and County Taxes	87.42	
Postage	2.25	
Total Fees, Costs, Expenses, etc.	$ 1,015.42	
Balance to be Distributed		$ 2,984.58
Statement of Mortgage Debt		
Principal	$ 3,539.24	
Interest to 9/15/86	1,238.65	
Interest from 9/15/86 to 10/24/86	45.24	
Total Mortgage Debt		$ 4,823.13
Deficit		$ 1,838.55

ALL EXCEPTIONS to said report must be filed within ten 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
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 NORTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2008

Wade D. Ward, Esquire
946 W. Main Street
Crisfield, MD 21817

William O. Burton
P. O. Box 731
Glen Burnie, MD 21061

Logan C. Widdowson, Auditor

Filing Date: October 14, 1986

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 NORTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3600

LCW/gjb
10/14/86
86 # 202

FILED
Oct 14 11:58 AM '86
RECORDED IN
BY

No. 86CA00514 Civil Action ~~Chancery~~ Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 14th day of October, 19 86 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 24th day of October, 19 86.

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 11th day of August, 19 87 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

I. Theodore Phoebus
CLERK

Old
March 15, 1988

George Lee Handy
Sheryl Linnette Tilghman
P.O. Box 332
Upper Hill, Maryland 21868

vs.

Aurelia Waters Johnson,
George Jackson,
Mamie Jackson and
Adrian Jones, their 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

No. 87CA000804

In the Circuit Court for

Somerset County, Maryland

COMPLAINT QUIA TIMET

To the Honorable, the Judge of said Court:

The Plaintiffs, George Lee Handy and Sheryl Linnette Tilghman, by Tony Bruce of Jones & Bruce, their attorney, represents:

Statement of Facts

1. That the Plaintiffs are the owners in fee simple of a certain tract or parcel of land in Fairmount Election District, Somerset County, Maryland, depicted on Somerset County Tax Map No. 39, BLock 8 as Parcel 326 and containing one-quarter acre, more or less.

2. That the property is assessed to Plaintiffs who acquired same by deed dated March 6, 1987 recorded among the Land Records of Somerset County in Liber I.T.P. No. 365 , folio 358, from Alfonzo Boggs, who was the successor in interest of Defendants who never received a deed for interests in said property from all the last record owners, which represent a claim of interest in said property adverse to Complainants

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

BOOK 051 PAGE 435

including a mortgage assigned to Defendant Adrian Jones. 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.

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

Count One

1. Claims adverse to Plaintiffs' ownership of the land conveyed to Plaintiffs by Alfonzo Boggs are a cloud upon the title to said real property without right.

Wherefore, Plaintiffs pray as follows:

A. That Defendants and all persons claiming under them 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 Complaint.

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

C. For said decree to permanently enjoin Defendants 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 Plaintiffs by any action at law or otherwise.

~~D. That the Complainants 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 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 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,

JONES & BRUCE, P.A.

By _____

Tony Bruce
Attorney for Complainants
P.O. Box 567
Princess Anne, MD 21853
Telephone: 301-651-2747

BOOK 051 PAGE 438

George Lee Handy
Sheryl Linnette Tilghman

vs.

Aurelia Waters Johnson,
George Jackson,
Mamie Jackson and
Adrian Jones, their 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

No. 87CA00804

In the Circuit Court for

Somerset County, Maryland

MOTION TO PROCEED AGAINST DEFENDANTS AS NON-RESIDENTS

The Petition of your Complainants, by Jones & Bruce, their attorney, respectfully represents pursuant to Rule 2-122(a):

That your Complainants caused a diligent search of the land, court and testamentary records of Somerset County to be made which failed to determine whether Defendants (who are deceased) or their 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 Defendants be proceeded 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 and pursuant to Rule 2-122(a)(3) by the Sheriff posting the premises.

JONES & BRUCE, P.A.

By _____
Tony Bruce
Attorney for Plaintiffs

AFFIDAVIT

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

Tony Bruce

Subscribed to before me this 25th day of May, 1987

Notary Public

My commission expires: 7/1/90

NOTARY PUBLIC

BOOK 051 PAGE 440

George Lee Handy *
Sheryl Linnette Tilghman
*
vs.
*
Aurelia Waters Johnson, *
George Jackson, *
Mamie Jackson and
Adrian Jones, their 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
*

No. 87-CA-00804

In the Circuit Court for

Somerset County, Maryland

ORDER

Upon the aforegoing Complaint Quia Timet, it is this 25th day of MAY, 1987, ORDERED by the Circuit Court for Somerset County that the Defendants, their 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 22nd day of June, 1987, stating the substance and object ot the original Complaint and warning the said Defendants to file an initial pleading to said Complaint on or before the 22nd day of July, 1987, and by posting upon the land pursuant to Rule 2-122(a)(3).

Lloyd L. Simpkins
Judge

George Lee Handy *
Sheryl Linnette Tilghman

*

vs.

*

Aurelia Waters Johnson,
George Jackson, *
Mamie Jackson and
Adrian Jones, their heirs *
and assigns, devisees, succesors
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

*

No. 87-CA-00804

In the Circuit Court for

Somerset County, Maryland

ORDER OF PUBLICATION

This is to give notice that on this 25th day of MAY, 1987, a Complaint Quia Timet was filed in the Circuit Court for Somerset County, Maryland, by the Plaintiffs against the Defendants, their heirs and assigns, devisees, successors in interest, the whereabouts of whom are unknown.

The Complaint alleges that Plaintiffs are the owners of a one-quarter acre of land in Fairmount Election District, Somerset County, Maryland, depicted on Somerset County Tax Map No. 39, Block 8 as Parcel 326 containing one-quarter of an acre, more or less, being formerly the property of Alfonzo Boggs (deed reference I.T.P. No. 365 , folio 358); that lack of record of a release of a mortgage dated September 25, 1931 assigned to Adrian Jones and the lack of administration on any estates of Defendants thereof is a denial or dispute of Plaintiffs' title which is without right because Plaintiff and their predecessors have had exclusive, complete, actual, open, notorious, hostile and continuous undisputed possession of said property adverse to Defendants and all other persons for more than twenty years.

The relief prayed in the Complaint is substantially as follows:

1. To require Defendants and all persons claiming under them any 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 Complainants.

Whereupon, it is Ordered by the Circuit Court for Somerset County, this 25th day of MAY, 1987, 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 22nd day of June, 1987, giving notice to the said non-resident Defendants of the object and substance of the Complaint and warning them to show cause, if any there may be, on or before the 22nd day of July, 1987, why a decree should not be passed as prayed.

Lloyd L Smith Jr
Judge

George Lee Handy Sheryl Linnette Tilghman	*	No. 87-CA-00804 Civil Action
vs.	*	In the Circuit Court for
Aurelia Waters Johnson, George Jackson, Mamie Jackson and Adrian Jones, their 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	*	Somerset County, Maryland

INSTRUCTIONS TO SHERIFF

Mr. Sheriff:

Please post a copy of the Complaint on the premises described in the Complaint occupied by Plaintiffs at Upper Hill, Maryland.

JONES & BRUCE, P.A.

By Tony Bruce

Tony Bruce
P.O. Box 567
Princess Anne, MD 21853
301-651-2747

SHERIFF'S RETURN

I hereby certify, that on the 19 day of June, 1987 I did post a copy of the Complaint filed in the above entitled proceeding pursuant to Rule 2-122 (a) (3) of the Maryland Rules of Procedure.

B. Lewis

Sheriff of Somerset County

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

FILED

RECORDED

BOOK 051 PAGE 443

BOOK 051 PAGE 444

SOMERSET HERALD

P.O. Box 310 Princess Anne, MD 21853

(301) 651-1600

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Somerset Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing 6/3, 1987, and ending 6/17, 1987 inclusive, in the said Somerset Herald aforementioned.

Attest: Suzanne Munday
Publisher.

Printer's Fee: $60.50 each time (x3 = 181.50)

TONY BRUCE, ESQ.
JONES & BRUCE, P.A.
311 S. Somerset Ave.
Princess Anne, MD 21853-0567

George Lee Handy
Sheryl Linnette Tilghman

vs.

Aurelia Waters Johnson, George Jackson, Mamie Jackson and Adrian Jones, their 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

No. 87-CA-00304
In the Circuit Court for
Somerset County, Maryland

ORDER OF PUBLICATION

This is to give notice that on this 25th day of May, 1987, a Complaint Quia Timet was filed in the Circuit Court for Somerset County, Maryland, by the Plaintiffs against the Defendants, their heirs and assigns, devisees, successors in interest, the whereabouts of whom are unknown.

The Complaint alleges that Plaintiffs are the owners of a one-quarter acre of land in Fairmount Election District, Somerset County, Maryland, depicted on Somerset County Tax Map No. 39, Block 8 as Parcel 326 containing one-quarter of an acre, more or less, being formerly the property of Alfonzo Boggs [deed reference I.T.P. No. 365, folio 358]; that lack of record of a release of a mortgage dated September 25, 1931 assigned to Adrian Jones and the lack of administration on any estates of Defendants thereof is a denial or dispute of Plaintiffs' title which is without right because Plaintiff and their predecessors have had exclusive, complete, actual, open, notorious, hostile and continuous undisputed possession of said property adverse to Defendants and all other persons for more than twenty years.

The relief prayed in the Complaint is substantially as follows:

1. To require Defendants and all persons claiming under them any 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 Complainants.

Whereupon, it is Ordered by the Circuit Court for Somerset County, this 25th day of May, 1987, 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 22nd day of June, 1987, giving notice to the said non-resident Defendants of the object and substance of the Complaint and warning them to show cause, if any there may be, on or before the 22nd day of July, 1987, why a decree should not be passed as prayed.

Lloyd L. Simpkins
JUDGE

TRUE COPY, TEST:
I. Theodore Phoebus, Clerk SH-30-6/3/87

George Lee Handy Sheryl Linnette Tilghman	*	No. 87-CA-00804 Civil Action
vs.	*	In the Circuit Court for
Aurelia Waters Johnson, George Jackson, Mamie Jackson and Adrian Jones, their 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	*	Somerset County, Maryland

MOTION FOR SUMMARY JUDGMENT

Tony Bruce, of Jones & Bruce, P.A., on behalf of Plaintiffs, move for summary judgment granting the relief requested in the Complaint pursuant to Rule 2-501 on the ground that there is no genuine dispute as to any material fact and that the parties are entitled to judgment as a matter of law.

JONES & BRUCE, P.A.

By Tony Bruce
Tony Bruce
Attorney for Plaintiffs

AFFIDAVIT

I hereby certify, that on this day of August, 1987, before me, a Notary Public of the State and County aforesaid, personally appeared Hallie B. Wilson of Upper Hill, Maryland, and made oath in due form of law that the matters and things set forth in the Complaint and Motion are true to the best of her knowledge and belief, that she is competent to testify, that she and her husband, the late Henry Wilson, planted a garden on the lot after it was acquired by Alfonzo Boggs, and with his sole permission, predecessor in title to Plaintiffs (it having been previously occupied by George Jones who maintained thereupon a one room house and barber shop), that is has been more recently tended by Morgan Long as tenant of Mr. Boggs, that all such possession has been exclusive, complete, actual, open, notorious, hostile and continuous undisputed possession for more than twenty years until Plaintiffs came into current possession.

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

Patsy E Lake
Notary Public

My commission expires: 7/1/90

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

BOOK 051 PAGE 445

BOOK 051 PAGE 446

George Lee Handy Sheryl Linnette Tilghman	*	No. 87-CA-00804 Civil Action
vs	*	In the Circuit Court for
Aurelia Waters Johnson, George Jackson, Mamie Jackson and Adrian Jones, their 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	*	Somerset County, Maryland

Judgment

The aforegoing Motion having been read and considered, the Court finds that there is no genuine dispute as to any material fact and the Plaintiffs are entitled to judgment as a matter of law and grants said Motion in favor of Plaintiffs for the relief requested in the Complaint Quia Timet this 17 day of Aug, 1987.

Lloyd L. Simpkins
Judge

Rec'd.
March 15, 1988

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

FILED
MAR 17 3 57 PM '87
CLERK
CIRCUIT COURT
SOMERSET COUNTY
PRINCESS ANNE, MARYLAND

JOHN P. GRAVES	:	NO. 86CA00588 CIVIL
Plaintiff	:	
vs.	:	IN THE CIRCUIT COURT FOR
CAROLINE A. GRAVES	:	
Defendant	:	SOMERSET COUNTY, MARYLAND

MR. CLERK:

Please issue Summons for the Defendant, Caroline A. Graves, to be served by the Sheriff of Somerset County, Maryland, at her address of Box 17, Bivens Lane, Marion Station, Maryland.

Walter D. Webster
Attorney for Plaintiff

LAW OFFICES
Hearne, Webster & Sperry
P. O. BOX 307
SALISBURY, MARYLAND 21801-0307
(301) 749-0333

FILED

BOOK 051 PAGE 447

WDW/bs

BOOK 051 PAGE 443

JOHN P. GRAVES
6900 Geneva Lane
Camp Springs, Maryland 20748

* NO. 86CA00580 CIVIL

Plaintiff * IN THE

vs.

CAROLINE A. GRAVES
Box 17, Bivens Lane
Marion Station, Maryland 21838

* CIRCUIT COURT FOR

Defendant * SOMERSET COUNTY, MARYLAND

* * * * *

COMPLAINT FOR SALE OF REAL PROPERTY IN LIEU OF PARTITION (Real Property 14-107)

The Complaint of John P. Graves, by his Attorney, Walter D. Webster, says:

1. That the parties hereto acquired certain real property, as tenants by the entireties, as follows:

> ALL that lot or parcel of land situate, lying and being in Lawson's Election District, Somerset County, State of Maryland and being located on the west side of the County Road known as Bivens Lane beginning at said Bevins Lane at the southeast corner of the land owned or formerly owned by Irving Rudolph; thence running in a southerly direction by and with said Bevins Lane a distance of seventy-five (75) feet; thence running in a westerly direction by and with the land now or formerly owned by Henrietta Johnson, et al, to a ditch and the property of the Somerset County School Board; thence running in a northerly direction by and with said ditch, a distance of seventy-five (75) feet to the land owned or formerly owned by Irving Rudolph; thence running in an easterly direction by and with said Irving Rudolph property to the place of beginning; being in all respects the same land conveyed to John P. Graves and Caroline A. Graves, his wife, by deed from Henrietta Johnson, et al, dated june 24, 1965, and recorded among the land records of Somerset County, Maryland in Liber I.T.P. No. 228, Folio 142.

2. That the parties hereto were divorced by a Judgement of Absolute Divorce by the Circuit Court for Somerset County, Maryland, in No. 85CA00308 Civil Case on January 23, 1986.

3. That because of the said divorce the parties now own the aforesaid real property as tenants in common.

LAW OFFICES
Hearne, Webster & Sperry
P. O. BOX 307
SALISBURY, MARYLAND 21801-0307
(301) 749-0313

4. That said property consists of a private residence and lot located in or near the community of Marion Station, Maryland, and is not susceptible of partition in kind.

5. That the said property is not producing any income and it would be advantageious to all parties in interest for the property to be sold and the proceeds distributed.

6. That the parties hereto are adult residents of the State of Maryland.

WHEREFORE, Plaintiff demands judgement as follows:

1. That the Court order a sale of the subject property in lieu of partition;

2. That the Court appoint a Trustee or Trustees to conduct said sale;

3. That such other and further relief be granted as may be appropiate.

JOHN P. GRAVES

WALTER D. WEBSTER
300 West Main Street
Salisbury, Maryland 21801
301-749-0333

Attorney for Plaintiff

LAW OFFICES
Herrick, Webster & Sperry
P. O. BOX 307
SALISBURY, MARYLAND 21801-0307
(301) 749-0333

FILED
AUG 5 3 54 PM '86
CLERK'S OFFICE
WICOMICO COUNTY

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

BOOK 051 FAC. 450

Case No. 86CA00580 Civil Action

WRIT OF SUMMONS

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:
Name: Caroline A. Graves

Address: Box 17, Bivens Lane, Marion Station, Maryland 21838

County: Somerset

You are hereby summoned to file a written response by pleading or motion in this Court to the attached Complaint filed by John P. Graves
(Name and Address)
6900 Geneva Lane
Camp Springs, Maryland 20748
within 30 days after service of this summons upon you.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued: August 6, 1986

J. Theodore Phaelus
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.

2. FAILURE TO FILE A RESPONSE WITHIN THE TIME ALLOWED MAY RESULT IN A JUDGMENT BY DEFAULT OR THE GRANTING OF THE RELIEF SOUGHT AGAINST YOU.

SHERIFF'S RETURN

Served and left with Caroline Graves 7 August 86

FEE: $ _____ SHERIFF B. Lewis #605

NOTE:

1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126(a).

JOHN P. GRAVES
Plaintiff

VS.

CAROLINE A. GRAVES
Defendant

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL ACTION NO. 86-CA-00580

ENTRY OF APPEARANCE

Dear Mr. Clerk:

Please enter the appearance of Wade D. Ward as attorney for the Defendant in the above captioned matter.

Wade D. Ward
P.O. Box 647
Crisfield, Maryland 21817
Telephone: 301-968-1100

SEP 8 10 46 AM '86

BOOK 051 PAGE 451

JOHN P. GRAVES : NO. 86CA00580 CIVIL

Plaintiff : IN THE CIRCUIT COURT

vs. : FOR SOMERSET COUNTY

CAROLINE A. GRAVES : STATE OF MARYLAND

Defendant

BOOK 051 PAGE 452

::::::::

ANSWER TO BILL OF COMPLAINT

FOR SALE OF LAND IN LIEU OF PARTITION

TO THE HONORABLE, THE JUDGE OF SAID COURT:

Caroline A. Graves, the Defendant in the above captioned case, by her solicitor, Wade D. Ward, in Answer to Bill of Complaint hereinbefore filed in this cause, respectfully says:

1. That the Defendant admits the allegations set forth in Paragraphs One, Two, Three, Four, Five, and Six of the said Bill of Complaint.

2. And in further answering the Respondent prays:

A. That she be granted such relief as the nature of her cause may require.

B. That Wade D. Ward be appointed co-Trustee in this cause.

Caroline A. Graves (SEAL)
Caroline A. Graves

Wade D. Ward
Solicitor for Caroline A. Graves
P.O. Box 647
Crisfield, Maryland 21817
301-968-1100

CERTIFICATE OF SERVICE

I DO HEREBY CERTIFY that on this 5th day of September, 1986, I did forward a copy of the foregoing Answer to Bill of Complaint For Sale of Land In Lieu of Partition to Walter D. Webster, Esquire, 300 West Main Street, Salisbury, Maryland 21801 by regular U.S. Mail, postage prepaid.

Wade D. Ward

FILED
SEP 8 10 46 AM '86
BOOK 051 PAGE 453

WDW/bjk

JOHN P. GRAVES * CIVIL ACTION NO. 86CV99580

Plaintiff * DOCKET NO.

BOOK 051 PAGE 454

v. * IN THE CIRCUIT COURT

CAROLINE A. GRAVES * FOR SOMERSET COUNTY

Defendant * AND STATE OF MARYLAND

* * * * * * * * * * * *

Answer filed by: Wade D. Ward, Esquire on _____

Testimony taken on: July 2, 1987

Steno: Brenda J. Kelly (no fee)

LAW OFFICES
WEBSTER & MOORE, P.A.
P. O. BOX 307
SALISBURY, MD 21801-0307
(301) 749-0333

WDW/bjk

Then personally appeared William Josenhans, A Realtor, or lawful age, produced before me, on behalf of the Plaintiff, who being first duly sworn by me according to law, answers, swears and deposes in the manner following, that is to say:

EXAMINATION BY WALTER D. WEBSTER, ATTORNEY FOR PLAINTIFF.

Q. 1. Please state your full name, age, address and occupation.

A. William Josenhans, age, 57, 706 Edgewater, Apt. 102, Salisbury, Maryland, occupation Realtor.

Q. 2. How long have you been so employed?

A. More than five years. I have a GRI designation and I am an associate broker.

Q. 3. What experience do you have in real estate values in Somerset County?

A. I have done several appraisals in this county. I have listed and sold 15 to 20 properties.

Q. 4. Have you visited the Graves property at Marion Station?

A. Yes.

Q. 5. Would you please describe the property?

A. It is a one-story bungalow type house. It is in good condition and has a good yard. The square footage of the house appears to be at least 1,300 feet.

Q. 6. What is the zoning of the property?

A. Residential , it is in a good neighborhood and near the elementary school.

Q. 7. Do you have an opinion as to the valueof the property?

A. Yes. i would put a market figure of about $30,000.00 on the property.

Q. 8. Is the property susceptible of partition?

A. No.

Examiner

LAW OFFICES
WEBSTER & MOORE, P.A.
P.O. BOX 307
SALISBURY, MD 21801-0307
(301) 749-0333

WDW/bjk

Then personally appeared John P. Graves, the Plaintiff, in the above entitled cause, produced before me on his own behalf, who being first duly sworn by me according to law, answers, swears and deposes in the manner following, that is to say:

EXAMINATION BY WALTER D. WEBSTER, ATTORNEY FOR PLAINTIFF.

Q. 1. Please state your name, age, residence address and occupation.

A. John P. Graves, age 67, 6900 Geneva Lane, Camp Springs, Maryland. Retired.

Q. 2. Were you married to Caroline A. Graves?

A. Yes.

Q. 3. Are you divorced from her?

A. Yes.

Q. 4. Where and when was the divorce obtained?

A. In Somerset County, on January 23, 1986.

Q. 5. Do you and Mrs. Graves own a parcel of real estate?

A. Yes. We bought the property on June 24, 1965.

Q. 6. Please describe the property.

A. The lot is located in Marion Station. It is near the stores and elementary school. The house has three bedrooms. It is in good shape. The lot is good sized.

Q. 7. Is someone residing in the home?

A. Yes. My ex-wife has been living there since the separation.

Q. 8. Is there a mortgage on the property?

A. Yes. We still owe Loyola Federal about $10,000.00.

Q. 9. Is the property susceptible of partition?

A. No.

Q. 10. Do you have an opinion as to the value of the property?

A. Yes. I would say about $30,000.00 or maybe a little more.

EXAMINER

LAW OFFICES
WEBSTER & MOORE, P.A.
P. O. BOX 307
SALISBURY, MD 21801-0307
(301) 749-0333

WDW/bjk

JOHN P. GRAVES	*	NO. 86CA00580
Plaintiff	*	CIVIL CASES IN
v.	*	THE CIRCUIT COURT
CAROLINE A. GRAVES	*	FOR SOMERSET COUNTY
Defendant	*	AND STATE OF MARYLAND

* * * * * * * * * * *

DECREE

The proceedings have been submitted to the Court on the Complaint, the Defendant having been duly summonsed to appear and testimony taken and it appearing from the proceedings that the property mentioned in the Complaint is not subject to division in kind without material loss to the owners thereof, it is this 7th day of July, 1987, by the Circuit Court for Somerset County, Maryland, ORDERED, ADJUDGED and DECREED that the property in the proceedings mentioned be sold and that Walter D. Webster and Wade D. Ward be and they hereby are appointed Trustees to make the sale and that the course and manner of the proceedings be as follows:

They shall first file with the Clerk of the Circuit Court for Somerset County, Maryland, a bond to the State of Maryland executed by themselves with private or corporate surety to be approved by this Court in the penalty of $30,000.00 conditioned for the faithful performance of the trust reposed in them by this Decree. They shall then proceed to make the said sale having given at least three weeks notice by advertisement inserted in

LAW OFFICES
WEBSTER & MOORE, P.A.
P. O. BOX 307
SALISBURY, MD 21801-0307
(301) 749-0333

such newspaper or newspapers published in Somerset County, Maryland, as they think proper, of the time, place and manner and terms of sale, which shall be 10% down or all cash at the option of the purchaser or purchasers, the credit portion to bear interest from the day of sale and to be secured to the satisfaction of said Trustees, and as soon as may be convenient after such sale the said Trustees shall return to the Court a full and particular report of the proceedings relative to said sale with an Affidavit annexed to the truth thereof and the fairness of said sale and after the payment of the purchase price and not before, the said Trustees shall by a good and sufficient deed or certificate of ownership to be executed, acknowledged and recorded according to law, convey to the purchaser or purchasers, his, her or their personal representatives and assigns, the property and estate to him, her or them, sold free, clear and discharged from all claims of the parties hereto, or any creditors of the parties hereto, and those claiming by, from or under them, or either of the, and the said Trustees shall bring into this Court the monies arising from said sale to be distributed under the direction of the Court after deducting costs of the sale and commissions to the said Trustees as the Court may think proper to allow, in consideration of the skill, attention and fidelity wherewith they shall appear to have discharged their trust.

Lloyd L. Simpkins
JUDGE

LAW OFFICES
WEBSTER & MOORE, P.A.
P. O. BOX 307
SALISBURY, MD 21801-0307
(301) 749-0333

Maryland

Western Surety Company

Judicial Guardian, Trustee and Committee Bond

IN THE CIRCUIT COURT
FOR Somerset COUNTY
STATE OF MARYLAND

Equity Docket No. _____ Folio _____

Case No. 86 CA00580

Bond of (Guardian / Committee / Trustee

KNOW ALL MEN BY THESE PRESENTS:

BOND No. 40442087

That we, Walter D. Webster & Wade Ward, as Principal(s), 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 Thirty Thousand and no/100 ($30,000) ($_____) DOLLARS, current money, to be paid to the said State or its certain attorneys, for 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 7TH day of July, 19 87

WHEREAS, The above bounden Principal(s) by virtue of a decree of the Honorable Judge of the Circuit Court for Somerset County, dated the 7TH day of July, 19 87, has been appointed Trustee in the proceedings in the case of

John P. Graves & Caroline A. Graves

now pending in said Court.

NOW, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That if the above bound Principal(s) 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

As to Principal
Marylou King
Attorney In Fact

Wade D. Ward (Wade D. Ward) Principal

As to Surety
Marylou King

Walter D. Webster (Walter D. Webster) Principal

WESTERN SURETY COMPANY

By _____

Countersigned by Marylou King Maryland Resident

Approved:
A. Theodore Phoebus
Clerk

1232-5-67

FILED

JUL 13 10 37 AM '87 BOOK 051 PAGE 453

RECORDED IN LIBER NO. FOLIO THE CLERK'S OFFICE BY DEPUTY

Bond Book 12 Page 31

WESTERN SURETY COMPANY . ONE OF AMERICA'S OLDEST BONDING COMPANIES

POWER OF ATTORNEY BOOK 051 PAGE 460

(Irrevocable)

BOND No. R- 40442087

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 the following

SEVEN [7] authorized individuals: Bond Book 12 Page 30

AUTHORIZED INDIVIDUALS	AUTHORIZED INDIVIDUALS
RANDALL L PRYOR	VICKIE L WAGNER
DONALD L HENDERSON	JERRY WARREN ELLIOTT
MARY LOU KING	ROBERT J MEADE
CONSTANCE M TRADER	

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, OR UTILITY DEPOSIT BONDS 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 such officer and the corporate seal may be printed by facsimile."

Dated this 23rd day of August, 1982.

WESTERN SURETY COMPANY

ATTEST C. Schmidt
Assistant Secretary

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, 1988

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 * 7th day of July, 1987

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-5-83

REPORT OF EXECUTION

PLEASE SEND A NEW PAD

ATTACH THIS REPORT TO THE COPY OF THE BOND AND APPLICATION AND MAIL TO WESTERN SURETY COMPANY THE DAY THE BOND IS EXECUTED

BOND No. R- 40442087

Effective Date 7/7/87

Agent's Name HENDERSON, ELLIOTT &

Premium Charged 90.00

City/St. SALISBURY, MD Code 19-01220 Amount of Bond $30,000

Name of Principal on Bond WALTER D. Webster & WADE WARD.

Mailing Address 300 W. Main Street, Salisbury, Maryland 21801

Type of Bond Trustee Bond (John's Caroline Grayer) Name of Obligee

IT'S A GOOD POLICY TO COLLECT THE PREMIUM IN ADVANCE

WDW/reb

JOHN P. GRAVES * CIVIL NO. 86CA00580

Plaintiff * IN THE CIRCUIT COURT

v. * FOR

CAROLINE A. GRAVES * SOMERSET COUNTY AND

Defendant * STATE OF MARYLAND

* * * * *

NOTICE

NOTICE is hereby issued this 16th day of October, 1987, that the sale of the property mentioned in the above-mentioned proceedings and reported by Walter D. Webster and Wade D. Ward, Trustees, be ratified and confirmed unless cause to the contrary be shown on or before the 16th day of November, 1987, provided that a copy of this Notice be inserted in some newspaper published in this county, once in each of three (3) successive weeks before the 16th day of November, 1987.

The Report of Sale states the amount of sale to be Twenty-Six Thousand Five Hundred Dolalrs ($26,500.00).

I. Theodore Phoebus
Clerk

LAW OFFICES
WEBSTER & MOORE, P.A.
P. O. BOX 307
SALISBURY, MD 21801-0307
(301) 749-0333

LAW OFFICES
WEBSTER & MOORE, P.A.
P. O. BOX 307
SALISBURY, MD 21801-0307
(301) 749-0333

WDW/reb

BOOK 051 PAGE 462

JOHN P. GRAVES	*	CIVIL NO. 86CA00580
Plaintiff	*	IN THE CIRCUIT COURT
v.	*	FOR
CAROLINE A. GRAVES	*	SOMERSET COUNTY AND
Defendant	*	STATE OF MARYLAND

* * * * *

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of Sale of Walter D. Webster and Wade D. Ward Trustees, by virtue of Order of Court entered in this proceeding, respectfully shows:

After having been appointed Trustees, pursuant to Sub-Title BR of the Maryland Rules of Procedure, to hold a public sale of the property jointly owned by John P. Graves and Caroline A. Graves, in the accordance with the terms and conditions set forth in the Complaint filed in these proceedings; and having posted the required bond; and, after having given notice by advertisement in The Crisfield Times, a newspaper published in Somerset County, Maryland, of the three successive weeks, and the first such publication having been not less than fifteen days prior to the sale, and the last publication having been not more than one week prior to the sale, as will more particularly appear by reference to the attached copy thereof with the Certificate of Publication; the said Walter D. Webster and Wade D. Ward, Trustees, did on Friday, October 9, 1987, at the hour of 11:00 a.m. offer for sale on the premises described in said advertisement, it being the time and place advertised by your Trustees as aforesaid, at public auction, all the right, title and interest of the said John P. Graves and Caroline A. Graves, in and to the property described therein, said property being more particularly described as follows:

All that lot or parcel of land situate, lying and being in Lawson's Election District, Somerset County, State of Maryland, on the west side of the County Road known as Bivens Lane and beginning at said Bivens Lane at the southeast corner of the land owned or formerly owned by Orving Rudolph; thence running in a southerly direction by and with said Bivens Lane a distance of seventy-five (75) feet; thence running in a westerly direction by and with the land now or formerly owned by Henrietta Johnson, et al, to a ditch and lands of property of the Somerset County School Board; thence running in a northerly direction by and with said ditch, a distance of seventy-five (75) feet to the land owned or

formerly owned by Irving Rudolph; thence running in an easterly direction by and with said Irving Rudolph property to the place of beginning; being in all respects the same land conveyed to John P. Graves and Caroline A. Graves, his wife, by deed from Henrietta Johnson, et al, dated June 24, 1965, and recorded among the land records of Somerset County, Maryland in Liber I.T.P. No.228, Folio 142.

Your Trustees sold the property described aforesaid unto Caroline A. Graves, at and for the total consideration of Twenty-Six Thousand Five Hundred Dollars ($26,500.00), she being the highest bidder therefor; and, the said purchaser has complied with the terms of sale.

Respectfully submitted,

Walter D. Webster

Wade D. Ward

STATE OF MARYLAND, Somerset COUNTY, TO-WIT:

I HEREBY CERTIFY, that on this 13th day of October, 1987, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Walter D. Webster, and he acknowledged the foregoing document to be his act and executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1990

Notary Public

STATE OF MARYLAND, SOMERSET COUNTY, TO-WIT:

I HEREBY CERTIFY, that on this 14 day of October 1987, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Wade D. Ward, and he acknowledged the foregoing document to be his act and executed the same for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission Expires:
July 1, 1990

Notary Public

BOOK 051 PAGE 453

LAW OFFICES
WEBSTER & MOORE, P.A.
P. O. BOX 307
SALISBURY, MD 21801-0307
(301) 749-0333

BOOK 051 PAGE 454

JOHN P. GRAVES	*	CIVIL ACTION NO. 86CA00580
Plaintiff	*	IN THE CIRCUIT COURT
v.	*	FOR SOMERSET COUNTY
CAROLINE A. GRAVES	*	AND STATE OF MARYLAND
Defendant	*	

* * * * *

CERTIFICATE OF PUBLICATION

INDEPENDENT NEWSPAPERS INC.

Area Code (302) 674-4750

P.O. BOX 7001, DOVER, DEL. 19903

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

before me, a Notary Public for the County and State aforesaid, personally appeared Wanda M. Youmans 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 Sept. 23,30 & Oct. 7, 1987

Wanda M. Youmans
Independent Newspapers, Inc.

Sworn to and subscribed before me this eighth day of October, A.D. 1987.

Wendolyn A. Roberts
Notary Public

NOTARIAL SEAL
TERM
YEARS
JLIC

Walter D. Webster, Esq.
300 West Main Street
Salisbury, Maryland
and
Wade D. Ward, Esq.
946 West Main Street
Crisfield, Maryland

TRUSTEE'S SALE
OF VALUABLE RESIDENCE
BIVENS LANE
MARION STATION, MARYLAND

Under and by virtue of a Decree of the Circuit Court for Somerset County, Maryland, passed in No. 86CA00580 Civil Cases on July 7, 1987, the undersigned Trustees will sell at public auction at the premises, Bivens Lane, Marion Station, Maryland on:

Friday,
October 9, 1987
at 11:00 O'Clock a.m.

The following described land with improvements:

All that lot or parcel of land situate, lying and being in Lawson's Election District, Somerset County, State of Maryland, on the west side of the County road known as Bivens Lane and beginning at said Bivens Lane at the southeast corner of the land owned or formerly owned by Irving Rudolph; thence running in a southerly direction by and with said Bivens Lane a distance of seventy-five (75) feet; thence running in a westerly direction by and with the land now or formerly owned by Henrietta Johnson et. al. to a ditch and the property of the Somerset County School Board; thence running in a northerly direction by and with said ditch, a distance of seventy-five (75) feet to the land owned or formerly owned by Irving Rudolph property thence in an easterly direction by and with the Rudolph property to the place of beginning; and being the same property conveyed to John R. Graves and Caroline A. Graves, by deed dated June 24, 1985, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 228 folio 142.

This property is improved by a one story, modern dwelling containing three bedrooms, bath and kitchen. The house is in good condition and is near the Somerset County Development Center.

Terms of Sale: Ten percent cash on day of sale, balance payable upon ratification of the sale, by the Circuit Court for Somerset County, or all cash at the option of the purchaser, the credit portion to bear interest at the rate of ten percent (10%) per annum from date of sale and to be secured to the satisfaction of the undersigned trustees, title papers and revenue stamps to be at the expense of the purchasers.

DIRECTIONS: Take State Route 357 through Marion Station for about one-half mile to the Somerset County Development Center. Take first right and property is third house on the right, dark green siding.

For inspection or information call Walter D. Webster 749-0333 or Wade D. Ward 968-1100.

Walter D. Webster
Wade D. Ward
Trustees
9/23/3x

86CA00580

BOOK 051 PAGE 465

BOOK 051 PAGE 453

JOHN P. GRAVES	*	CIVIL ACTION NO. 86CA00580
Plaintiff	*	IN THE CIRCUIT COURT
v.	*	FOR SOMERSET COUNTY
CAROLINE A. GRAVES	*	AND STATE OF MARYLAND
Defendant	*	

* * * * *

CERTIFICATE OF PUBLICATION

LAW OFFICES
WEBSTER & MOORE, P.A.
P. O. BOX 307
SALISBURY, MD 21801-0307
(301) 749-0333

John P. Graves
Plaintiff
v.
Caroline A. Graves
Defendant
Civil No. 85CA00580
In The Circuit Court
For
Somerset County And
State Of Maryland

NOTICE

NOTICE is hereby issued this 16th day of October, 1987, that the sale of the property mentioned in the above-mentioned proceedings and reported by Walter D. Webster and Wade. D. Ward, Trustees, be ratified and confirmed unless cause to the contrary be shown on or before the 16th day of November, 1987, provided that a copy of this Notice be inserted in some newspaper published in this county, once in each of three (3) successive weeks before the 16th day of November, 1987.

The Report of Sale states the amount of sale to be Twenty-Six Thousand Five Hundred Dollars ($26,500.00).

I, Theodore Phoebus
Clerk
10/21/3x

19 87

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 3 weeks beginning with the issue of October 21, 19 87 and ending November 4, 19 87

David Bremer
~~XXXXXXXXXX~~, THE CRISFIELD TIMES
Editor

WDW/bjk

JOHN P. GRAVES, * CIVIL ACTION NO. 86CA00580

Plaintiff

v. * IN THE CIRCUIT COURT FOR

CAROLINE A. GRAVES * SOMERSET COUNTY AND STATE OF

Defendant * MARYLAND

* * * * *

FINAL ORDER OF RATIFICATION

ORDERED, by the Circuit Court for Somerset County, Maryland, this 20th day of Nov., 1987, that the sale made and reported by the Trustees aforesaid be and the same hereby is FINALLY RATIFIED AND CONFIRMED, no cause to the contrary having been shown although due notice appears to have been given as required by the Notice issued in this case.

Lloyd L. Anderson

JUDGE

LAW OFFICES
WEBSTER & MOORE, P.A.
P. O. BOX 307
SALISBURY, MD 21801-0307
(301) 749-0333

BOOK 051 PAGE 467

FILED

NOV 20 3 44 PM '87

CLERK
CIRCUIT COURT
SOMERSET COUNTY
MARYLAND

JOHN P. GRAVES Plaintiff	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
vs.	*	STATE OF MARYLAND
CAROLINE A. GRAVES Defendant	*	CIVIL ACTION NO. 8600580

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		$26,500.00
Interest		200.00
		26,700.00
Fees, Costs, Expenses, etc.:		
I. Theodore Phoebus, costs	$ 205.00	
The Crisfield Times	182.53	
The Daily Times	92.64	
Henderson, Elliott & Pryor, Bond	160.00	
Auctioneer's Fee	200.00	
Trustee's Commission	1,475.00	
Appraisal Fee	75.00	
Logan C. Widdowson, Testimony	25.00	
Logan C. Widdowson, Auditor	65.00	
Total Fees, Costs, Expenses, etc.	$2,480.17	
Balance to be Distributed		$24,219.83
Payoff Mortgage to Loyola Federal		13,352.46
Balance to be divided equally between the Plaintiff and Defendant		$10,867.37

ALL EXCEPTIONS to said report must be filed within ten 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:

Wade D. Ward, Esquire
946 W. Main Street
P.O. Box 647
Crisfield, MD 21817

Walter D. Webster, Esquire
Webster & Moore, P.A.
P.O. Box 307
Salisbury, MD 21801

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3800

Caroline A. Graves
Box 17, Bivens Lane
Marion Station, MD 21838

John P. Graves
6900 Geneva Lane
Camp Springs, MD 20748

Logan C. Widdowson, Auditor

Date of Filing: December 9, 1987

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
42 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2600

LCW/gjb
12/9/87
8600580
87 # 215

FILED

Dec 9 3 42 PM '87

RECORDED IN
LIBER 051 FOLIO 469
CIRCUIT COURT
BY _____ DEPUTY

BOOK 051 PAGE 469

BOOK 051 PAGE 470

No. 87-CA-00589 ~~Chancery Case~~
Civil Action Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 9th day of December, 19 87 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 21st day of December, 19 87.

L. Theodore Pruckus
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 January, 19 88 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

L. Theodore Pruckus
CLERK

Exd
March 15, 1988

FILED

DEC 3 3 57 PM '87

JAMES ALAN WARD and * IN THE

BONNIE LEE WARD, his wife * CIRCUIT COURT

VS. * OF

WILLIAM HORSEY * SOMERSET COUNTY

* 87CA00692

****

MOTION FOR FORECLOSURE

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Motion of the Plaintiff(s) respectfully represents:

That on the 24th day of June, A.D. 1983, the defendant(s) executed and delivered to James Alan Ward and Bonnie Lee Ward, his wife, a mortgage upon certain fee simple property in Somerset County, therein described, to secure the payment of the mortgage debt of $5,500.00 and interest as therein mentioned, wherein said mortgagor(s) assented to the passage of a Order for the sale of said mortgaged property, to take place at any time after any default in any covenant or condition of said mortgage; all which will appear from said mortgage, marked "Plaintiff's Exhibit No. 1," and filed herewith as part of this Motion.

And said Mortgage is now in default.

Whereas said Mortgage is recorded among the Land Records of Somerset County in Liber No. 338, folio 625.

And the undersigned pray that an Order may be passed for the sale of said property in accordance with the terms of said mortgage.

And as in duty, &c.

EDWARD C. COVAHEY, JR.
Attorney for Plaintiffs
614 Bosley Avenue
Towson, Maryland 21204

BOOK 051 PAGE 471

JAMES ALAN WARD and	*	IN THE
BONNIE LEE WARD, his wife	*	CIRCUIT COURT
VS.	*	OF
WILLIAM HORSEY	*	SOMERSET COUNTY
	*	87CA00693
**********		BOOK 051 PAGE 472

STATEMENT OF MORTGAGE DEBT

Statement of Mortgage Claim of James Alan Ward and Bonnie Lee Ward, his wife, under the Mortgage from William Horsey to James Alan Ward and Bonnie Lee Ward dated June 24, 1983, and recorded among the Land Records of Somerset County in Liber No. 338, folio 625.

Original principal balance	$5,500.00
Paid on principal	203.97
Principal balance due	$5,296.03
Interest $1.31 per diem 12/24/83-1/24/87	1,473.75
Late charges $3.73 per month - 42 months	156.66
Balance due as of 1/24/87	$6,926.44

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 9th day of January, 1987, before me, the subscriber, a Notary Public of the State of Maryland in and for Baltimore County aforesaid, personally appeared Edward C. Covahey, Jr., as Agent for James Alan Ward and Bonnie Lee Ward, his wife, and attorney for the Plaintiffs in the above entitled case, and made oath that the aforegoing is a just and true statement of the amount of the mortgage claim under the mortgage filed in the said cause now remaining due and unpaid.

Kathryn Krushensky
KATHRYN KRUSHENSKY, Notary Public

My comm. exp. 7/1/90

KATHRYN KRUSHENSKY NOTARY PUBLIC Balto. Co., Md.

JAMES ALAN WARD and * IN THE

BONNIE LEE WARD, his wife * CIRCUIT COURT

VS. * OF

WILLIAM HORSEY * SOMERSET COUNTY

* 87CA00693

****

NON-MILITARY SERVICE AFFIDAVIT

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 9th day of January, 1987, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Edward C. Covahey, Jr., and made oath in due form of law that he knows the Defendants herein and that to the best of his information, knowledge and belief:

(1) Said Defendants are not in the Military Service of the United States of America;

(2) Said Defendants are not in the Military Service of any Nation allied with the United States of America;

(3) Said Defendants have not been ordered to report for induction under the Selective Training and Service Act;

(4) Said Defendants are not a member of the Enlisted Reserve Corps who have been ordered to report for Military Service.

Edward C. Covahey, Jr., Affiant

Kathryn Krushensky
Notary Public

My Commission Expires: 7/1/90

KATHRYN KRUSHENSKY NOTARY PUBLIC Balto. Co., Md.

BOOK 051 PAGE 473

BOOK 051 PAGE 474

JAMES ALAN WARD and	*	IN THE
BONNIE LEE WARD, his wife	*	CIRCUIT COURT
VS.	*	OF
WILLIAM HORSEY	*	SOMERSET COUNTY
	*	

87CA00693

****

ORDER FOR SALE OF MORTGAGE PREMISES

The Motion and Exhibit in the above cause having been submitted, the proceedings therein were by the Court read and considered:

It is, Thereupon, This 16 th day of JAN. , 1987, by the Circuit Court of Somerset County

ORDERED, that the Mortgaged property in the proceedings mentioned be sold, at or after any one of the periods limited in the mortgage filed for the forfeiture of said mortgage; that F. VERNON BOOZER and EDWARD C. COVAHEY, JR. 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 file with the Clerk of this Court, a Bond to the State of Maryland, executed by themselves and a corporate surety or sureties to be approved by this Court, or by the Clerk thereof, in the penalty of Twelve Thousand Five Hundred ($12,500.00) Dollars, conditioned for the faithful performance of the trust reposed in them by this Order, or to be reposed in them by any future Order in the premises: they shall then proceed to make the said sale, having given notice by advertisement, inserted in such newspaper published in Somerset County, at least once in each week for three successive weeks, the first such publication to be not less than fifteen days prior to sale and the last such publication to be not more than one

week prior to sale, [Md. Rule W 74-2 (i)] of the time, place, manner and terms of sale, which shall be cash, deposit of $1,500.00 at the time of sale, balance in cash upon final ratification of sale by the Court, the credit payment to bear interest from the day of sale; and as soon as may be convenient after any such sale or sales, the said Trustees shall return to this Court a full and particular account of their proceedings relative to the 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 payment of the whole purchase money (and not before), 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 and assigns, the property and estate to him, her or them sold free, clear and discharged from all claim of the parties hereto, Petitioner and Mortgagor and those claiming by, from or under them, or either of them. And the said Trustees shall make distribution of the money arising from said sale under the direction of this Court, after deducting the cost of this suit, and such commission to the 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 K. Simpkins
Judge

BOOK 051 PAGE 475

The Ohio Casualty Insurance Company

HAMILTON, OHIO

Bond No. 2-631-801-2

Case No. 87-00693

IN THE CIRCUIT COURT OF SOMERSET COUNT, STATE OF MARYLAND

BOOK 051 PAGE 475

James Alan Ward and
Bonnie Lee Ward, his wife
Plaintiff
vs.
William Horsey
Defendant

BOND OF TRUSTEE TO SELL

KNOW ALL MEN BY THESE PRESENTS: That we, F. Vernon Boozer and Edward C. Covahey, Jr., Trustees as Principal, and THE OHIO CASUALTY INSURANCE COMPANY, a body corporate, duly incorporated under the laws of the State of Ohio and duly authorized by its charter to transact surety 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 TWELVE THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS - - - - - - Dollars ($12,500.00) 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 9th day of February, 1987.

WHEREAS THE ABOVE BOUNDEN F. Vernon Boozer and Edward C. Covahey, Jr., Trustees by virtue of a decree of the Honorable Judge of the Circuit Court of Somerset County have been appointed to sell Lot 0.36 acres southwest of Rt. 357 Marion to Tull's Corner Road, Lawson's Election District mentioned in the case of James Alan Ward and Bonnie Lee Ward, his wife versus William Horsey now pending in said Court.

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH THAT, if the above bounden F. Vernon Boozer and Edward C. Covahey, Jr., Trustees 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.

Kathryn Kwiakowsky

F. Vernon Boozer

Fran L. Phillips

Edward C. Covahey, Jr.

THE OHIO CASUALTY INSURANCE COMPANY

By: E. William Schroeder
Attorney-In-Fact
E. William Schroeder

Bond Book 12 Page 1

Bond Book 12 Page 2

CERT IED COPY OF POWER OF A 'ORNEY

THE OHIO CASUALTY INSURANCE COMPANY

HOME OFFICE, HAMILTON, OHIO

No. 16-113

Know All Men by These Presents: That THE OHIO CASUALTY INSURANCE COMPANY, in pursuance of authority granted by Article VI, Section 7 of the By-Laws of said Company, does hereby nominate, constitute and appoint:

E. William Schroeder - - - - - - - - - - - - - - - - - - of Timonium, Maryland - - - - -

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, recognizances, stipulations or undertakings excluding, however, any bonds or undertakings guaranteeing payment of loans, notes or the interest thereon. -

- -

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 Hamilton, Ohio, in their own proper persons.

SEAL

In WITNESS WHEREOF, the undersigned officer of the said The Ohio Casualty Insurance Company has hereunto subscribed his name and affixed the Corporate Seal of the said The Ohio Casualty Insurance Company this 9th day of September 1981.

Richard T. Hoffman

Asst. Secretary

STATE OF OHIO,
COUNTY OF BUTLER } SS.

On this 9th day of September A. D. 1981 before the subscriber, a Notary Public of the State of Ohio, in and for the County of Butler, duly commissioned and qualified, came Richard T. Hoffman, Asst. Secretary - - - of THE OHIO CASUALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn deposeth and saith, that he is the officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporation.

NOTARIAL SEAL BUTLER COUNTY, OHIO

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

Dorothy Bilee

Notary Public in and for County of Butler, State of Ohio

My Commission expires December 11, 1981.

This power of attorney is granted under and by authority of Article VI, Section 7 of the By-Laws of the Company, adopted by its directors on April 2, 1954, extracts from which read:

"ARTICLE VI"

"Section 7. Appointment of Attorney-in-Fact, etc. The chairman of the board, the president, any vice-president, the secretary or any assistant secretary shall be and is hereby vested with full power and authority to appoint attorneys-in-fact for the purpose of signing the name of the Company as surety to, and to execute, attach the corporate seal, acknowledge and deliver any and all bonds, recognizances, stipulations, undertakings or other instruments of suretyship and policies of insurance to be given in favor of any individual, firm, corporation, or the official representative thereof, or to any county or state, or any official board or boards of county or state, or the United States of America, or to any other political subdivision."

This instrument is signed and sealed by facsimile as authorized by the following Resolution adopted by the directors of the Company on May 27, 1970:

"RESOLVED that the signature of any officer of the Company authorized by Article VI Section 7 of the by-laws to appoint attorneys in fact, the signature of the Secretary or any Assistant Secretary certifying to the correctness of any copy of a power of attorney and the seal of the Company may be affixed by facsimile to any power of attorney or copy thereof issued on behalf of the Company. Such signatures and seal are hereby adopted by the Company as original signatures and seal, to be valid and binding upon the Company with the same force and effect as though manually affixed."

CERTIFICATE

I, the undersigned Assistant Secretary of The Ohio Casualty Insurance Company, do hereby certify that the foregoing power of attorney, Article VI Section 7 of the by-laws of the Company and the above Resolution of its Board of Directors are true and correct copies and are in full force and effect on this date.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Company this 9th day of Feb A. D., 1987

Clock Problem RECORDED IN
LIBER NO ___ FOLIO ___
THEODORE FHODENS, CLK, CI. CT.
BY __________ DEPUTY

SEAL

BOOK 051 PAGE 477

Assistant Secretary

S-4295-C 10-74-2500

JAMES ALAN WARD and	*	IN THE
BONNIE LEE WARD, his wife	*	CIRCUIT COURT
VS.	*	OF BOOK 051 PAGE 473
WILLIAM HORSEY	*	SOMERSET COUNTY
	*	87-00693

****

AFFIDAVIT OF COMPLIANCE

F. Vernon Boozer and Edward C. Covahey, Jr., Trustees, make oath, pursuant to Maryland Rule W 74 a 2(c), that they mailed to the Defendant in these foreclosure proceedings, at his last known address, on February 3, 1987, by Certified Mail, Return Receipt Requested, a notice of the time, place and terms of the foreclosure sale, which date was not earlier than twenty days, nor later than five days before the date of the sale in these proceedings.

F. VERNON BOOZER

EDWARD C. COVAHEY, JR.,
Trustees
614 Bosley Avenue
Towson, Maryland 21204
828-9441

SUBSCRIBED AND SWORN to before the undersigned, a Notary Public of the State of Maryland, County of Baltimore, this 3rd day of February, 1987.

KATHRYN KRUSHENSKY, Notary Public

My comm. exp: 7/1/90

KATHRYN KRUSHENSKY NOTARY PUBLIC Balto. Co., Md.

JAMES ALAN WARD and	*	IN THE
BONNIE LEE WARD, his wife	*	CIRCUIT COURT
VS.	*	OF
WILLIAM HORSEY	*	SOMERSET COUNTY
	*	87-00693

****

REPORT OF SALE

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Report of Sale of F. Vernon Boozer and Edward C. Covahey, Jr., Trustees appointed by the Order in the above entitled cause, to make sale of fee simple property known as Lot 0.36 acres southwest of Rt. 357 Marion to Tull's Corner Road, Lawson's Election District, 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 Order, which was duly approved, and having given notice of the time, place, manner and terms of sale, by advertisements inserted in the Somerset Herald newspaper published in Somerset County for more than three successive weeks preceding the day of sale, one of the said Trustees did pursuant to said notice on Monday, the 23rd day of February, 1987 at 11:30 o'clock a.m. attend at the Courthouse door in Princess Anne, Maryland, and then and there sold the fee simple property known as Lot 0.36 acres southwest of Rt. 357 Marion to Tull's Corner Road, Lawson's Election District, to James Alan Ward and Bonnie Lee Ward, his wife, for the sum of Seven Thousand ($7,000.00) Dollars, they being the highest bidders therefor.

BOOK 051 PAGE 479

F. Vernon Boozer

Edward C. Covahey, Jr.
Trustees

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 6th day of March, 1987, before me, the subscribed, a Notary Public of the State of Maryland, in and for the County of Baltimore aforesaid, personally appeared F. Vernon Boozer and Edward C. Covahey, Jr., Trustees, 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.

Kathryn Krushensky
KATHRYN KRUSHENSKY, Notary Public

My Commission Expires: July 1, 1986

KATHRYN KRUSHENSKY NOTARY PUBLIC Balto. Co., Md.

JAMES ALAN WARD and	*	IN THE
BONNIE LEE WARD, his wife	*	CIRCUIT COURT
vs.	*	FOR
WILLIAM HORSEY	*	SOMERSET COUNTY
	*	87-00693

* * * * * * * *

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 1st day of MARCH, 1987, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared James Alan Ward and Bonnie Lee Ward

Purchaser at the foreclosure sale in this cause, and made oath in due form of law that they ~~is~~/are the Purchaser and purchased same as agent for themselves

that there are no other persons interested as principals and

that they ~~has~~/have not directly or indirectly discouraged

anyone from bidding on said property known as Lot 0.36 acres Southwest of Rt. 357 Marion to Tull's Corner Road, Lawson's Election District

mentioned in the said Report of Sale.

James Alan Ward
Purchaser

Notary Public

My comm. exp. 7/1/90

Bonnie Lee Ward
Purchaser

16° 481 BOOK 051 PAGE 481

BOOK 051 PAGE 482

8NCA00693

SOMERSET HERALD

P.O. Box 310 Princess Anne, MD 21853

(301) 651-1600

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Somerset Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing 2/4, 1987, and ending 2/18, 1987 inclusive, in the said Somerset Herald aforementioned.

Attest: Lois Taylor - Somerset Herald
Publisher.

Printer's Fee: $ 81.13 per insertion

3 insertions = $ 243.39 Total

COVAHEY AND BOOZER
Attorneys at Law
614 Bosley Avenue
Towson, Maryland 21204
828-9441

TRUSTEE'S SALE

OF VALUABLE FEE SIMPLE DWELLING PROPERTY KNOWN AS NO. LOT 0.36 ACRES SOUTHWEST OF RT. 357 MARION TO TULL'S CORNER RD. LAWSON'S ELECTION DISTRICT SOMERSET COUNTY, MARYLAND

By virtue of an Order of the Circuit Court of Somerset County in the case entitled James Alan Ward and Bonnie Lee Ward, his wife, vs. William Horsey, the undersigned Trustees will sell at public auction, at the Courthouse door,

Princess Anne, Maryland, on
TUESDAY, FEBRUARY 23, 1987
at 11:30 A.M.

All that lot of ground and the improvements thereon situate in Somerset County, State of Maryland, and described as follows:

ALL that lot or parcel of land situate, as aforesaid, being located on the southwest side of the county road leading from Marion Station to Tull's Corner, and fronting fifty [50] feet thereon and having a uniform depth of three hundred ten [310] feet; and being the same and all that property conveyed to Louis E. Adams from Sara R. Tull by deed dated November 29, 1921 and recorded in Liber W.J.S. No. 85, folio 190; and being the same and all that land devised to the said Grace T. Adams by the Last Will and Testament of Louis E. Adams duly recorded in Liber E.L.F. No. 36, folio 188 among the Testamentary Records of Somerset County, Maryland; and being the same and all that property conveyed to Louis Edgar Adams and Joyce Adams Moberg, from Grace T. Adams, widow, by deed dated February 28, 1969, and recorded in Liber I.T.P. No. 251, folio 191; and being the same and all that property conveyed unto Ollie Putman from Louis Edgar Adams and Joyce Adams Moberg by deed dated August, 1973, and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 276, folio 029; and being the same and all that property conveyed unto James Alan Ward and Bonnie Lee Ward, his wife, from Ollie Putnan by deed dated September 29, 1975 and recorded among the aforesaid land records in Liber I.T.P. No. 290, folio 58.

The improvements thereon consist of a dwelling.

The property will be sold in "As Is" condition, subject to any existing building violations, etc. and also subject to conditions, restrictions and agreements of record affecting same, if any.

TERMS OF SALE: Cash or certified check deposit in the amount of $1,500.00 or 10% of the purchase price, whichever is greater, will be required of the purchaser [other than James Alan Ward and Bonnie Lee Ward, his wife, the holders of the Mortgage] at the time and place of sale, balance in cash, upon final ratification of the sale by the Circuit Court of Somerset County and to bear interest at the rate of 9% per annum from date of sale to date of settlement. In the event James Alan WArd and Bonnie Lee WArd, his wife, the holders of the Mortgage, purchase the property at the sale as the high bidder thereat, no deposit will be required and the requirement of interest on the balance of the purchase price shall be waived. Taxes, water rent and ground 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 shall be borne by the purchaser.

F. VERNON BOOZER
EDWARD C. COVAHEY, JR.
Trustees

ATLANTIC AUCTIONS INC

SH-80-2/4/3t

JAMES ALAN WARD and	*	IN THE
BONNIE LEE WARD, his wife	*	CIRCUIT COURT
VS.	*	OF
WILLIAM HORSEY	*	SOMERSET COUNTY
	*	87-00693

****

NOTICE

ORDERED, this 9th day of March, 1987, by the Circuit Court of Somerset County as a Court of Equity, that the sale made by F. Vernon Boozer and Edward C. Covahey, Jr., Trustees to James Alan Ward and Bonnie Lee Ward, his wife, and reported in the above entitled cause, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of April, 1987 next; provided a copy of this Order be inserted in some newspaper published in said Somerset County once a week for three successive weeks before the said 8th day of April, 1987.

The report states the amount of the sale to be $7,000.00.

J. Theodore Phoebus

BOOK 051 PAGE 483

Return Copy To:

COVAHEY AND BOOZER
614 Bosley Avenue
Towson, Maryland 21204

BOOK 051 PAGE 484
87CA00693

SOMERSET HERALD

P.O. Box 310 Princess Anne, MD 21853

(301) 651-1600

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Somerset Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing Feb. 4, 1987, and ending Feb. 18, 1987 inclusive, in the said Somerset Herald aforementioned.

Attest: Lois Taylor - Somerset Herald
Publisher.

Printer's Fee: $81.13 per insertion
3 insertions = $243.39

COVAHEY AND BOOZER
Attorneys at Law
614 Bosley Avenue
Towson, Maryland 21204
828-9441

TRUSTEE'S SALE

OF VALUABLE FEE SIMPLE DWELLING PROPERTY KNOWN AS NO. LOT 0.36 ACRES SOUTHWEST OF RT. 357 MARION TO TULL'S CORNER RD. LAWSON'S ELECTION DISTRICT SOMERSET COUNTY, MARYLAND

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Princess Anne, Maryland, on
TUESDAY, FEBRUARY 23, 1987
at 11:30 A.M.

All that lot of ground and the improvements thereon situate in Somerset County, State of Maryland, and described as follows:

ALL that lot or parcel of land situate, as aforesaid, being located on the southwest side of the county road leading from Marion Station to Tull's Corner, and fronting fifty [50] feet thereon and having a uniform depth of three hundred ten [310] feet; and being the same and all that property conveyed to Louis E. Adams from Sara R. Tull by deed dated November 29, 1921 and recorded in Liber W.J.S. No. 85, folio 190; and being the same and all that land devised to the said Grace T. Adams by the Last Will and Testament of Louis E. Adams duly recorded in Liber E.L.F. No. 36, folio 188 among the Testamentary Records of Somerset County, Maryland; and being the same and all that property conveyed to Louis Edgar Adams and Joyce Adams Moberg, from Grace T. Adams, widow, by deed dated February 28, 1969, and recorded in Liber I.T.P. No. 251, folio 191; and being the same and all that property conveyed unto Ollie Putman from Louis Edgar Adams and Joyce Adams Moberg by deed dated August, 1973, and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 276, folio 029; and being the same and all that property conveyed unto James Alan Ward and Bonnie Lee Ward, his wife, from Ollie Putman by deed dated September 29, 1975 and recorded among the aforesaid land records in Liber I.T.P. No. 290, folio 58.

The improvements thereon consist of a dwelling.

The property will be sold in "As Is" condition, subject to any existing building violations, etc. and also subject to conditions, restrictions and agreements of record affecting same, if any.

TERMS OF SALE: Cash or certified check deposit in the amount of $1,500.00 or 10% of the purchase price, whichever is greater, will be required of the purchaser [other than James Alan Ward and Bonnie Lee Ward, his wife, the holders of the Mortgage] at the time and place of sale, balance in cash, upon final ratification of the sale by the Circuit Court of Somerset County and to bear interest at the rate of 9% per annum from date of sale to date of settlement. In the event James Alan WArd and Bonnie Lee WArd, his wife, the holders of the Mortgage, purchase the property at the sale as the high bidder thereat, no deposit will be required and the requirement of interest on the balance of the purchase price shall be waived. Taxes, water rent and ground 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 shall be borne by the purchaser.

F. VERNON BOOZER
EDWARD C. COVAHEY, JR.
Trustees

ATLANTIC AUCTIONS INC.

SH-80-2/4/3t

87CA00693

SOMERSET HERALD

P.O. Box 310 Princess Anne, MD 21853

(301) 651-1600

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Somerset Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing 3/18, 1987, and ending 4/1, 1987 inclusive, in the said Somerset Herald aforementioned.

Attest: Lois Taylor - Somerset Herald
Publisher.

Printer's Fee: $26.13 per insertion
3 insertions = $78.39

BOOK 051 PAGE 485

JAMES ALAN WARD and BONNIE LEE WARD, his wife
VS.
WILLIAM HORSEY

IN THE CIRCUIT COURT OF SOMERSET COUNTY
87-00693

NOTICE

ORDERED, this 9th day of March, 1987, by the Circuit Court of Somerset County as a Court of Equity, that the sale made by F. Vernon Boozer and Edward C. Covahey, Jr., Trusteees to Jaines Alan Ward and Bonnie Lee Ward, his wife, and reported in the above entitled cause, be ratified, and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of April, 1987 next; provided a copy of this Order be inserted in some newspaper published in said Somerset County once a week for three successive weeks before the said 8th day of April, 1987.

The report states the amount of the sale to be $7,000.00.

I. Theodore Phoebus

TRUE COPY, TEST:
I. T. Phoebus, Clerk

SH-80-3/18/31

BOOK 051 PAGE 486

JAMES ALAN WARD and	*	IN THE
BONNIE LEE WARD, his wife	*	CIRCUIT COURT
VS.	*	OF
WILLIAM HORSEY	*	SOMERSET COUNTY
	*	87-00693

****

FINAL ORDER OF RATIFICATION

ORDERED, this 21 day of April, 1987, by the Circuit Court of Somerset County sitting as a Court of Equity, and by the authority thereof, that the sale made by F. Vernon Boozer and Edward C. Covahey, Jr., Trustees, and reported in the above entitled cause be, and the same is hereby, finally ratified and confirmed; no cause to the contrary thereof having been shown, although notice appears to have been given as required by the preceding Order.

Lloyd L. Simpkins
Judge

FILED
APR 21 2 45 PM '87

JAMES ALAN WARD and
BONNIE LEE WARD, his wife
vs.

WILLIAM HORSEY

* IN THE CIRCUIT COURT

* FOR SOMERSET COUNTY

* STATE OF MARYLAND

* CASE NO. 87CA00693

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			$7,000.00
Fees, Costs, Expenses, etc.:			
I. Theodore Phoebus, costs		164.00	
Somerset Herald			
Advertising	$243.39		
Order Nisi	78.39	321.78	
All Insurance Resource, Inc.,			
Bond		50.00	
Atlantic Auctions, Inc.		347.50	
Attorney's Fee in lieu of			
Trustee's Commission		450.00	
Logan C. Widdowson, Auditor		65.00	
Postage		1.67	
State and County Taxes		164.18	
Marion Lighting District		81.93	
Total Fees, Costs, Expenses, etc.		1,646.06	
Balance to be Distributed			$5,353.94
Statement of Mortgage Debt			
Principal Balance		5,296.03	
Interest 12/24/83 - 10/15/87		1,819.59	
Late Charges		156.66	
Total Mortgage Debt		7,272.28	
Deficit			$1,918.34

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

FILED

OCT 7 2 25 PM '87

BOOK 051 PAGE 487

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3000

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:

William Horsey
P.O. Box 176
Marion, MD 21838

Cohavey & Boozer
Attorneys at Law
606 Baltimore Avenue
Suite 101
Towson, MD 21204

Logan C. Widdowson, Auditor

Dated: October 5, 1987

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3800

LCW/gjb
10/5/87
87 # 212

FILED
OCT 7 2 25 PM '87

No. 87CA006193 Civil Action Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 7th day of October, 19 87 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 October, 19 87.

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 26th day of October, 19 87 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

J. Theodore Phoebus
CLERK

exd.
March 15, 1988

BOOK 051 PAGE 490

Hobart B. Hughes and Jeffrey E. Badger, Assignees for the purpose of foreclosure and collection of a Mortgage from Thomas L. Gaither to Pocomoke Realty, Inc., a body corporate of the State of Maryland	*	No. 87CA00864 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 Thomas L. Gaither to Pocomoke Realty, Inc., dated June 25, 1976 and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 294, Folio 656, et seq., and which is attached hereto as Exhibit "A", the said Mortgage having been assigned on July 11, 1987 unto Hobart B. Hughes and Jeffrey E. Badger for the purpose of foreclosure and collection. Please record the Assignment among the Land Records for Somerset County and return same to the Court files.

Long, Hughes, Bahen & Dashiell
Attorney and Agent for Foreclosure and Collection
124 East Main Street, P. O. Box 259
Salisbury, Maryland 21801
(301) 749-2356

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

Hobart B. Hughes and Jeffrey E. Badger, Assignees for the purpose of foreclosure and collection of a Mortgage from Thomas L. Gaither to Pocomoke Realty, Inc., a body corporate of the State of Maryland	*	No. 87CA00864 IN THE CIRCUIT COURT IN SOMERSET COUNTY STATE OF MARYLAND

* * * * * * *

STATEMENT OF MORTGAGE DEBT AND MILITARY AFFIDAVIT

STATE OF MARYLAND, COUNTY OF SOMERSET, TO WIT:

I HEREBY CERTIFY, that on this 6th day of July, 1987, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared JAMES H. ENGLISH, III, Secretary and Treasurer of Pocomoke Realty, Inc., the Mortgagee herein, 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	$6,595.25
Interest from October 1, 1985 thru July 27, 1987 (per diem: $1.81)	$1,203.03
Less credit balance in expense account	$ - 0 -
TOTAL BALANCE DUE	$7,798.28

AND, at the same time, the said James H. English, III, as aforesaid, did further make oath in due form of law that to the best of his knowledge, information and belief:

1. The said Thomas L. Gaither is not in the military service of the United States; and

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LONG, HUGHES, BAHEN,
& DASHIELL
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801-0288

2. The said Thomas L. Gaither is not in the military service of any nation allied with the United States; and

3. The said Thomas L. Gaither has not been ordered to report for induction under the Selective Service Act of 1940, as amended; and

4. The said Thomas L. Gaither is not a member of the Enlisted Reserve Corp 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.

James H. English, III

Notary Public

My commission expires:
July 1, 1990

NOTARY PUBLIC — LINDA L. ELLIOTT — WICOMICO CO., MD

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

Fidelity and Deposit Company

No. 87CA00864

HOME OFFICE **OF MARYLAND** BALTIMORE, MD. 21203 **NO. 60**

Bond Book 12 Page 46

KNOW ALL MEN BY THESE PRESENTS:

That we, Hobart B. Hughes and Jeffrey E. Badger, Assignees
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 ....Eight Thousand ($8,000.00)---------- 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 ..... day of .....
in the year of our Lord one thousand nine hundred and ....Eighty-Seven

WHEREAS, the above bounden Hobart B. Hughes and Jeffrey E. Badger
by virtue of a decree of the Honorable the Judge of the Circuit Court of ....Somerset County
has been appointed Trustee to sell .....
.....See attached Exhibit A.....
.....
.....
mentioned in the proceedings in the case of .....Pocomoke Realty, Inc.....

vs:

..Thomas L. Gaither.....

now pending in said Court:

NOW, THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That, if the above bounden
Hobart B. Hughes and Jeffrey E. Badger, Assignees
.....
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.

BOOK 051 PAGE 490

Signed, sealed and delivered in the presence of:

Hobart B. Hughes ..... (SEAL)

Jeffrey E. Badger ..... (SEAL)

WITNESS:

By JoEllen Eddy ..... As to Surety
JoEllen Eddy

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By Jeanette M. Rhea ..... Attorney-in-Fact
Jeanette M. Rhea

J3116(MD)—500, 12-84 221107
Trustee's Bond

EXHIBIT A

ALL that tract of land, situate in Westover Election District, Somerset County, Maryland, on the northerly side of and binding upon U.S. Route 13 and beginning for the outlines of the same on the southernly side of the Old State Highway at the northeast corner of the property of Cecil Johnson, said point being approximately 40 feet, South 67°, 10' East of a culvert and the center of a ditch, said culvert being indicated by the letter "A" on the herein described plat; thence, (1) South 67°, 10' East, approximately 270.0 feet; thence, (2) by and with the South side of the Old State Highway South 41°, 30' East, 827.0 feet to the northwest side of the Greenhill - Cottage Grove Road; thence, (3) South 44°, 50' West, 185.0 feet by and with the West side of the Cottage Grove Road to the intersection of U.S. Route 13; thence, by and with the northerly side of U.S. Route 13, the two following courses and distances: (4) South 64°, 46' West, 64.77 feet; thence (5) North 71°, 20' West, 1072 feet to intersect the center of a large ditch; thence (6) by and with the center of said ditch North 48°, 5' East, a distance of 305.0 feet; thence (7) by and with said ditch North 22°, 15' East, approximately 345 feet and to the southwest corner of the property now or formerly of Cecil JOhnson; thence (8) Southeasterly by and with the Southern line of the said Johnson property a distance of approximately 40 feet; thence (9) Northeasterly by and with the East side of the said Johnson property and a distance of approximately 35 feet to the point of beginning. Said property containing approximately 11.5 acres of land and being a part of the same property as was conveyed unto Edward Lee Landon and Elizabeth Landon, his wife, as tenants by the entireties, by Harry T. Phoebus, Jr., Trustee, as Parcel No. 1, by deed dated July 24, 1962 and recorded among the Land Records for Somerset County, Maryland, in Liber 213, folio 351, and being the same property as is indicated on a plat made by W. Ballard Miles, Registered Surveyor, dated January 18, 1971, and recorded in Liber 258, folio 633, except that property approximately 35 feet by 40 feet in size that was conveyed to the C & P Telephone Company by William Grunhold, et al., by deed dated January 29, 1951 and recorded among the aforesaid Land Records in Liber 154, folio 166, said property now or formerly being

Bond Book 12 Page 48

owned by Cecil Johnson and being shown at the Northwest corner of the plat as "Exceptions". BEING all the same property granted unto Pocomoke Realty, Inc., by Edward Lee Landon, et al., by deed dated February 12, 1971 and recorded in Somerset County, Maryland, in Liber I.T.P. No. 258, folio 629, to which deed and plat and to the preceding deeds of the property herein conveyed, special reference is made in part hereof as is hereinafter fully set forth.

BOOK 051 PAGE 495

BOOK 051 PAGE 495

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:

"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 Norma J. Fowle, Ernestine B. Johnson, Jeanette M. Rhea and Denise E. White, all of Columbia, 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, each in a penalty not to exceed the sum of FIVE HUNDRED THOUSAND DOLLARS ($500,000).....

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 Carolyn O. Burns, etal, dated, February 12, 1985.

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 19th day of September, A.D. 19 85

ATTEST:

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

C W Robbins
Assistant Secretary

By C M Pecot
Vice-President

STATE OF MARYLAND)
CITY OF BALTIMORE) ss:

On this 19th day of September, A.D. 19 85, 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. Faber
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 10th 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.....

AUG 11 8 46 AM '87

RECORDED IN
LIBER NO. FOLIO
AND RE-RECORDED ON DEMAND OF
BY DEPUTY

Liber—Cir. 025

Assistant Secretary

Bond Book 12 Page 49

FOR YOUR PROTECTION LOOK FOR THE F&D WATERMARK

Hobart B. Hughes and Jeffrey E. Badger, Assignees for the purpose of foreclosure and collection of a Mortgage from Thomas L. Gaither to Pocomoke Realty, Inc., a body corporate of the State of Maryland	*	NO. 8700864 CIVIL
	*	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 Hobart B. Hughes and Jeffrey E. Badger, Assignees, respectfully represents:

That after having given bond with sufficient security for the faithful performance of the trust reposed in them and after having compiled with all the other prerequisites as required by law and the Appointment of Assignees 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 having a substantial circulation 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 4th day of September, 1987, at the hour of 12:00 o'clock, Noon, and they did then and there proceed to sell said property in the manner following, that is to say: Your Assignees offered at public sale to the highest bidder or bidders the property mentioned in the aforesaid advertisement,

LAW OFFICES
LONG, HUGHES, BAHEN,
& DASHIELL
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801-0250

and being more particularly described as follows:

ALL that tract of land situate in Westover Election District, Somerset County, Maryland, on the Northerly side of and binding upon U. S. Route 13 and beginning for the outlines of the same on the Southerly side of the Old State Highway at the Northeast corner of the property of Cecil Johnson, said point being approximately 40 feet, South 67 degrees, 10 minutes East of a culvert and the center of a ditch, said culvert being indicated by the letter "A" on the herein described plat; thence (1) South 67 degrees 10 minutes East, approximately 270.0 feet; thence (2) by and with the South side of the Old State Highway South 41 degrees, 30 minutes East, 827.0 feet to the Northwest side of the Greenhill - Cottage Grove Road; thence (3) South 44 degrees, 50 minutes West 185.0 feet by and with the West side of the Cottage Grove Road to the intersection of U. S. Route 13; thence, by and with the Northerly side of U. S. Route 13, the two following courses and distances: (4) South 64 degrees 46 minutes West, 64.77 feet; thence (5) North 71 degrees 20 minutes West, 1072 feet to intersect the center of a large ditch; thence (6) by and with the center of said ditch North 48 degrees 5 minutes East, a distance of 305.0 feet; thence (7) by and with said ditch North 22 degrees 15 minutes East, approximately 345 feet and to the Southwest corner of the property now or formerly of Cecil Johnson; thence (8) Southeasterly by and with the Southern line of the said Johnson property a distance of approximately 40 feet; thence (9) Northeasterly by and with the East side of the said Johnson property and a distance of approximately 35 feet to the point of beginning. Said property containing approximately 11.5 acres of land; AND BEING the same land conveyed unto Thomas L. Gaither by deed from Pocomoke Realty, Inc., dated June 25, 1976 and recorded among the Land Records for Somerset County in Liber I.T.P. No. 294, Folio 654.

AND YOUR Assignees sold the above described property unto POCOMOKE REALTY, INC., at and for the sum of Fourteen Thousand Seven Hundred Dollars ($14,700.00), he being at that sum, the highest bidder therefor.

Respectfully submitted,

Hobart B. Hughes, Assignee

Jeffrey E. Badger, Assignee

LAW OFFICES
LONG, HUGHES, BAHEN,
& DASHIELL
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801-0289

STATE OF MARYLAND, COUNTY OF Wicomico, TO WIT:

I HEREBY CERTIFY that on this 10th day of September, 1987, before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared HOBART B. HUGHES and JEFFREY E. BADGER, Assignees 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 their knowledge, information and belief, and the sale therein reported was fairly made.

AS WITNESS my hand and Notarial Seal.

Terri L. Hastings
Notary Public

My Commission expires:
July 1, 1990

TERRI L. HASTINGS NOTARY PUBLIC WICOMICO CO., MD.

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

BOOK 051 PAGE 500

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 from Thomas L. Gaither to Pocomoke Realty, Inc., dated the 25th day of June, 1976, and recorded in Liber I.T.P. No. 294, Folio 656, et seq., among the Land Records of Somerset County, Maryland, having been assigned unto Hobart B. Hughes and Jeffrey E. Badger for purposes of foreclosure, by instrument duly executed, acknowledged and recorded among the Land Records of 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 Friday, September 4, 1987 at 12:00 Noon.

ALL THAT LOT OF GROUND AND THE IMPROVEMENTS THEREON, situate in and described as follows:

ALL that tract of land, situate in Westover Election District, Somerset County, Maryland, on the northerly side of and binding upon U.S. Route 13 and beginning for the outlines of the same on the southerly side of the Old State Highway at the northeast corner of the property of Cecil Johnson, said point being approximately 40 feet, South 67 degrees, 10 minutes East of a culvert and the center of a ditch, said culvert being indicated by the letter "A" on the herein described plat; thence, (1) South 67 degrees, 10 minutes East, approximately 270.0 feet; thence, (2) by and with the South side of the Old State Highway South 41 degrees, 30 minutes East, 827.0 feet to the northwest side of the Greenhill - Cottage Grove Road; thence, (3) South 44 degrees, 50 minutes West, 185.0 feet by and with the West side of the Cottage Grove Road to the intersection of U.S. Route 13; thence, by and with the northerly side of U.S. Route 13, the two following courses and distances: (4) South 64 degrees, 46 minutes West, 64.77 feet; thence (5) North 71 degrees, 20 minutes West, 1072 feet to intersect the center of a large ditch; thence (6) by and with the center of said ditch North 48 degrees, 5 minutes East, a distance of 305.0 feet; thence (7) by and with said ditch North 22 degrees, 15 minutes East, approximately 345 feet and to the southwest corner of the property now or formerly of Cecil Johnson; thence (8) Southeasterly by and with the Southern line of the said Johnson property a distance of approximately 40 feet; thence (9) Northeasterly by and with the East side of the said Johnson property and a distance of approximately 35 feet to the point of beginning. Said property containing approximately 11.5 acres of land and being a part of the same property as was conveyed unto Edward Lee Landon and Elizabeth Landon, his wife, as tenants by the entireties, by Harry T. Phoebus, Jr., Trustee, as Parcel No. 1, by deed dated July 24, 1962 and recorded among the Land Records for Somerset County, Maryland, in Liber 213, folio 351, and being the same property as is indicated on a plat made by W. Ballard Miles, Registered Surveyor, dated January 18, 1971, and recorded in Liber 258, folio 633, except that property approximately 35 feet by 40 feet in size that was conveyed to the C & P Telephone Company by William Grunhold, et al., by deed dated January 29, 1951 and recorded among the aforesaid Land Records in Liber 154, folio 166, said property now or formerly being owned by Cecil Johnson and being shown at the Northwest corner of the plat as "Exceptions". BEING all the same property granted unto Pocomoke Realty, Inc., by Edward Lee Landon, et al., by deed dated February 12, 1971 and recorded in Somerset County, Maryland, in Liber I.T.P. No. 258, folio 629.

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.

TERMS OF SALE: A cash deposit or certified check of $1,000.00 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. The Assignees reserve the right to reject any and all bids.

Jeffrey E. Badger, Assignee

LB/20,27;9/3

CERTIFICATE OF PUBLICATION

Salisbury, Md. . . . . September 3, 1987

We hereby certify that the annexed. . . . . was published in

Mortgage Assignees' Sale - Thomas L. Gaither . . . . .

. . . . . Aug. 20, 27, Sept. 3, 1987

THE DAILY TIMES on. . . . . Thomson Newspapers, Inc.

. . . . . Publishers of The Daily Times

Hobart B. Hughes and Jeffrey E. Badger, Assignees for the purpose of foreclosure and collection of a Mortgage from Thomas L. Gaither to Pocomoke Realty, Inc., a body corporate of the State of Maryland

* NO. 8700864 CIVIL

* IN THE CIRCUIT COURT

* FOR SOMERSET COUNTY

* STATE OF MARYLAND

*

* * * * * * * * * *

AFFIDAVIT OF PURCHASER

STATE OF MARYLAND
COUNTY OF Wicomico

ON THIS 16th day of September, 1987, before me, the undersigned officer, personally appeared JAMES H. ENGLISH, III, Secretary and Treasurer of Pocomoke Realty, Inc. and made oath in due form of law that POCOMOKE REALTY, INC. is the purchaser at the sale of the property described in this cause, and that

(a) He is not acting as agent for any other person, firm, partnership, or corporation other than Pocomoke Realty, Inc.;

(b) There are no other interested principals;

(c) No one was either directly or indirectly discouraged from bidding at said sale.

James H. English, III
Secretary and Treasurer of
Pocomoke Realty, Inc.

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

CLERK'S OFFICE
FILED
SEP 17 1987
CIRCUIT COURT
SOMERSET COUNTY, MD.

SUBSCRIBED AND SWORN to before me this 16th day of Sept., 1987.

My commission expires:
July 1, 1990

Notary Public

LINDA L ELLIOTT NOTARY PUBLIC WICOMICO CO., MD.

THE DAILY AND SUNDAY TIMES

DELMARVA'S LARGEST DAILY NEWSPAPER
P.O. Box 1937
Salisbury, Maryland 21801

Sold To Mr. Jeffrey E. Badger
P.O. Box 259
Salisbury, Md. 21801

No. 10900

Aug. 20, 27, Sept. 3, 1987

Mortgage ASsignees' Sale
Thomas L. Gaither

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

Hobart B. Hughes and Jeffrey E. Badger, Assignees for the purpose of foreclosure and collection of a Mortgage from Thomas L. Gaither to Pocomoke Realty, Inc., a body corporate of the State of Maryland	*	NO. 8700864 CIVIL
	*	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 10th day of September, 1987, before me, the subscriber, a Notary Public of the State of Maryland, in and for Wicomico County, personally appeared JEFFREY E. BADGER, one of the Assignees in the above captioned case and made oath in due form of law, and pursuant to Rule 74a2(c) of the Maryland Rules of Procedure, that he mailed, by Registered Mail, Return Receipt Requested, to the Mortgagor, THOMAS L. GAITHER, at his last known address: 2785 London Lane, Vineland, New Jersey 08360, a notice of the time, place and terms of sale, that said notice was mailed on the 13th day of August, 1987, which was not earlier than thirty (30) days and not later than ten (10) days before the date of sale.

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

FILED
SEP 15 1987
CLERK
CIRCUIT COURT

AS WITNESS my hand and Notarial Seal, the day and year first above written.

Terri L. Hastings
Notary Public

My commission expires:
July 1, 1990

Hobart B. Hughes

Jeffrey E. Badger

Assignees

TERRI L. HASTINGS
NOTARY PUBLIC
WICOMICO CO., MD.

LAW OFFICES
LONG, HUGHES, BAHEN,
& DASHIELL
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801-0358

Hobart B. Hughes and
Jeffrey E. Badger, Assignees
for the purpose of
foreclosure and collection
of a Mortgage from Thomas L.
Gaither to Pocomoke Realty,
Inc., a body corporate of the
State of Maryland

* NO. 8700864 CIVIL

* IN THE CIRCUIT COURT

* FOR SOMERSET COUNTY

* STATE OF MARYLAND

*

*

* * * * * * * * * *

ORDER

ORDERED, by the Circuit Court for Somerset County, State of Maryland, this 24th day of September, 1987, that the sale of the property mentioned in these proceedings, as reported by Hobart B. Hughes and Jeffrey E. Badger, Assignees, be ratified and confirmed unless cause to the contrary be shown on or before the 26th day of October, 1987, provided a copy of this ORDER be inserted in some newspaper published in this County, once in each of three (3) sussessive weeks before the 26th day of October, 1987.

The Report of Sale states the amount of the sale to be $14,700.00.

J. Theodore Phelps
Clerk

LAW OFFICES
LONG, HUGHES, BAHEN,
& DASHIELL
124 EAST MAIN STREET
SALISBURY, MARYLAND
21801-0229

BOOK 051 PAGE 505

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 9/30, 19 87, and ending 10/14, 19 87 inclusive, in the said Marylander and Herald aforementioned.

Attest: Kim Abbey
Publisher.

Printer's Fee: $30.25 per wk / $90.75 total

Hobart B. Hughes and
Jeffrey E. Badger, Assignees
for the purpose of
foreclosure and collection
of a Mortgage from Thomas L.
Gaither to Pocomoke Realty,
Inc., a body corporate of the
State of Maryland

NO. 8700864 CIVIL
IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
STATE OF MARYLAND

• • • • • • • • • • •

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The Report of Sale states the amount of the sale to be $14,700.00.

T. Theodore Phoebus
CLERK

TRUE COPY, TEST:
I. T. Phoebus, Clerk SH-80-9/30/3t

CERTIFICATE OF PUBLICATION

October 22, 1987

Salisbury, Md. . . . . .

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

Notice - Thomas L. Gaither . . . . . was published in

THE DAILY TIMES on. . . . . October 7, 14, 21, 1987 . . . . . .

. . . . . Thomson Newspapers, Inc.
Publishers of The Daily Times

Hobart B. Hughes and Jeffrey E. Badger, Assignees for the purpose of foreclosure and collection of a Mortgage from Thomas L. Gaither to Pocomoke Realty, Inc., a body corporate of the State of Maryland

NO. 8700864 CIVIL
IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
STATE OF MARYLAND

ORDER

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The Report of Sale states the amount of the sale to be $14,700.00.

T. Theodore Phoebus
Clerk

L107,14,21

Hobart B. Hughes and Jeffrey E. Badger, Assignees for the purpose of foreclosure and collection of a Mortgage from Thomas L. Gaither to Pocomoke Realty, Inc., a body corporate of the State of Maryland	*	IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND NO. 87CA00864

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			$14,700.00
Interest			354.64
			$15,054.64
Fees, Costs, Expenses, etc.:			
I. Theodore Phoebus, costs		$ 182.00	
The Daily Times			
Advertisement	$421.98		
Notice	82.51	504.49	
Atlantic Publications, Inc.			
Notice		90.75	
Long, Hughes, Bahen and Dashiell, Assignees Fees		885.00	
Oakley & Company Realty, Auctioneer		100.00	
Philip R. Mahan, Treasurer			
1985-86	120.47		
86-87	130.94		
87-88	19.81	271.22	
Harris J. Riggin Agency, Inc., Bond		50.00	
Logan C. Widdowson, Auditor		65.00	
Terri Hastings, Notary		10.00	
Total Fees, Costs, Expenses, etc.		$2,158.46	
Balance to be Distributed			$12,896.18
Mortgage Debt:			
Principal		$6,595.25	
Interest 10/1/85 - 12/1/87		1,431.71	
Interest 12/2/87 - 12/19/87		30.77	
Total Mortgage Debt		$8,057.73	

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
31 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3838

FILED
DEC 3 12 PM '87

Surplus $ 4,838.45

ALL EXCEPTIONS to said report must be filed within ten 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:

Hobart B. Hughes, Esquire
124 E. Main Street
P.O. Box 259
Salisbury, MD 21801

Jeffrey E. Badger, Esquire
124 E. Main Street
P.O. Box 259
Salisbury, MD 21801

Thomas L. Gaither
2785 London Lane
Vineland, NJ 08360

Logan C. Widdowson, Auditor

Date of Filing: December 9, 1987

No. 87-CA-00864 ~~Chancery Case~~
Civil Action

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 9th *day of* December, 19 87 *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* 21st *day of* December, 19 87.

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

Hobart B. Hughes and Jeffrey E. Badger, Assignees for the purpose of foreclosure and collection of a Mortgage from Thomas L. Gaither to Pocomoke Realty, Inc., a body corporate of the State of Maryland	*	NO. 8700864 CIVIL
	*	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 18 day of Jan, 1988, that the sale made and reported by the Assignees 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 passed in said cause and the said Assignees are allowed the usual commission or fees and such proper expenses as they shall produce vouchers therefor.

Lloyd L. Simpkins
JUDGE

BOOK 051 PAGE 509

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

Hobart B. Hughes and Jeffrey E. Badger, Assignees for the purpose of foreclosure and collection of a Mortgage from Thomas L. Gaither to Pocomoke Realty, Inc., a body corporate of the State of Maryland	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
	*	NO. 87CA00864
	*	

AMENDED AUDIT 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, states the following Account:

Amount of Sale			$14,700.00
Interest			354.64
			$15,054.64
Fees, Costs, Expenses, etc.:			
I. Theodore Phoebus, costs		$ 182.00	
The Daily Times			
Advertisement	$421.98		
Notice	82.51	504.49	
Atlantic Publications, Inc.			
Notice		90.75	
Long, Hughes, Bahen and Dashiell,			
Assignees Fees		885.00	
Oakley & Company Realty, Auctioneer		100.00	
Philip R. Mahan, Treasurer			
1985-86	120.47		
86-87	130.94		
87-88	19.81	271.22	
Harris J. Riggin Agency, Inc., Bond		50.00	
Logan C. Widdowson, Auditor		65.00	
Terri Hastings, Notary		10.00	
Total Fees, Costs, Expenses, etc.		$2,158.46	
Balance to be Distributed			$12,896.18
Mortgage Debt:			
Principal		$6,595.25	
Interest 10/1/85 - 12/1/87		1,431.71	
Interest 12/2/87 - 12/19/87		30.77	
Total Mortgage Debt		$8,057.73	
Surplus			$ 4,838.45

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

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2500

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:

Hobart B. Hughes, Esquire
124 E. Main Street
P.O. Box 259
Salisbury, MD 21801

Jeffrey E. Badger, Esquire
124 E. Main Street
P.O. Box 259
Salisbury, MD 21801

Thomas L. Gaither
3619 Reisterstown Road
Baltimore, MD 21215

Date of Filing: February 2, 1988

Logan C. Widdowson, Auditor

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDWARD L. WIDDOWSON, JR.
ATTORNEYS AT LAW
[illegible]
[illegible]

LCW/gjb
2/2/88
88#219

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BOOK 051 PAGE 511

BOOK 051 PAGE 512

No. 87CA00814 Civil Action ~~Chancery Case~~

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 2ND day of February, 19 88 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 February, 19 88.

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 23RD day of February, 19 88 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

J. Theodore Phoebus
CLERK

Exd March 15, 1988

SAUL McCORMICK,
Attorney Named in Mortgage

Plaintiff

v.

VANESSA A. GARDNER

Defendant

* IN THE

* CIRCUIT COURT

* FOR

* SOMERSET COUNTY

* CIVIL ACTION NO: 87CA00882

*

* * * * * *

CIVIL 870088Z #
CLRK FEE 70.00 L
CLRK ADD 10.00 L
SUBTOTAL 80.00
CHECK/MO 12 80.00
Plaintiffs 11:35
09/03/87

MR. CLERK:

Please docket the above-entitled case and file among the papers the attached Purchase Money Mortgage as Plaintiff's Exhibit Number One:

Exhibit 1 - Certified copy of Mortgage from Vanessa A. Gardner to Atlantic Investment and Development Corporation, dated July 28, 1981, and recorded among the Land Records of Somerset County in Liber 328, page 800.

BROWN & McCORMICK, P.A.

BY: _____
Saul McCormick
7420 Baltimore-Annapolis Blvd.
Glen Burnie, Maryland 21061
766-9237

872439.mor

BOOK 051 PAGE 513

SAUL McCORMICK, Attorney Named in Mortgage Plaintiff v. VANESSA A. GARDNER Defendant	*	IN THE CIRCUIT COURT FOR SOMERSET COUNTY CIVIL ACTION NO: 87CA00088a

* * * * * * *

STATEMENT OF MORTGAGE DEBT

Statement of mortgage claim of Atlantic Investment and Development Corporaion under Purchase Money Mortgage from Vanessa A. Gardner to Atlantic Investment and Development Corporation, dated the 28th day of July, 1981, and recorded amonq the Land Records of Somerset County in Liber 328, page 800.

Principal balance plus accrued interest as of June 30, 1987	$5,575.33
Interest through August 31, 1987	113.46
TOTAL INDEBTEDNESS as of August 31, 1987	$5,688.79

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY that on this 36th day of August 1987, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Richard A. Brown, President of Atlantic Investment and Development Corporation, named in the above-entitled cause, and made oath in due form of law that the

foregoing is a just and true statement of the amount of the claim under the Mortgage filed in the said cause now remaining due and unpaid.

Nancy L. Eichelberger
Notary Public

My Commission Expires: 7/1/90

872439.mor

SAUL McCORMICK, Attorney Named in Mortgage Plaintiff v. VANESSA A. GARDNER Defendant	*	IN THE CIRCUIT COURT FOR SOMERSET COUNTY CIVIL ACTION: 87CA00882

* * * * * * *

NON MILITARY SERVICE AFFIDAVIT

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY that on this 31st day of August, 1987, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Richard A. Brown, President of Atlantic Investment and Development Corporation, and made oath in due form of law that he knows of the Defendant herein, Vanessa A. Gardner, and that to the best of his information, knowledge and belief:

(1) Said Defendant is not in the military service of the United States of America.

(2) Said Defendant is not in the military service of any nation allied with the United States of America.

(3) Said Defendant is not a member of the Enlisted Reserve Corps who has been ordered to report for military service.

Nancy L. Eichelberger
Notary Public

My Commission Expires: 7/1/90

872439.mor

LAW OFFICES
BROWN AND McCORMICK, P.A.
7420 BALTIMORE-ANNAPOLIS BLVD.
GLEN BURNIE, MARYLAND 21061
(301) 766-9237

SEVERNA PARK OFFICE:
864 BALTIMORE-ANNAPOLIS BLVD.
SEVERNA PARK, MD 21146
PHONE: (301) 544-4848

☐ REPLY TO SEVERNA PARK

RICHARD A. BROWN
SAUL McCORMICK*

ROBERT E. MOLLOY
JAMES D. GREEN*
JENNIFER K. CASSEL

*ALSO MEMBER DISTRICT OF COLUMBIA BAR

September 24, 1987

Ms. Vanessa A. Gardner
R. D. #3, Box 51
Pocomoke City, Maryland 21851

RE: Mortgage Foreclosure Sale
Property known as: 1 acre s/s
Rte #3 to Carter Station, Somerset County
Case No. 8700882

Dear Ms. Gardner:

Pursuant to Maryland Rule W74 a 2 (c), we are hereby notifying you that the foreclosure sale of the above-captioned property will take place at public auction to be held at the premises on October 22, 1987, at 1:30 p.m., and will be sold then and there to the highest bidder(s). A deposit of $1,000.00 will be required from the purchaser(s).

Enclosed is a Xeroxed copy of an advertisement appearing in a newspaper published in and for Somerset County, setting forth the particulars.

It is obviously in your best interest to have your property sold at the highest possible price. To achieve this goal, it is recommended that your property, including the interior, be open for inspection by prospective bidders on October 22, 1987, and that it be displayed in the best possible condition.

A Xeroxed copy of this letter is being sent to you by regular mail.

Very truly yours,

Saul McCormick

SM/jch

Enclosure

cc: Circuit Court for Somerset County

Certified mail: Return receipt requested.
P 436 530 105

FILED FILED

BOOK 051 PAGE 517

Saul McCormick
Attorney-at-law
7420 Baltimore-Annapolis Boulevard
Glen Burnie, Md. 21061

BOOK 051 PAGE 518

Assignee's Sale of Valuable Fee Simple Property

Located on Costen Station Road
Pocomoke City, Md.

Pursuant to an order of Court of the Circuit Court for Somerset County, Maryland, passed in the Matter of Atlantic Investment & Development Corp. vs. Vanessa Gardner, Case No. 8700882, the undersigned Assignee will sell at public auction on the premises, on

Thursday, October 22, 1987
At 1:30 o'clock P.M.

All that lot of ground situate in Somerset County, Maryland, and described as follows:

Beginning for the same on the Southern side of the Old State Road from Westover to Costen Station, consisting of one acre, more or less.

Being in all respects the same lot or parcel of land which by deed dated July 28, 1981 and recorded among the Land Records of Somerset County, Maryland, In Liber ITP 328, folio 798 was granted and conveyed unto Vanessa A. Garnder by Atlantic Investment and Development Corp.

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

Terms of sale: A cash deposit or check acceptable to the undersigned in the amount of $1,000.00 will be required at time and place of sale; balance of purchase price to be paid within 30 days following final ratification of the sale by the Circuit Court for Somerset County and to bear interest at the rate of 12 % from date of sale to date of settlement. State, County and all other public charges to be adjusted as of the date of sale. All title papers, documentary stamps, recording costs and any and all other costs which shall be deemed necessary to tranfer title of the property and put the deed on record shall be at the expense of the purchaser. The purchaser assumes the payment of the Maryland Agricultural transfer tax, if any.

Pete Richardson Auction Sales
P.O. Box 51, Willards, Md. 21874
Phones: 546-2425 Office 742-6220 Home

Saul McCormick, Assignee
(301) 766-9237

FILED
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SAUL McCORMICK,	*	IN THE
Plaintiff	*	CIRCUIT COURT
v.	*	FOR
VANESSA A. GARDNER,	*	SOMERSET COUNTY
Defendant	*	CASE NO. 8700882

* * * * * * *

AFFIDAVIT UNDER MARYLAND RULE W74 a 2 (c)

I HEREBY CERTIFY that on this 29th day of September, 1987, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared SAUL McCORMICK, the Plaintiff in the above-entitled case, who by virtue of the Mortgage filed in these proceedings was empowered to sell the mortgaged property in the proceedings in such case, and made oath in due form of law that on September 28, 1987, he caused to be mailed, by certified and regular mail, to the debtor at debtor's last known address a notice of the time, place, and terms of sale of the mortgaged property by letter dated September 24, 1987, a copy of which letter is attached hereto.

Janice C. Humphreys
Notary Public

My Commission Expires: 7/1/90

872439.aff

FILED

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CLERK OF THE CIRCUIT COURT
SOMERSET COUNTY, MARYLAND

Bond Book 12 Page 66

Fidelity and Deposit Company

HOME OFFICE **OF MARYLAND** BALTIMORE, MD. 21203

Crismond Insurance Agency
Bond No. 3011 84 72
Case No. 8700882

BOOK 051 PAGE 520

KNOW ALL MEN BY THESE PRESENTS:

That we, Saul McCormick

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 Ten Thousand ---------- ($10,000.) 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 5th day of October in the year of our Lord Nineteen Hundred and eighty-seven.

Whereas, the above bounden Saul McCormick by virtue of the power contained in a mortgage from Vanessa A. Gardner

to Atlantic Investments & Development Corporation

bearing date the 28th day of July, 1981 and recorded among the mortgage records of Somerset County in Liber ..... No. 328 Folio 800 and Saul McCormick

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 Saul McCormick

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 Saul McCormick

has hereto set his hand and seal 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:

Janice C. Humphreys

X Saul McCormick (SEAL)

Saul McCormick (SEAL)

WITNESS:

Barbara T. Keene
As to Surety

Barbara T. Keene

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By
Attorney-in-Fact

Frederick J. Crismond, Jr.

J3228(MD)—500. 12-84 221096
Mortgagee's or Attorney's Bond

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:

"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 Frederick J. Crismond, Jr. and Barbara T. Keene, both of Annapolis, 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, each in a penalty not to exceed the sum of FIVE HUNDRED THOUSAND DOLLARS ($500,000).....

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 Frederick J. Crismond, Jr. and Rena L. Degen, dated, October 9, 1985.

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 30th day of April, A.D. 19 86

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

ATTEST: C W Robbins — *Assistant Secretary*

By C M Pecot, Jr. — *Vice-President*

STATE OF MARYLAND }
CITY OF BALTIMORE } SS:

On this 30th day of April, A.D. 19 86, 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. Faber

Notary Public Commission Expires July 1, 1990

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 5th day of October, 19 87.

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BOOK 051 PAGE 521

LIBER NO. 12 FOLIO 266
THEODORE PHOEBUS, CLK. CI. CT.
BY JBP DEPUTY

LIBER OF 025-0033

C W Robbins — *Assistant Secretary*

Bond Book 12 Page 67

FOR YOUR PROTECTION LOOK FOR THE F&D WATERMARK

SAUL McCORMICK,
Attorney Named In Mortgage,

Plaintiff

v.

VANESSA A. GARDNER,

Defendant

* IN THE

* CIRCUIT COURT

* FOR

* SOMERSET COUNTY

* CASE NO. 8700882

* BOOK 951 PAGE 522 *

REPORT OF SALE

The Report of Sale of Saul McCormick, Attorney Named In Mortgage, empowered by this Court in the above-entitled cause and by virtue of the authority contained in a certain Mortgage dated July 28, 1981, from Vanessa A. Gardner to Atlantic Investment and Development Corporation and recorded among the Land Records of Somerset County in Liber 328, folio 800, reports unto this Court as follows:

That after default had occurred under the terms of said Mortgage and at the request of the party secured thereby, and after having given bond with security for the faithful performance of his duties as required by law, and after having given due notice of the time, place, manner and terms of sale by advertisement inserted in the Marylander Herald, a newspaper published in Somerset County, Maryland, once a week for at least three successive weeks before the day of sale, as will more fully appear by the printer's certificate (a copy of which is attached here), the said Attorney did attend the sale at the premises on October 22, 1987, at the hour of 1:30 p.m. and then and there did proceed to offer for sale the following property covered by said Mortgage: Beginning for the same on the southern side of the Old State Road from Westover to Costen Station, consisting

of one acre, more or less.

And the said Attorney sold said property unto Gary A. Beauchamp, Route 1, Box 241, Pocomoke City, Maryland, at and for the price of $2,500.00, being the highest bidder therefor in accordance with the terms and conditions of the advertisement of sale.

The Purchaser's Affidavit and Auctioneer's Affidavit are attached hereto.

Saul McCormick

STATE OF MARYLAND, ANNE ARUNDEL COUNTY, to wit:

I HEREBY CERTIFY that on this 20th day of October, 1987, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared SAUL McCORMICK, Attorney Named In Mortgage, and he made oath that the facts stated in the aforegoing 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.

Nancy L. Leichelberger
NOTARY PUBLIC

My Commission Expires: 7/1/90

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BOOK 051 PAGE 523

BOOK 051 PAGE 524

Saul McCormick	:	IN THE CIRCUIT COURT
Attorney Named In Mortgage	:	FOR SOMERSET COUNTY
VS.	:	CASE NO. 8700882
Vanessa A. Gardner	:	
	:	
	:	

::::::::::::

PURCHASERS AFFIDAVIT

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY, that on this 22nd day of October, 19 87, before me, the subscriber, a Notary Public of the State of Maryland, in and for Wicomico County aforesaid, personally appeared Gary A. Beauchamp

purchaser(s) at the foreclosure sale in this cause, and made oath in due form of law that (s)he is the purchaser and purchased same as principal(s) and not as agent for anyone and that (s)he has not directly or indirectly encouraged anyone from bidding for the said property mentioned in the said report of sale.

Gary A. Beauchamp
Purchaser

Purchaser

Purchaser

Notary Public
My Commission Expires
7/1/90

FILED

NOV 3 10 55 AM '87

Atlantic Investment & Development Corp.	:	IN THE CIRCUIT COURT FOR
	:	Somerset COUNTY
VS.	:	
Vanessa Gardner	:	EQUITY CASE NO. 8700882
	:	
	:	

::::::::::::

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 this 26th day of October, 1987.

Emory H Adkins

Emory H. Adkins
Notary Public
Wicomico County, Md.
My Commission Expires

EMORY H. ADKINS NOTARY PUBLIC WICOMICO CO., MD

03 /19

'87 AM 22 8 C 1051

BOOK 051 PAGE 525

BOOK 051 PAGE 526

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 9/30, 1987, and ending 10/17, 1987 inclusive, in the said Marylander and Herald aforementioned.

Attest: _____ Publisher.

Printer's Fee: $ 52.25 per time / $ 156.75 total

Saul McCormick
Attorney-at-Law
7420 Baltimore-Annapolis Boulevard
Glen Burnie, Md. 21061

ASSIGNEE'S SALE
OF
VALUABLE
FEE SIMPLE PROPERTY

Located on Costen Station Road
Pocomoke City, Md.

Pursuant to an order of Court of the Circuit Court for Somerset County, Maryland, passed in the Matter of Atlantic Investment & Development Corp. vs. Vanessa Gardner, Case No. 8700882, the undersigned Assignee will sell at public auction on the premises, on

Thursday, October 22, 1987
at 1:30 o'clock P.M.

All that lot of ground situate in Somerset County, Maryland, and described as follows:

Beginning for the same on the Southern side of the Old State Road from Westover to Costen Station, consisting of one acre, more or less.

Being in all respects the same lot or parcel of land which by deed dated July 28, 1981 and recorded among the Land Records of Somerset County, Maryland, in Liber ITP 328, folio 798 was granted and conveyed unto Vanessa A. Gardner by Atlantic Investment and Development Corp.

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

TERMS OF SALE: A cash deposit or check acceptable to the undersigned in the amount of $1,000.00 will be required at time and place of sale; balance of purchase price to be paid within 30 days following final ratification of the sale by the Circuit Court for Somerset County and to bear interest at the rate of 12% from date of sale to date of settlement. State, County and all other public charges to be adjusted as of the date of sale. All title papers, documentary stamps, recording costs and any and all other costs which shall be deemed necessary to transfer title of the property and put the deed on record shall be at the expense of the purchaser. The purchaser assumes the payment of the Maryland Agricultural transfer tax, if any.

Pete Richardson Auction Sales
P.O. Box 51, Willards, Md. 21874
Phones: 546-2425 Office 742-6220 Home

SH-80-9/30/3t

SAUL McCORMICK,	*	IN THE
Plaintiff	*	CIRCUIT COURT
v.	*	FOR
VANESSA A. GARDNER,	*	SOMERSET COUNTY
Defendant	*	CASE NO. 8700882

NOTICE

ORDERED, by the Circuit Court for Somerset County, this 1st day of December, 1987, that the foreclosure sale of the property mentioned in these proceedings, made and reported by Saul McCormick, Attorney Named in Mortgage, be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 31st day of December, 1987. 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 31st day of December, 1987.

The Report states the amount of sale to be $2,500.00.

I Theodore Phoebus
CLERK

BOOK 051 PAGE 528

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 12/9, 1987, and ending 12/23, 1987 inclusive, in the said Marylander and Herald aforementioned.

Attest: Kim Abbey
Publisher.

Printer's Fee: $28.88 per week / $86.64 total.

SAUL McCORMICK,
Plaintiff

v.

VANESSA A. GARDNER,
Defendant

* * * * * * * * *

IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
CASE NO. 8700882

* * * * * * * * *

NOTICE

ORDERED, by the Circuit Court for Somerset County, this 1st day of December, 1987, that the foreclosure sale of the property mentioned in these proceedings, made and reported by Saul McCormick, Attorney Named in Mortgage, be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 31st day of December, 1987. Provided, a copy of this order by inserted in some daily newspaper printed in Somerset County, once in each of three successive weeks, before the 31st day of December, 1987.

The Report states the amount of sale to be $2,500.00.

I. Theodore Phoebus
CLERK

TRUE COPY, TEST:
I. T. Phoebus, Clerk

SH-80-12/9/3T

SAUL McCORMICK, * IN THE

Plaintiff * CIRCUIT COURT

v. * FOR

VANESSA A. GARDNER, * SOMERSET COUNTY

Defendant * CASE NO. 8700882

* * * * *

FINAL ORDER OF RATIFICATION OF SALE

ORDERED, by the Circuit Court for Somerset County, this 7th day of January, 1988, that the foreclosure sale made and reproted by Saul McCormick, the Plaintiff herein, 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 Notice passed in said cause; and the Plaintiff be allowed the usual commissions and such proper expenses as he shall produce vouchers for to the auditor.

Lloyd L. Simpkins
JUDGE

88' MA SU 11 7 MAL BOOK 051 PAGE 529

SAUL McCORMICK,
Attorney Named in Mortgage

Plaintiff

vs.

VANESSA A. GARDNER

Defendant

* IN THE CIRCUIT COURT
* FOR SOMERSET COUNTY
* STATE OF MARYLAND
* NO. 87CA00682

* * * * * * * * * * * *

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		$2,500.00
Fees, Costs, Expenses, etc.:		
I. Theodore Phoebus, costs	$ 164.00	
Atlantic Publications, Inc.	214.51	
Crismond Insurance Agency, Bond	50.00	
Pete Richardson, Auctioneer	200.00	
Henry Walters, Esquire	40.50	
Saul McCormick, Trustees Commission	250.00	
Saul McCormick, Attorney's Fees	500.00	
Logan C. Widdowson, Auditor	65.00	
Total Fees, Costs, Expenses, etc.	$1,484.01	
Balance to be Distributed		$1,015.99
Mortgage Debt:		
Indebtedness plus interest on principal from 8/31/87 to 3/7/88	$5,688.79	
Deficit		$4,672.80

ALL EXCEPTIONS to said report must be filed within ten 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:

Saul McCormick, Esquire
Law Offices Brown and McCormick
7420 Baltimore-Annapolis Blvd.
Glen Burnie, MD 21061

Vanessa A. Gardner
R.D.#3, Box 51
Pocomoke City, MD 21851

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2000

Logan C. Widdowson, Auditor

Date of Filing: February 26, 1988

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3800

LCW/gjb
2/26/88
88 # 220

FEB 26 1 55 PM '88

BOOK 051 PAGE 532

No. 88CA00882 ~~Chancery Case~~
Civil Action Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 26th *day of* February, 19 88 *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* 7th *day of* March, 19 88.

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 9th *day of* March, 19 88 *that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.*

I. Theodore Phoebus
CLERK

rtd.
July 13, 1989

FILED

DEPUTY

KENNETH L. ROSEN,
SUBSTITUTED TRUSTEE FOR
ALDON-LONDON BONDING AGENCY, INC.
T/A DELMARVA BAIL BOND AGENCY
One East Redwood Street
Baltimore, Maryland 21202

Petitioner

vs.

LOUISE RHOADES

Defendant

* IN THE

* CIRCUIT COURT

* FOR

* SOMERSET COUNTY

* No. 87-CA-00799

* * * * * * * * * * * * * * * * * *

Mr. Clerk:

Please docket the above entitled suit.

KENNETH L. ROSEN
One East Redwood Street
Baltimore, Maryland
(301) 837-0022

Attorney for Petitioner

CIVIL 8700799 #
APPEAR 10.00 L
CLRK FEE 70.00 L
CHECK/MO TL 80.00
#158750 C002 ROO TO 7:58
8/87

18' 94 53 8 01 1987

BOOK 051 PAGE 533

$ 9000.00 BOOK 051 PAGE 534 SEPTEMBER 11 19 95

ON DEMAND after date for value received, I promise to pay to the order of DELMARVA BAIL BOND AGENCY
212 S. BALTIMORE AVENUE
OCEAN CITY, MARYLAND-21842
NINE THOUSAND and 00/100 Dollars
with interest at 10 per cent per annum after FORFEITURE until paid.

And to secure the payment of said amount, I hereby authorize, irrevocably, any attorney of any Court of Record, to appear for me in such Court, in term time or vacation, at any time hereafter, and confess a judgment, without process, in favor of the holder of this Note, for such amount as may appear to be unpaid thereon, whether due or not together with costs, and to waive and release all errors which may intervene in any such proceedings and to consent to immediate execution upon such judgment; hereby ratifying and confirming all that my said Attorney may do by virtue hereof.

Post Office Address:

Due 19

x Louise Rhoades

Non-Military Affidavit under Soldiers' and Sailors' Civil Relief Act of 1940 and Amendment thereto of October 6, 1942

KENNETH L. ROSEN, SUBSTITUTED TRUSTEE FOR ALDON-LONDON BONDING AGENCY, INC. T/A DELMARVA BAIL BOND AGENCY, Petitioner

vs.

LOUISE RHOADES

Defendant

IN THE

CIRCUIT COURT

FOR

SOMERSET COUNTY

Case No. 87CA00799

Filed .....

Non-Military Affidavit

STATE OF MARYLAND, County Somerset, TO WIT:

I HEREBY CERTIFY that, before me, the subscriber, a Notary Public of said State, in and for said County, personally appeared Perry A. London

and made oath in due form of law that he knows the defendant herein, and that to the best of his 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.

x Perry A. London
Perry A. London Affiant.

Subscribed and sworn to before me

this 15 day of May 19 87

Notary Public

CC-10 (1/87)

BOOK 051 PAGE 535

KENNETH L. ROSEN, SUBSTITUTED TRUSTEE
FOR ALDON-LONDON DING AGENCY, INC.
T/A DELMARVA BAIL BOND AGENCY,

Petitioner

vs.

LOUISE RHOADES

Defendant

IN THE

CIRCUIT COURT

—FOR—

~~BALTIMORE CITY~~

SOMERSET COUNTY

BOOK 051 PAGE 536

STATEMENT OF MORTGAGE DEBT

Principal	$ 9,000.00
Interest from September 11, 1985 to May 14, 1987	1,507.50
Total Due	$10,507.50

STATE OF MARYLAND, CITY OF BALTIMORE, Sct.

I HEREBY CERTIFY, That on this 15th day of May in the year nineteen hundred and 87, before me, a Notary Public of the State of Maryland, ~~City~~ County Somerset, in and for said ~~City of Baltimore~~, personally appeared Perry A. London, President of Aldon-London Bonding Agency, Inc.

~~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,

Notary Public.

CC-14 (1/83)

Maryland

ATLANTIC BONDING COMPANY, INC.

SUITE 212, HILTON PLAZA
BALTIMORE, MARYLAND 21208
301-484-3100

87CA00799

TRUSTEES, MORTGAGEES, ATTORNEYS' FORECLOSURE BONDS

KNOW ALL MEN BY THESE PRESENTS: FORM NO. 6132

That we, Kenneth L. Rosen, as Principal, and ATLANTIC BONDING COMPANY, INC., a corporation of the State of Maryland, as surety, authorized to do business in the State of Maryland, are held and firmly bound unto the State of Maryland, in the full and just sum of *** eleven thousand and 00/100 dollars *** ($ 11000.00) current money, to be paid to the said 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 06/19/87.

WHEREAS, the above bounden Kenneth L. Rosen, Substitute Trustee mentioned in the proceedings in the case of Kenneth L. Rosen, Substitute Trustee vs. Louise Rhoades now pending in the Circuit Court for Somerset County by virtue of the power contained in a Deed of Trust or Mortgage or by virtue of a decree of the Honorable Judge of the said Court is/are about to sell Route 2 Box 14A Hampton Avenue in accordance with said deed, mortgage or decree.

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bounden Kenneth L. Rosen, Substitute Trustee do(es) and shall well and faithfully perform the trust reposed in him/them by said Deed of Trust, or that may be reposed in him/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

BOOK 051 PAGE 537

Bond Book 12 Page 23

As to Principal

Jane C. Rosen

Kenneth L. Rosen (SEAL)

(SEAL)

As to Surety

Debra S. Foley

ATLANTIC BONDING COMPANY, INC.

By Nancy L. Oster (SEAL)
Vice-President

ATLANTIC BONDING COMPANY, INC. INCORPORATED MARYLAND SEAL 19

Case No. 87CA00799

Bond Book 1c. Page 24

ATLANTIC BONDING COMPANY, INC.

SUITE 212 / HILTON PLAZA / PIKESVILLE, MARYLAND 21208 / 301-484-3100

BOOK 051 PAGE 538

State of Maryland, Baltimore County, sct: Bond No. 6132

KNOW ALL MEN BY THESE PRESENTS: That the ATLANTIC BONDING COMPANY, INC., a Corporation of the State of Maryland, does hereby appoint Nancy L. Oring its attorney-in-fact to make, execute and deliver on its behalf, as surety, all bonds of any kind, character and description that are or may be required to be filed in Courts of Maryland, and it does hereby declare that all such bonds signed and executed by its said attorney-in-fact shall be as binding on it as if they had been duly executed by its proper officers. This power shall remain in full force and effect until duly revoked and written notice thereof given.

WITNESS the seal of said ATLANTIC BONDING COMPANY, INC. duly affixed by its President and attested by its Assistant Secretary, and dated Jun 19, 1987.

WITNESS: Debra S. Foley

ATLANTIC BONDING COMPANY, INC.

By: Lois F Lapidus

ATLANTIC BONDING COMPANY, INC. MARYLAND SEAL 1951 INCORPORATED

I HEREBY CERTIFY that the above is correct and true copy of the original power of attorney.

Jun 19, 1987
Date

Hilda Ruhe asst. sect.
Assistant Secretary

BOND APPROVED AND FILED AS PER

J. Theodore Phoebus, Clerk

FILED

JUN 26 9 11 AM '87

RECORDED IN LIBER 40 FOLIO
J. THEODORE PHOEBUS, CLK. CI. CT.
BY DEPUTY

KENNETH L. ROSEN, SUBSTITUTED TRUSTEE FOR ALDON-LONDON BONDING AGENCY, INC. T/A DELMARVA BAIL BOND AGENCY One East Redwood Street Baltimore, Maryland 21202	:	IN THE
	:	CIRCUIT COURT
	:	FOR
	:	SOMERSET COUNTY
Petitioner	:	CASE NO. 87-CA-00799
vs.	:	
LOUISE RHOADES	:	
Defendant	:	

::::::::::::::::::::::::

AFFIDAVIT OF NOTICE

STATE OF MARYLAND

TO WIT:

COUNTY OF BALTIMORE

I HEREBY CERTIFY that, before me, the subscriber, a Notary Public of said State, personally appeared KENNETH L. ROSEN, Substituted Trustee, and made oath in due form of law that he has given notice by certified mail to the Defendant, the current record owner and all subordinate holders of an interest in the mortgaged property who have filed a request for notification of sale, at their last known address of the time, place and terms of sale of the property reported herein, in compliance with Rule W74 a 2 (c) of the Maryland Rules of Procedure.

BOOK 051 PAGE 539

Kenneth L. Rosen, Substituted Trustee
Affiant

Subscribed and sworn to before me this 6th day of July, 1987.

Notary Public

My Commission Expires: 7/1/1990

REPORT OF SALE

BOOK 051 PAGE 540

KENNETH L. ROSEN, Substitute Trustee

vs.

LOUISE RHOADES

IN THE

CIRCUIT COURT

FOR

~~BALTIMORE CITY~~

SOMERSET COUNTY

Case No.: 87-CA00799

To The Honorable Judge of the

Circuit Court of ~~Baltimore City~~ SOMERSET COUNTY:

The Report of Sale of Kenneth L. Rosen, Substitute Trustee

~~Trustee~~ appointed by the decree in the above entitled cause, to make sale of .Route.2.-.Box.14A...

.Hampton.Avenue,..Princess.Anne,.Maryland.....

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 said decree, which was duly approved, and having given notice of the time, place, manner and terms of sale, by advertisements inserted in ~~The Daily Record~~ The Somerset Herald, Weekly newspaper published in ~~Baltimore City~~ Somerset County more than three successive weeks preceding the day of sale, said Substitute Trustee ..... did pursuant to said notice on Friday the 17th day of July 19 87, at 12:00 o'clock ~~Noon~~ P.M. attend on the premises and then and there sold to ALDON-LONDON BONDING AGENCY INC., in fee simple at and for the sum of Nine Thousand ($9,000.00) Dollars.

KENNETH L. ROSEN
Substitute Trustee
One East Redwood Street
Suite 502
Baltimore, MD 21202

State of Maryland, ~~City~~ County of Baltimore. Sct:

I HERBY CERTIFY, That on this 29th day of July 87, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore aforesaid, personally appeared Kenneth L. Rosen, Substitute 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,

Jane C. Rosen
Notary Public.

CC-13 (1/83)

JOSEPH A. COOPER
President

AUCTIONEERS
ORIENTAL RUG IMPORTERS
REAL ESTATE AND CHATTEL APPRAISERS

ALEX COOPER auctioneers inc.

908 YORK ROAD · TOWSON, MARYLAND 21204 · (301) 828-4838

KENNETH L. ROSEN, Substitute Trustee

vs.

LOUISE RHOADES

IN THE
CIRCUIT COURT
OF
PRINCESS ANNE 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.

ALEX COOPER AUCTIONEERS, INC.

By: Thomas Marshall

SUBSCRIBED and sworn to before me, a Notary Public of the State of Maryland by Thomas E. Marshall this 17th Day of July, 19 87.

Debbie A. Morgan
Notary Public

DEBBIE A. MORGAN NOTARY PUBLIC BALTIMORE COUNTY, MD.

My commission expires: 7-1-90

BOOK 051 PAGE 541

BALTIMORE OFFICE: 315 N. CHARLES STREET · BALTIMORE, MARYLAND 21201 · (301) 752-4868

JOSEPH A. COOPER
President

AUCTIONEERS
ORIENTAL RUG IMPORTERS
REAL ESTATE AND CHATTEL APPRAISERS

ALEX COOPER auctioneers inc.

908 YORK ROAD · TOWSON, MARYLAND 21204 · TELEPHONE (301) 828-4838

BOOK 051 PAGE 542

Name Kenneth L. Rosen, Substitute Trustee

Address 1 E. Redwood Street, Suite 400

City & State Baltimore, MD 21202

A-7551
July 23, 1987

	REFERENCE: Substitute Trustee's Sale				
	Rt. 2, Box 14A, Hampton Avenue				
	Auctioneer's Fee	$150	00		

JOSEPH A. COOPER
President

AUCTIONEERS
ORIENTAL RUG IMPORTERS
REAL ESTATE AND CHATTEL APPRAISERS

ALEX COOPER auctioneers inc.

908 YORK ROAD • TOWSON, MARYLAND 21204 • (301) 828-4838

STATE OF MARYLAND,

COUNTY/~~CITY~~ OF Princess Anne

I HEREBY CERTIFY, that on this 17th Day of July, 1987, before me, the subscriber, a Notary Public of the State of Maryland personally appeared

Perry A. London, Pres. on behalf of Aldon-London Bonding Agency, Inc.

purchaser/s at the Equity sale in this cause, and made oath in due form of law that he/they - is/are the purchaser/s and purchased same as principal and not as an agent for anyone, or ~~he/they purchased same as agent and h /their principal is~~

_____, and that he/~~they~~ - has/~~have~~ not directly or indirectly discouraged anyone from bidding for the said Rt. 2, Box 14A, Hampton Avenue mentioned in the said Report of Sale.

Aldon-London Bonding Agency, Inc
By: Perry A London

Purchaser

_____
Purchaser

(SEAL) _____
Notary Public

THOMAS E. MARSHALL
NOTARY PUBLIC
BALTIMORE CITY, MD.

My commission expires: 7-1-90

BOOK 051 PAGE 543

BALTIMORE OFFICE: 316 N. CHARLES STREET · BALTIMORE, MARYLAND 21201 · (301) 752-4868

KENNETH L. ROSEN Substitute Trustee	*	IN THE
Plaintiff	*	CIRCUIT COURT
vs.	*	FOR
LOUISE RHOADES	*	SOMERSET COUNTY
Defendant	*	Case No.: 87-CA00799

BOOK 051 PAGE 544

* * * * * * * * * * * * * * *

PETITION FOR AUTHORIZATION
TO COLLECT RENTS

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Petition of Kenneth L. Rosen, Substitute Trustee, Plaintiff, respectfully represents:

1. That the Petitioner filed an Order to Docket Suit for the sale of the premises known as Route 2, Box 14A, Hampton Avenue, Princess Anne, Maryland, situate in Somerset County, Maryland.

2. That as appears from the State of Mortgage Claim filed herein, the Defendant has made no payments on account of the mortgage debt for many months.

3. The Petitioner has been informed that there are persons who occupy the property and no efforts have been made to collect rents due by said persons.

WHEREFORE, The Petitioner prays that an Order be passed authorizing the Plaintiff or his agents to collect rents due by the persons who occupy the premises and apply the rents collected to the mortgage indebtedness.

And, as in duty bound, etc.

KENNETH L. ROSEN, Substitute Trustee
One East Redwood Street - Suite 502
Baltimore, Maryland 21202
(301)837-0022
Attorney for Plaintiff

Under penalties of perjury, the undersigned, the Petitioner, makes oath that the matters and facts set forth in the foregoing Petition are true to the best of his knowledge, information and belief.

KENNETH L. ROSEN, Substitute Trustee

BOOK 051 PAGE 546

KENNETH L. ROSEN	*	IN THE
Substitute Trustee	*	CIRCUIT COURT
vs.	*	FOR
LOUISE RHOADES	*	SOMERSET COUNTY
	*	Case No.: 87-CA00799

* * * * * * * * * * * * * * *

ORDER AUTHORIZING SUBSTITUTE TRUSTEE
TO COLLECT RENTS

Upon the foregoing Petition of Kenneth L. Rosen, Substitute Trustee, Plaintiff herein, it is this 30 day of July, 1987, by the Circuit Court for Somerset County,

ORDERED That Kenneth L. Rosen, Substitute Trustee, be and he or his duly authorized agent is hereby authorized to collect rents payable by all persons who occupy the premises known as Route 2, Box 14A, Hampton Avenue Princess Anne, Maryland and said Substitute Trustee is directed to account for the rents collected in this proceeding which shall be applied to the indebtedness due under the terms of the Deed of Trust filed in these proceedings.

JUDGE

KENNETH L. ROSEN, Substitute Trustee

vs.

LOUISE RHOADES

Case No. 87-CA00799

Filed .....

IN THE

Circuit Court

FOR

~~BALTIMORE CITY~~

SOMERSET COUNTY

NOTICE

NOTICE is hereby issued this 4th day of August, 19 87, that the sale of the property mentioned in the above mentioned proceedings Route 2 - Box 14A - Hampton Avenue - Princess Anne, Maryland

and reported by Kenneth L. Rosen, Substitute Trustee,

be ratified and confirmed unless cause to the contrary be shown on or before the 3RD day of September, 19 87, provided a copy of this Notice be inserted in some newspaper published in this ~~County~~ COUNTY, once in each of three (3) successive weeks before the 3RD day of September, 19 87.

The Report of Sale states the amount of sale to be Nine Thousand and 00/100 Dollars ($9,000.00).

BOOK 051 PAGE 547

I. Theodore Phoebus
Clerk

CC-12

SOMERSET HERALD

P.O. Box 310 Princess Anne, MD 21853

(301) 651-1600

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Somerset Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing July 17, 1987, and ending August 26, 1987 inclusive, in the said Somerset Herald aforementioned.

Attest: Kim Meredith
Publisher.

Printer's Fee: $20.00 each

KENNETH L. ROSEN,
SUBSTITUTE TRUSTEE

vs.

LOUISE RHOADES

CASE NO. 87-CA00799

IN THE
CIRCUIT COURT
FOR
SOMERSET COUNTY

++++++++++++++++++

NOTICE

NOTICE is hereby issued this 4th day of August, 1987, that the sale of the property mentioned in the above mentioned proceedings, Route 2 Box 14A, Hampton Avenue, Princess Anne, Maryland and reported by Kenneth L. Rosen, Substitute Trustee, be ratified and confirmed unless cause to the contrary be shown on or before the 3rd day of September, 1987, provided a copy of this Notice be inserted in some newspaper published in this county, once in each of three (3) successive weeks before the 3rd day of September, 1987.

The Report of Sale states the amount of sale to be Nine Thousand and 00–100 Dollars ($9,000.00).

TRUE COPY, TEST:
I. T. Phoebus, Clerk

I. THEODORE PHOEBUS
Clerk

SH-80-8–12–3t

KENNETH L. ROSEN	*	IN THE
Substitute Trustee	*	CIRCUIT COURT
vs.	*	FOR
LOUISE RHOADES	*	SOMERSET COUNTY
	*	Case No.: 87-CA00799

* * * * * * * * * * *

FINAL ORDER OF RATIFICATION
OF
SUBSTITUTE TRUSTEE'S REPORT OF SALE

IT IS HEREBY ORDERED by the Circuit Court for Somerset County this 1 day of Oct, 1987, that the sale made and reported by the Substitute Trustee, Kenneth L. Rosen, 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; and the Substitute Trustee shall be allowed the usual commission and such proper expenses as he shall produce vouchers for to the Auditor.

JUDGE

FILED

OCT 1 11 05 AM '87

BOOK 051 PAGE 549

BOOK 051 PAGE 550

KENNETH L. ROSEN, SUBSTITUTED TRUSTEE FOR ALDON-LONDON BONDING AGENCY, INC., T/A DELMARVA BAIL BOND AGENCY One East Redwood Street Baltimore, MD 21202 Petitioner	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
	*	STATE OF MARYLAND
	*	NO. 87CA00799
vs.	*	
LOUISE RHOADES Defendant	*	

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		$9,000.00
Fees, Costs, Expenses, etc.:		
I. Theodore Phoebus, costs	$	164.00
Somerset Herald		
Advertising $235.14		
Order 60.00		295.14
Atlantic Bonding Co., Bond		50.00
Alex Cooper Auctioneer's, Inc.		150.00
Trustee's Commission		600.00
1985-86 State and County taxes		117.07
1986-87 State and County taxes		109.56
Apportionment of 1987-88 State and County taxes ($102.12) 1/2 month from Seller		4.26
1986-87 Town of Princess Anne taxes		56.52
Apportionment of 1987-88 Town of Princess Anne Taxes ($48.40) 1/2 month from Seller		2.02
Town of Princess Anne		565.00
1984, 1985 and 1986 Somerset County Sanitary District Front Foot Assessment		126.91
Apportionment of 1987 Somerset County Sanitary District Front Foot Assessment 6 months from Seller		9.95
Somerset County Sanitary District Water and Sewer Charge		29.01
Logan C. Widdowson, Auditor		90.00
Total Fees, Costs, Expenses, etc.		$2,369.44

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3600

Balance to be Distributed		$6,630.56
Mortgage Debt		
Principal	9,000.00	
Interest 9/11/85 to 5/14/87	1,507.50	
Interest 5/15/87 to 9/14/87	298.87	
Total Mortgage Debt	$10,806.37	
Deficit		$4,175.81

ALL EXCEPTIONS to said report must be filed within ten 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:

Kenneth L. Rosen, Esquire
One East Redwood Street
Suite 400
Baltimore, MD 21202

Louise Rhoades
Rt. 2, Box 14A
Hampton Avenue
Princess Anne, MD 21853

Date of Filing: December 15, 1987

Logan C. Widdowson, Auditor

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3800

LCW/gjb
12/15/87
87 # 217

FILED
DEC 15 3 PM '87

BOOK 051 PAGE 551

No. 87-CA-00799 ~~Chancery Case~~
Civil Action

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 15th *day of* December, 19 87 *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* December, 19 87.

I Theodore Hughes
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* March, 19 88 *that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.*

I Theodore Hughes
CLERK

Filed July 13, 1989

FILED

DEC 15 3 45 PM '87

IN THE CIRCUIT COURT FOR SOMERSET COUNTY, STATE OF MARYLAND

LLOYD O. WHITEHEAD, Assignee for the purpose of foreclosure and collection of a mortgage from James C. Futrell and Rose M. Futrell, his wife
116 East Main Street
Salisbury, Maryland 21801

Plaintiff

vs.

JAMES C. FUTRELL
5537 Jay St., N.E.
Washington, D.C. 20019

AND

ROSE M. FUTRELL
5537 Jay Street, N.E.
Washington, D.C. 20019

Defendants

CASE NO. 87CA000752 CIVIL

CIVIL 870075Z #
CLRK FEE 70.00 L
APPEAR 10.00 L
SUBTOTAL 80.00
CHECK/MO TL 80.00
#140130 C005 R00 T10:32
03/19/87

ORDER TO DOCKET SUIT FORECLOSING MORTGAGE

MR. CLERK:

Plesae docket the above-entitled case and file herewith the mortgage dated July 15, 1986, in the original principal amount of $25,000.00, from James C. Futrell and Rose M. Futrell, his wife, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 360, folio 246, et seq., Lloyd O. Whitehead having been named Assignee therefor for the purpose of foreclosure and collection.

LLOYD O. WHITEHEAD - Assignee
116 East Main Street
P.O. Box 4095
Salisbury, Maryland 21801
Telephone: 301-742-7850.

BOOK 651 PAGE 553

IN THE CIRCUIT COURT FOR SOMERSET COUNTY, STATE OF MARYLAND

LLOYD O. WHITEHEAD, Assignee for the purpose of foreclosure and collection of a mortgage from James C. Futrell and Rose M. Futrell, his wife 116 East Main Street Salisbury, Maryland 21801 Plaintiff vs. JAMES C. FUTRELL 5537 Jay St., N.E. Washington, D.C. 20019 AND ROSE M. FUTRELL 5537 Jay Street, N.E. Washington, D.C. 20019 Defendants	*	CASE NO. 87CA000752 CIVIL BOOK 051 PAGE 554

AFFIDAVIT OF INDEBTEDNESS AND MILITARY AFFIDAVIT

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 10th day of March, 1987, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared MONROE J. HALTAMAN, JR., who made oath, in due form of law as follows:

1. That I, MONROE J. HALTAMAN, JR., am the Mortgagee of a Mortgage dated July 15, 1986, from James C. Futrell and Rose M. Futrell, his wife, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 360, folio 246.

2. That the sum of $27,149.14 is now due and owing thereunder plus $9.03 interest per day for each day hereafter, the said amount being $25,000.00 principal and $2,149.14 interest from 7/15/86 though 3/10/87, at $9.03 per day for 238 days.

3. That the said Defendants are not members of the Armed Forces of the United States of America nor any of its allies or entitled to the benefits therein in accordance with the Soldiers' and Sailors' Relief Act and Amendments thereton and have not been discharged therefrom within a period of thirty (30) days.

4. That the last known post office address of the Defendants is: 5537 Jay Street, N.E., Washington, D.C. 20019.

5. Demand was made for the payment of all sums due by letter dated February 18, 1987, a copy of which is attached hereto and incorporated by reference herein as Exhibit "A", and whic was received by the Defendants as evidenced by the return receipt attached hereto as Exhibit "B", dated 2/21/87 signed by Rose Futrell, one of the Defendants.

Monroe J. Haltaman Jr. (SEAL)
MONROE J. HALTAMAN, JR. Mortgagee

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

NOTARY PUBLIC.
My Commission expires: 7/1/1990

EXHIBIT A

LAW OFFICES
LLOYD O. WHITEHEAD, P. A.
116 EAST MAIN STREET
P. O. BOX 4095
SALISBURY, MARYLAND 21801

(301) 742-7850

February 18, 1987

BOOK 051 PAGE 556

Mr. James C. Futrell and/or
Mrs. Rose M. Futrell
5537 Jay St., N.E.
Washington, D.C. 20019

Dear Mr. and/or Mrs. Futrell:

This office has been consulted by Monroe J. Haltaman, Jr. concerning the collection of a Mortgage Note dated July 15, 1986, made from James C. Futrell and Rose M. Futrell to Monroe J. Haltaman, Jr. The Note is in the amount of $25,000.00 bearing interest at the rate of 13% per annum, payable ON DEMAND, and secured by a Mortgage dated July 15, 1986, recorded in the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 360, page 246, et seq., comprising a lien for purchase money against three parcels of land in Somerset County, Maryland. DEMAND IS HEREBY MADE for FULL PAYMENT of the Mortgage, together with the accumulated interest thereon, to be paid in full to Monroe J. Haltaman, Jr. on or before February 27, 1987, by cash, certified check, cashier's check or money order, or by Bank Wire. Payment is to be made to our law office as Attorneys for Mr. Haltaman. The amounts due are as follows:

Principal	$25,000.00
Interest from 7/15/1986 thru 2/16/87 (216 days @ $9.03 per day)	1,950.48
TOTAL DUE	$26,950.48
PLUS INTEREST AT $9.03 PER DAY FOR EVERY DAY AFTER 2/16/1987	
PLUS RELEASE FEE FOR RECORDING RELEASE OF MORTGAGE IN COURT HOUSE	3.50

Should the amounts demanded not be paid by February 27, 1987, or, if you have any evidence of payment and fail to produce it by that date, a foreclosure will be instituted on March 2, 1987, and the property will be sold

in due course at public auction at your risk. In the event the property does not bring a sufficient amount of money to pay the entire debt, you will be held responsible for the balance.

A copy of the Mortgage Note and Mortgage is enclosed for your reference.

Yours truly,

LLOYD O. WHITEHEAD
ATTORNEY FOR MONROE J. HALTAMAN, JR

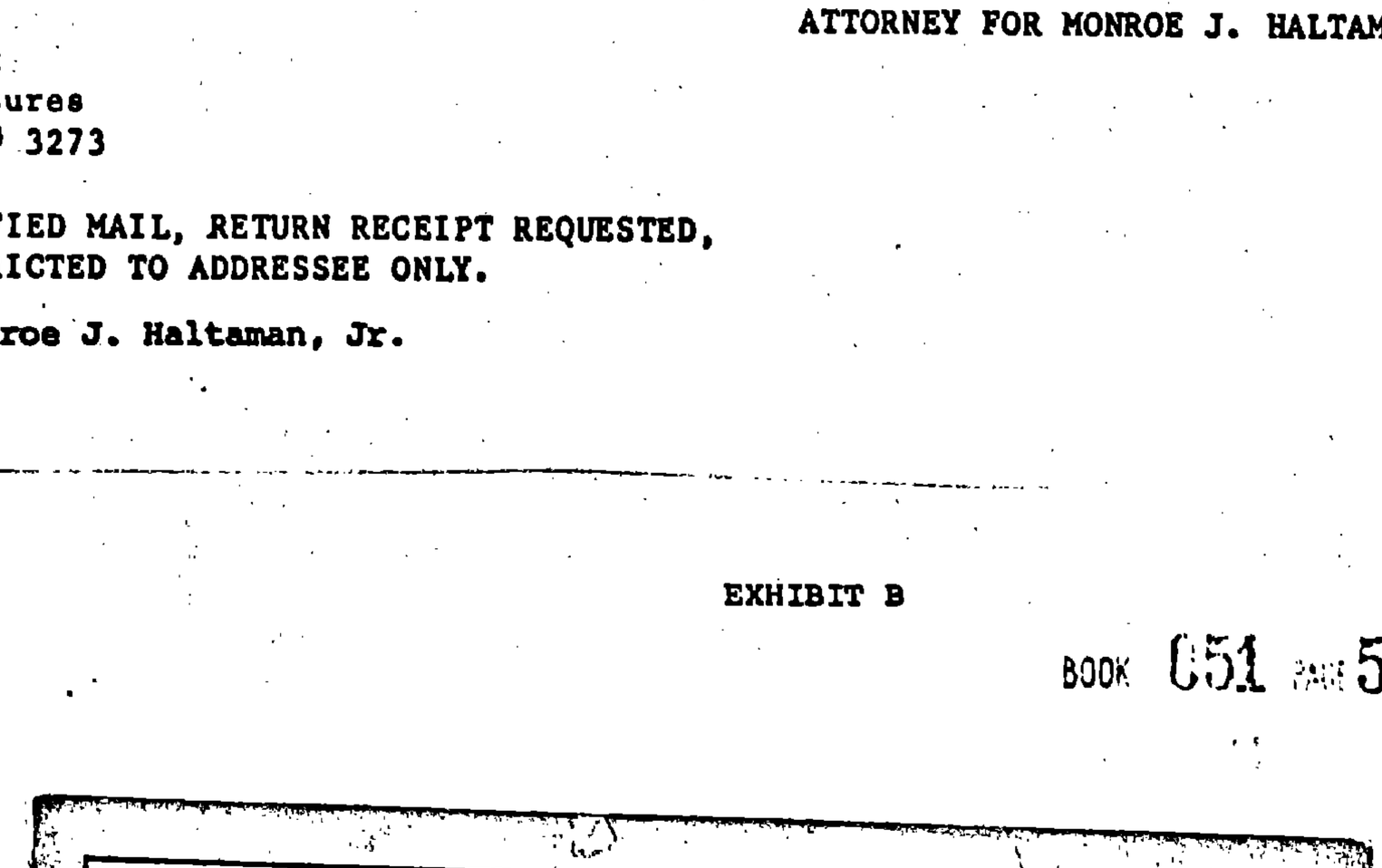
LOW/bt
Enclosures
File # 3273

CERTIFIED MAIL, RETURN RECEIPT REQUESTED,
RESTRICTED TO ADDRESSEE ONLY.

cc: Monroe J. Haltaman, Jr.

EXHIBIT B

BOOK 051 PAGE 557



GENERAL POWER OF ATTORNEY

FIRE. .AN'S FUND INSURANCE COMPA. .

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, JUDY CALLOWAY and ELIZABETH J. DAVIS
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

BOOK 051 PAGE 558

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 21st day of October, 19 85.

FIREMAN'S FUND INSURANCE COMPANY

By Richard Williams
Vice-President

STATE OF CALIFORNIA
COUNTY OF MARIN } ss.

On this 21st day of October, 19 85, 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
Principal Office in Marin County
My Commission Expires Nov. 17, 1988

Susie K. Gilbert
Notary Public

CERTIFICATE

STATE OF CALIFORNIA
COUNTY OF MARIN } ss.

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 County of Marin. Dated the_____day of_____, 19____.

Lucille C. Anstey
Resident Assistant Secretary

380711-FF-5-81

Bond Book 12 Page 21

TRUSTEE TO SELL

IN THE CIRCUIT COU OF

STATE OF MARYLAND

#265 16 29

C.V.# 8700 752

LLOYD O. WHITEHEAD, ASSIGNEE,

versus

James C. & Rose M. Futrell

Bond Book 12 Page 22

BOND OF TRUSTEE TO SELL

KNOW ALL MEN BY THESE PRESENTS: That we, Lloyd O. Whitehead, Assignee,

as Principal ,

and the FIREMAN'S FUND INSURANCE COMPANY , a body corporate, duly incorporated under the laws of the State of MARYLAND and duly authorized by its charter to transact surety 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

THIRTY THOUSAND AND 00/100..... Dollars ($ 30,000.00)

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 1st day of June

In the year of our Lord one thousand, nine hundred and eighty-seven

WHEREAS THE ABOVE BOUNDEN Lloyd O. Whitehead, Assignee,

by virtue of a decree of the Honorable the Judge of the Circuit Court Somerset Co. of Maryland

Cut over wood land in Dublin Election District of Somerset County, Md.

has been appointed trustee to sell

mentioned in the proceedings in the case of

Lloyd O. Whitehead, Assignee,

versus

James C. & Rose M. Futrell

BOOK 651 PAGE 559

now pending in said Court.

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH THAT, if the above bounden

Lloyd O. Whitehead, Assignee,

do and shall well and faithfully perform the trust reposed in by said decree, or that may be reposed in 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.

Beverly A. Tilghman

Lloyd O. Whitehead, Assignee (SEAL)

(SEAL)

Hattie Smith

(SEAL)

BOND APPROVED AND FILED AS PER: J. Theodore Phoebus, Clerk

FILED

JUN 5 1 47 PM '87

RECORDED IN LIBER NO. FOLIO J. THEODORE PHOEBUS, CLERK, CT. BY DEPUTY

FIREMAN'S FUND INSURANCE COMPANY

Judy Calloway, Attorney in Fact

M-BN 3996 2-85

IN THE CIRCUIT COURT FOR SOMERSET COUNTY, MARYLAND.

LLOYD O. WHITEHEAD
ASSIGNEE

VS.

JAMES C. FUTRELL
ROSE M. FUTRELL

* * * * * * * *

BOOK 051 PAGE 560

CIVIL CASE NO. 8700752

DOCKET NO.

AFFIDAVIT OF COMPLIANCE - RULE W74a2b

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I, LLOYD O. WHITEHEAD, ASSIGNEE, make oath that I mailed to the Mortgagors, James C. Futrell and Rose M. Futrell, addressed to the Mortgagor's last known address at 5537 Jay Street, N.E., Washington, D.C. 20019, by Certified Mail, Return Receipt Requested, Restricted to Addressee Only, the attached Notice of the time, place and terms of sale. I further certify, that I mailed said notice on May 22, 1987. Also attached is a photocopy of the Receipts for Certified Mail evidencing said mailing.

LLOYD O. WHITEHEAD - ASSIGNEE

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 5th day of June, 1987, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared LLOYD O. WHITEHEAD, ASSIGNEE, and made oath in due form of law that the matters and things set forth in the aforegoing Affidavit are true and correct to the best of his knowledge, information and belief.

AS WITNESS My hand and Notarial Seal.

NOTARY PUBLIC.
MY Commission expires: 7/1/1990

LAW OFFICES
LLOYD O. WHITEHEAD, P. A.
116 EAST MAIN STREET
P. O. BOX 4095
SALISBURY, MARYLAND 21801

(301) 742-7850

May 21, 1987

Mr. James C. Futrell
5537 Jay St., N.E.
Washington, D.C. 20019

Mrs. Rose M. Futrell
5537 Jay St., N.E.
Washington, D.C. 20019

Re: Foreclosure Sale

Dear Mr. and/or Mrs. Futrell:

In accordance with Maryland Rule W-74a2(c), you are hereby notified that the undersigned Assignee will sell, at public auction, at the front door of the Courthouse, at Princess Anne, Somerset County, Maryland, on Friday, June 5, 1987, at 2:00 o'clock p.m. all of the property contained in a Mortgage from James C. Futrell and Rose M. Futrell, his wife, to Monroe J. Haltaman, Jr., dated July 15, 1986, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 360, folio 246. The Mortgage has been assigned to me for the purpose of foreclosure and collection. I enclose a copy of the advertisement which is appearing in the Somerset Herald published in Somerset County, Maryland, for three consecutive weeks beginning May 20, 1987, and continuing on May 27 and June 3, 1987. The terms of sale are set forth therein.

Parcels One and Two will be offered together as an entirety, and a deposit of $2,000.00 will be required from the successful purchaser at the time and place of sale. Parcel Three will be offered separately and a deposit of $2,000.00 cash will be required for Parcel Three at the time and place of sale. The balance of the sale price will be payable together with 10% per annum interest upon final ratification of the sale by the Circuit Court of Somerset County, Maryland, and shall be secured to the satisfaction of the undersigned at the time and place of sale. Taxes and all public charges will be adjusted to the date of sale. Costs of preparation and recording of the Deeds, including any transfer taxes or agricultural transfer taxes or revenue stamps, will be at the cost of the purchaser or purchasers.

Yours truly,

LLOYD O. WHITEHEAD
ASSIGNEE FOR THE PURPOSE OF
FORECLOSURE AND COLLECTION

LOW/bt
Enclosures.
CERTIFIED MAIL, RETURN RECEIPT REQUESTED
RESTRICTED TO ADDRESSEE ONLY.

BOOK 051 PAGE 561

P-609 327 972

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

U.S.G.P.O. 153-506

Sent to Jama C Jutrell
Street and No. 5537 Jay St. NE
P.O. State and ZIP Code Washington D.C. 20019
Postage $ .39
Certified Fee .75
Special Delivery Fee ~~.25~~
Restricted Delivery Fee 1.25
Return Receipt Service .70
Date, and Addressee's Address
TOTAL Postage and Fees $3.09
Postmark or Date

RESTRICTED DELIVERY
RETURN RECEIPT REQUESTED

MAIN STREET STA. SALISBURY MD
MAY 22 1987
USPO

PS Form 3800, June 1985

P-609 327 987

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

U.S.G.P.O. 153-503

Sent to Rose M Jutrell
Street and No. 5537 Jay St. NE
P.O. State and ZIP Code Wash. D C 20019
Postage $ .39
Certified Fee .75
Special Delivery Fee
Restricted Delivery Fee 1.25
Return Receipt Service .70
Date, and Addressee's Address
TOTAL Postage and Fees
Postmark or Date

RESTRICTED DELIVERY
RETURN RECEIPT REQUESTED

MAIN STREET STA. SALISBURY MD
MAY 22 1987
USPO

PS Form 3800, June 1985

IN THE CIRCUIT COURT FOR SOMERSET COUNTY, MARYLAND.

LLOYD O. WHITEHEAD ASSIGNEE	*	
VS.	*	CIVIL CASE NO. 8700752
JAMES C. FUTRELL ROSE M. FUTRELL	*	DOCKET NO.

* * * * * * *

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The Report of LLOYD O. WHITEHEAD, ASSIGNEE, pursuant to the power of sale contained in the Mortgage dated July 15, 1986, from James C. Futrell and Rose M. Futrell, his wife, to Monroe J. Haltaman, Jr., duly assigned to Lloyd O. Whitehead, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 360, folio 246, respectfully shows:

That after default had been made in the terms, covenants and conditions of the said Deed of Trust, and having given at least twenty (20) days' notice by advertisement published once a week in each of three successive weeks in the Somerset Herald, a newspaper published in Somerset County, Maryland, prior to July 10,1987, and after giving bond with the securities approved by the Clerk of this Court, said Assignee did, on Friday, July 10, 1987, at 11:00 o'clock a.m., attend at the front door of the Court House in Princess Anne, Maryland, it being the time and place mentioned in said advertisement, as will more fully appear by reference to the attached copy thereof with certificate of its publication, and said Assignee did then and there offer for said at public auction, subject to all prior liens and encumbrances, all the right, title and interest of the said James C. Futrell and Rose M. Futrell, his wife, said property being more particularly described as follows:

PARCEL ONE: All that tract or parcel of land situate, lying and being in Dublin Election District, Somerset County, Maryland, approximately three (3) miles northwest of Pocomoke City, and being more particularly described as follows: Beginning for the same on the southwesterly side of the right of way of U.S. Route No. 13, at a concrete post settled in the ground; and thence, running along the southwestern boundary of the right of way of said U.S. Route No. 13, South 44 degrees 45 minutes East, nine hundred sixty-four and forty-three hundredths (964.43) feet to a concrete post settled in the ground; thence, South 45 degrees 15 minutes West, four hundred (400) feet to a concrete post settled in the ground at the line of the property now or formerly of the Chesapeake Corporation of Virginia; thence, by and with the property now or formerly of the Chesapeake Corporation of Virginia, North 44 degrees 45 minutes West, nine hundred twenty-seven and sixty-seven hundredths (927.67) feet to another concrete post settled in the ground; thence, North 40 degrees 05 minutes East, four hundred one and sixty-nine hundredths (401.69) feet to the place of beginning, being Parcel No. 1 on the plat entitled "Plat of Property Surveyed for the Lassiter Brothers, February 27, 1963," by G. Oliver Morrell, Registered Surveyor, and revised on September 10, 1964, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 224, folio 279.

PARCEL TWO: All that tract or parcel of land situate in Dublin Election District of Somerset County, Maryland, more particularly described as follows: Beginning for the same at a concrete post at a corner of the property described in Parcel One above; and thence, from said beginning point, South 45 degrees 15 minutes West, one hundred (100) feet to a concrete post; thence, North 44 degrees 45 minutes West, nine hundred eighteen and sixty-three hundredths (918.63) feet to a concrete post; thence, North 40 degrees 05 minutes East, one hundred and forty-one hundredths (100.41) feet to a concrete post, a corner of the land described in Parcel One above; thence, by and with the land described in Parcel One above, South 44 degrees 45 minutes East nine hundred twenty-seven and sixty-seven hundredths (927.67) feet to a concrete post, the place of beginning, containing two and twelve hundredths (2.12) acres, as accurately described and laid down as Parcel No. 2 on the aforesaid plat prepared by G. Oliver Morrell, Registered Surveyor, dated February 27, 1963, and revised September 10, 1964, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 224, folio 279.

FILED

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PARCEL THREE: All that tract or parcel of land situate in Dublin Election District of Somerset County, Maryland, on the northeast side of U.S. Route No. 13, leading from Pocomoke City to Princess Anne, which is more particularly described as follows: Beginning for the same on the northeast side of U.S. Route 13, at a marker settled in the ground at or near "Station A," as shown on the plat hereinafter referred to; and thence, from said beginning point, North 7 degrees 0 minutes West, 1185.50 feet to a marker settled in the ground; thence, South 40 degrees 0 minutes West, 761.97 feet to a marker settled in the ground on the northeast side of the right of way of U.S. Route No. 13; and thence, by and with the northeast side of the right of way of U.S. Route No. 13, South 44 degrees 45 minutes East, 870.72 feet to the place of beginning, containing seven and thirty-hundredths (7.30)acres, more or less, as accurately laid down and described as Parcel No. 1 on a certain plat prepared by W. Ballard Miles, Registered Surveyor, dated October 27, 1959, and recorded among the Land Records of Somerset County, Maryland, in Plat Book B.L.B. No. 4, at Folio 68, and being, or intended to be, all of Lot No. 3 as laid down on a plat prepared by Fred Johnson, which lies to the northeast of the aforesaid U.S. Route No. 13, EXCEPT SO MUCH THEREOF (1.55 acres) as was conveyed unto the State Roads Commission of Maryland by (1) deed dated January 15, 1966, and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 230, Folio 501, and (2) deed dated January 15, 1966, and recorded among the aforesaid Land Records in Liber I.T.P. No. 230, Folio 513.

THE properties herein described as PARCELS ONE, TWO and THREE being the same lands conveyed unto James C. Futrell and Rose M. Futrell, his wife, by Monroe J. Haltaman,Jr., by Deed dated July 15, 1986, and recorded among the Land Records of Somerset County, Maryland,

BOOK 651 PAGE 565

AND your ASSIGNEE sold the aforedescribed property described as PARCELS ONE and TWO to Peter D. Evans, Agent for Monroe J. Haltaman, Jr. at and for the sum of $ 5000.00, at that sum, being the highest bidder therefor, and the said purchaser or purchasers have complied with the terms of the sale.

AND your ASSIGNEE sold the aforedescribed property described as PARCEL THREE to Peter D. Evans, Agent for Monroe J. Haltaman, Jr. at and for the sum of $ 3700.00, at that sum, being the highest bidder therefor, and the said purchaser or purchasers have complied with the terms of the sale.

Respectfully submitted,

LLOYD O. WHITEHEAD - ASSIGNEE

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 10th day of July, 1987, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared LLOYD O. WHITEHEAD, ASSIGNEE named in the aforegoing Report of Sale, and made oath, in due form of law, that the matters and things set forth in the aforegoing Report of Sale are true and correct 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 first above written.

NOTARY PUBLIC
My Commission expires: 7/1/1990.

A F F I D A V I T

STATE OF MARYLAND, COUNTY OF Somerset, TO WIT:

I HEREBY CERTIFY, that on this 10th day of July, 1987, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Peter D. Evans, Agent of Monroe J. Haltaman, Jr. the purchaser(s) of PARCELS ONE and TWO named in this Report of Sale, and made oath in due form of law as follows:

(1) That I, Peter D. Evans, attended the sale of the property described in the Mortgage/Deed of Trust filed in these proceedings held in Princess Anne, Somerset County, Maryland on July 10, 1987, at 11:00 o'clock a.m., and purchased the same for Five Thousand ——— DOLLARS ($ 5000.00).

(2) That no other persons, firms or corporations are financially interested or involved, as principal or otherwise, except that I bid the property as Agent for Monroe J. Haltaman, Jr.

(3) That I/WE DID NOT directly or indirectly discouraged anyone from bidding on said property.

Peter D. Evans
AFFIANT

SUBSCRIBED AND SWORN TO, before me, this 10th day of July, 1987.

Jean Taylor
NOTARY PUBLIC
My Commission expires: 7/1/1990

FILED

AM 10 12 33 PM 87

BOOK 051 PAGE 567

AFFIDAVIT

BOOK 051 PAGE 568

STATE OF MARYLAND, COUNTY OF Somerset, TO WIT:

I HEREBY CERTIFY, that on this 10th day of July, 1987, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Peter D. Evans, Agent of Monroe J. Hartman, Jr. the purchaser(s) of PARCEL THREE named in this Report of Sale, and made oath in due form of law as follows:

(1) That I, Peter D Evans, attended the sale of the property described in the Mortgage/Deed of Trust filed in these proceedings held in Princess Anne, Somerset County, Maryland on July 10, 1987, at 11:00 o'clock a.m., and purchased the same for Three Thousand Seven Hundred DOLLARS ($ 3700.00).

(2) That no other persons, firms or corporations are financially interested or involved, as principal or otherwise, except that I bid the Property as Agent for Monroe J. Hartman, Jr.

(3) That I/WE DID NOT directly or indirectly discouraged anyone from bidding on said property.

P. D. Evans
AFFIANT

SUBSCRIBED AND SWORN TO, before me, this 10th day of July, 1987.

Jean Taylor
NOTARY PUBLIC
My Commission expires: 7/1/1990

FILED

IN THE CIRCUIT COURT FOR SOMERSET COUNTY, MARYLAND.

LLOYD O. WHITEHEAD ASSIGNEE	*	
VS.	*	CIVIL CASE NO. 8700752
JAMES C. FUTRELL ROSE M. FUTRELL	*	DOCKET NO.

* * * * * * * *

AFFIDAVIT OF COMPLIANCE - RULE W74a2c

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I, LLOYD O. WHITEHEAD, ASSIGNEE, make oath that I mailed to the Mortgagors, James C. Futrell and Rose M. Futrell, his wife,, addressed to the Mortgagor's last known address at 5537 Jay Street, N.E., Washington, D.C., and also to the Mortgagor's addressed to them at 8569 Landover Road, Landover, Maryland 20785, by Certified Mail, Return Receipt Requested, Restricted to Addressee Only, the attached Notice of the time, place and terms of sale. I further certify, that I mailed said notice on June 24, 1987. Attached is a photocopy of the Receipt for Certified Mail evidencing said mailing. The letter addressed to the Landover, Maryland address has been returned marked "Unclaimed" and is attached hereto.

LLOYD O. WHITEHEAD - ASSIGNEE

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 10th day of July, 1987,, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared LLOYD O. WHITEHEAD, ASSIGNEE, and made oath in due form of law that the matters and things set forth in the aforegoing Affidavit are true and correct to the best of his knowledge, information and belief.

AS WITNESS My hand and Notarial Seal.

NOTARY PUBLIC.
MY Commission expires: 7/1/19[illegible]

FILED

BOOK 651 PAGE 569

LAW OFFICES
LLOYD D. WILLIAMHEAD, P.A.
116 EAST MAIN STREET
P. O. BOX 4095
SALISBURY, MARYLAND 21801

(301) 742-7850

BOOK 051 PAGE 570

June 23, 1987

Mr. James C. Futrell and
Mrs. Rose M. Futrell
5537 Jay Street, N.E.
Washington, D.C. 20019

Mr. James C. Futrell and
Mrs. Rose M. Futrell
8569 Landover Road
Landover, Maryland 20785

Re: Foreclosure Sale

Dear Mr. and Mrs. Futrell:

In accordance with Maryland Rule W-74a2(c), you are hereby notified that the undersigned Assignee will sell, at public auction, at the front door of the Court House at Princess Anne, Somerset County, Maryland, on Friday, July 10, 1987, at 11:00 o'clock a.m., all of the property contained in a Mortgage from James C. Futrell and Rose M. Futrell, his wife, to Monroe J. Haltaman, Jr., dated July 15, 1986, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 360, folio 246. The Mortgage has been assigned to me for the purpose of foreclosure and collection. I enclose a copy of the advertisement which is appearing in the Somerset Herald published in Somerset County, Maryland, for three consecutive weeks, beginning June 24, 1987, and continuing on July 1, and July 8, 1987 The terms of sale are set forth therein.

Parcels One and Two will be offered together as an entirety, and a deposit of $2,000.00 will be required from the successful purchaser at the time and place of sale. Parcel Three will be offered separately and a deposit of $2,000.00 cash will be required for Parcel Three at the time and place of sale. The balance of the sale price will be payable together with 10% per annum interest upon final ratification of the sale by the Circuit Court of Somerset County, Maryland, and shall be secured to the satisfaciton of the undersigned at

the time and place of sale. Taxes and all public charges will be adjusted to the date of sale. Costs of preparation and recording of the Deeds, including any transfer tax or agricultural transfer taxes or revenue stamps, will be at the cost of the purchaser or purchasers.

Yours truly,

LLOYD O. WHITEHEAD
ASSIGNEE FOR THE PURPOSE OF
FORECLOSURE AND COLLECTION

LOW/bt
File #3273
CERTIFIED MAIL, RETURN RECEIPT REQUESTED
RESTRICTED TO ADDRESSEE ONLY.

P-618 158 195

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

Sent to James C Futrell +/w Ron M Futrell
Street and No 5537 Jay St. N E
P.O. State and ZIP Code Washington, D C

Postage	$ .39 ~~.20~~
Certified Fee	.75
Special Delivery Fee	~~.75~~
Restricted Delivery Fee	1.25
Return Receipt showing to whom and Date Delivered	.70
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 3.09
Postmark or Date	

PS Form 3800, June 1985
U.S.G.P.O. 153-506

USPO 24 JUN 1987 SALISBURY, MD MAIN STREET STA

P-618 158 196

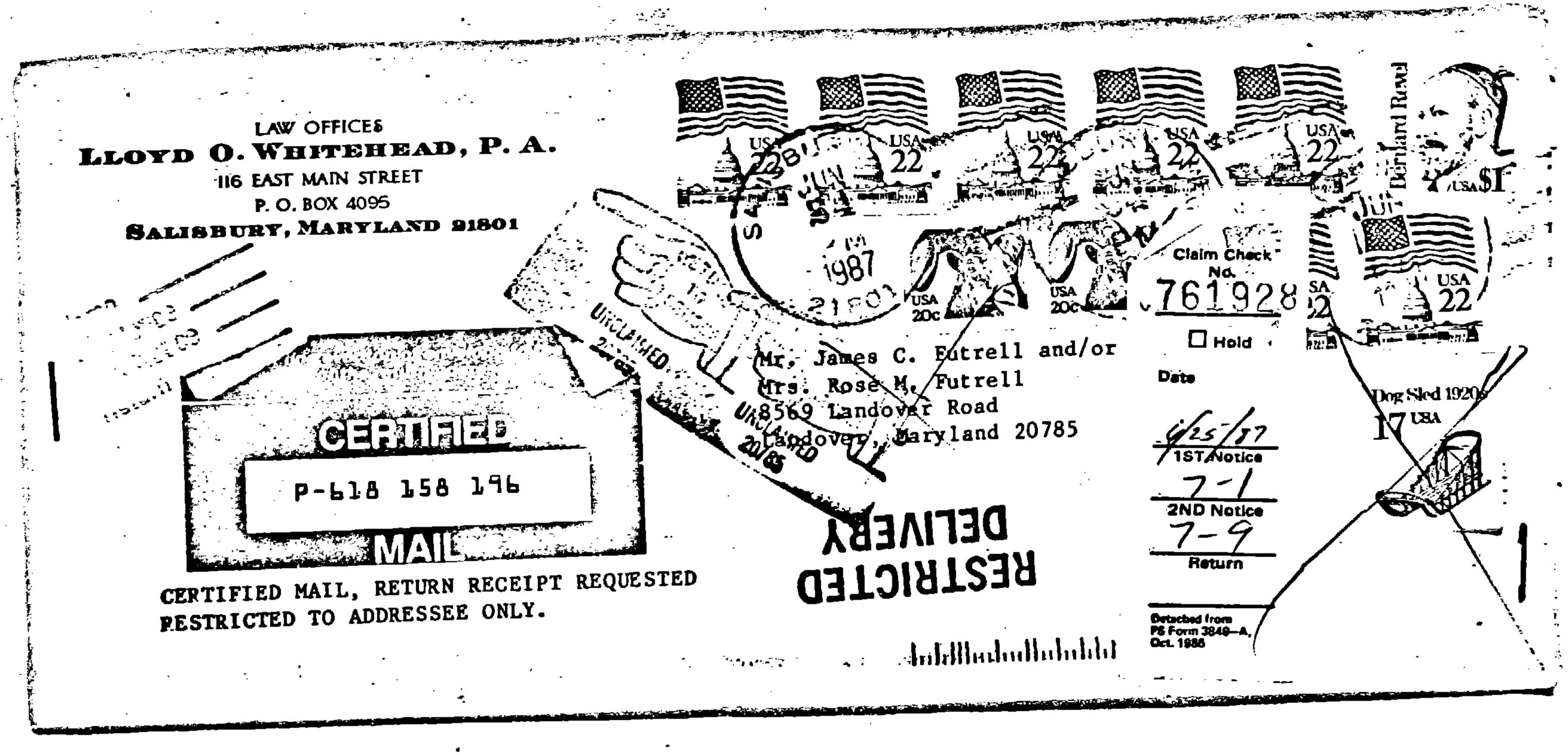
RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to James C Futrell +/w Gary M Futrell
Street and No 8569 Landover Rd
P.O. State and ZIP Code Landover, MD 20785

Postage	$ .39
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	1.25
Return Receipt showing to whom and Date Delivered	.70
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 3.09
Postmark or Date	

PS Form 3800, June 1985

USPO 24 JUN 1987 SALISBURY, MD MAIN STREET STA



LAW OFFICES
LLOYD O. WHITEHEAD, P. A.
116 EAST MAIN STREET
P. O. BOX 4095
SALISBURY, MARYLAND 21801

CERTIFIED
P-618 158 196
MAIL

CERTIFIED MAIL, RETURN RECEIPT REQUESTED
RESTRICTED TO ADDRESSEE ONLY.

RESTRICTED DELIVERY

Mr. James C. Futrell and/or
Mrs. Rose M. Futrell
8569 Landover Road
Landover, Maryland 20785

Claim Check No. 761928
☐ Hold
Date
6/25/87
1ST Notice
7-1
2ND Notice
7-9
Return

Detached from PS Form 3849-A, Oct. 1985

Dog Sled 1920s

BOOK 051 PAGE 572

IN THE CIRCUIT COURT FOR SOMERSET COUNTY, MARYLAND.

LLOYD O. WHITEHEAD ASSIGNEE	*	
	*	CIVIL CASE NO. 8700752
vs.	*	DOCKET NO.
JAMES C. FUTRELL ROSE M. FUTRELL	*	

* * * * * * * *

N O T I C E

ORDERED by the Circuit Court of Somerset County, Maryland, on this 10th day of July, 1987, that the sale of the property mentioned in these proceedings made and reported by LLOYD O. WHITEHEAD, ASSIGNEE, under the power of sale contained in the Mortgage from James C. Futrell and Rose M. Futrell, his wife, and more specifically referred to in the Report of Sale filed in these proceedings, be RATIFIED AND CONFIRMED, unless cause to the contrary be shown on or before the 10th day of August, 1987, provided a copy of this Order be inserted in some newspaper published in said Somerset County, once in each of three (3) successive weeks before the 10th day of August, 1987.

The Report states the amount of the Sale as to Parcels One and Two to be $ 5000.00.

The Report states the amount of the Sale as to Parcel Three to be $ 3700.00.

Theodore Sheckells

CLERK

JUL 10 12 39 PM '87

BOOK 051 PAGE 573

SOMERSET HERALD

P.O. Box 310 Princess Anne, MD 21853

(301) 651-1600

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Somerset Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing July 16, 1987, and ending July 30, 1987 inclusive, in the said Somerset Herald aforementioned.

Attest: Kim Meredith
Publisher.

Printer's Fee: $103.17

SOMERSET HERALD

P.O. Box 310 Princess Anne, MD 21853

(301) 651-1600

CERTIFICATE OF PUBLICATION

James Futrell

We, Atlantic Publications, Inc., publishers of the Somerset Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing 6/24, 1987, and ending July 8, 1987 inclusive, in the said Somerset Herald aforementioned.

Attest: Kim E Meredith
Publisher.

Printer's Fee: 97.63 X 3 Time Total $292.89

LLOYD O. WHITEHEAD, ASSIGNEE
116 East Main Street
P.O. Box 4095
Salisbury, Maryland 21801
Telephone: 301-742-7850

IN THE CIRCUIT COURT FOR SOMERSET COUNTY, MARYLAND

LLOYD O. WHITEHEAD
ASSIGNEE

vs.

JAMES C. FUTRELL
ROSE M. FUTRELL

CIVIL CASE NO. 8700752

NOTICE

ORDERED by the Circuit Court of Somerset County, Maryland, on this 10th day of July, 1987, that the sale of the property mentioned in these proceedings made and reported by LLOYD O. WHITEHEAD, ASSIGNEE, under the power of sale contained in the Mortgage from James C. Futrell and Rose M. Futrell, his wife, and more specifically referred to in the Report of Sale filed in these proceedings, be RATIFIED AND CONFIRMED, unless cause to the contrary be shown on or before the 10th day of August, 1987, provided a copy of this Order be inserted in some newspaper published in said Somerset County, once in each of three [3] successive weeks before the 10th day of August, 1987.

The Report states the amount of the Sale as to Parcels One and Two to be $5,000.00.

The Report states the amount of the Sale as to Parcel Three to be $3,700.00.

I. Theodore Phoebus
CLERK

TRUE COPY, TEST:
I. Theodore Phoebus, Clerk SH-80-7/15/3t

LLOYD O. WHITEHEAD, P.A.
ATTORNEY AT LAW
116 East Main Street
Salisbury, Maryland 21801

ASSIGNEE'S SALE
OF VALUABLE
CUT OVER WOODLAND LOCATED
IN DUBLIN ELECTION DISTRICT
SOMERSET COUNTY, MARYLAND

By virtue of the Power of Sale and authority contained in a Mortgage executed by James C. Futrell and Rose M. Futrell, his wife, to Monroe J. Haltaman, Jr., dated July 15, 1986, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 360, folio 246, the undersigned Assignee will sell, at public auction, to the highest bidder,

AT THE FRONT DOOR OF THE
COURTHOUSE AT PRINCESS ANNE, MARYLAND

ON FRIDAY, JULY 10, 1987
AT 11:00 O'CLOCK A.M.

the following described land and premises situate in the County of Somerset, State of Maryland, more particularly described a follows:

PARCEL ONE: All that tract or parcel of land situate, lying and being in Dublin Election District, Somerset County, Maryland, approximately three [3] miles northwest of Pocomoke City, and being more particularly described as follows: Beginning for the same on the southwesterly side of the right of way of U.S. Route No. 13, at a concrete post settled in the ground; and thence, running along the southwestern boundary of the right of way of said U.S. Route No. 13, South 44 degrees 45 minutes East, nine hundred sixty-four and forty-three hundredths [964.43] feet to a concrete post settled in the ground; thence, South 45 degrees 15 minutes West, four hundred [400] feet to a concrete post settled in the ground at the line of the property now or formerly of the Chesapeake Corporation of Virginia; thence, by and with the property now or formerly of the Chesapeake Corporation of Virginia, North 44 degrees 45 minutes West, nine hundred twenty-seven and sixty-seven hundredths [927.67] feet to another concrete post settled in the ground; thence, North 40 degrees 05 minutes East, four hundred one and sixty-nine hundredths [401.69] feet to the place of beginning, being Parcel No. 1 on the plat entitled "Plat of Property Surveyed for the Lassiter Brothers, February 27, 1963," by G. Oliver Morrell, Registered Surveyor, and revised on September 10, 1964, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 224, folio 279.

PARCEL TWO: All that tract or parcel of land situate in Dublin Election District of Somerset County, Maryland, more particularly described as follows: Beginning for the same at a concrete post at a corner of the property described in Parcel One above; and thence, from said beginning point, South 45 degrees 15 minutes West, one hundred [100] feet to a concrete post; thence, North 44 degrees 45 minutes West, nine hundred eighteen and sixty-three hundredths [918.63] feet to a concrete post; thence, North 40 degrees 05 minutes East, one hundred and forty-one hundredths [109.41] feet to a concrete post, a corner of the land described in Parcel One above; thence, by and with the land described in Parcel One above, South 44 degrees 45 minutes East nine hundred twenty-seven and sixty-seven hundrdths [927.67] feet to a concrete post, the place of beginning, containing two and twelve hundredths [2.12] acres, as accurately described and laid down as Parcel No. 2 on the aforesaid plat prepared by G. Oliver Morrell, Registered Surveyor, dated February 27, 1963, and revised September 10, 1964, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 224, folio 279.

PARCEL THREE: All that tract or parcel of land situate in Dublin Election District of Somerset County, Maryland, on the northeast side of U.S. Route No. 13, leading from Pocomoke City to Princess Anne, which is more particularly described as follows: Beginning for the same on the northeast side of U.S. Route 13, at a marker settled in the ground at or near "Station A," as shown on the plat hereinafter referred to; and thence, from said beginning point, North 7 degrees 0 minutes West, 1185.50 feet to a marker settled in the ground; thence, South 40 degrees 0 minutes West, 761.97 feet to a marker settled in the ground on the northeast side of the right of way of U.S. Route No. 13; and thence, by and with the northeast side of the right of way of U.S. Route No. 13, South 44 degrees 45 minutes East, 870.72 feet to the place of beginning, containing seven and thirty-hundredths [7.30] acres, more or less, as accurately laid down and described as Parcel No. 1 on a certain plat prepared by W. Ballard Miles, Registered Surveyor, dated October 27, 1959, and recorded among the Land Records of Somerset County, Maryland, in Plat Book B.L.B. No. 4, at Folio 68, and being, or intended to be, all of Lot No. 3 as laid down on a plat prepared by Fred Johnson, which lies to the northeast of the aforesaid U.S. Route No. 13, EXCEPT SO MUCH THEREOF [1.55 acres] as was conveyed unto the State Roads Commission of Maryland by [1] deed dated January 15, 1906, and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 230, Folio 501, and [2] deed dated January 15, 1936, and recorded among the aforesaid Land Records in Liber I.T.P. No. 230, Folio 513.

THE properties herein described as PARCELS ONE, TWO and THREE being the same lands conveyed unto James C. Futrell and Rose M. Futrell, his wife, by Monroe J. Haltaman, Jr., by Deed dated July 15, 1986, and recorded among the Land Records of Somerset County, Maryland,

POSSESSION of said property will be given upon ratification of the sale.

METHOD OF SALE: PARCELS ONE and TWO will be offered together as an entirety. PARCEL THREE will be offered separately.

TERMS OF SALE: A deposit of $2,000.00 cash will be required for PARCELS ONE and TWO offered as an entirety, and a deposit of $2,000.00 cash will be required for PARCEL THREE at the time and place of sale, balance being payable with interest upon final ratification of said sale by the Circuit Court of said County, the unpaid portion to bear interest at the rate of 10% per annum and to be secured to the satisfaction of the said Assignee.

TAXES and other public charges to be paid and adjusted to date of sale. Title examination, if desired, title papers, revenue stamps, transfer tax, agricultural transfer tax, and costs of recording at the expense of the purchaser or purchasers.

LLOYD O. WHITEHEAD
ASSIGNEE
116 East Main Street
Salisbury, Maryland 21801
Telephone: 301-742-7850

SH-50-6/24/3t

BOOK 051 PAGE 576

IN THE CIRCUIT COURT FOR SOMERSET COUNTY, MARYLAND.

LLOYD O. WHITEHEAD ASSIGNEE	*	
VS.	*	CIVIL CASE NO. 8700752
JAMES C. FUTRELL ROSE M. FUTRELL	*	DOCKET NO.

* * * * * * * *

FINAL ORDER OF RATIFICATION

ORDERED by the Circuit Court for Somerset County, Maryland, this 19 day of Dec, 1987, that the sale made and reported by the ASSIGNEE 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 this cause; that said ASSIGNEE is allowed the usual commissions herein.

Lloyd L. Simpson

JUDGE.

LLOYD O. WHITEHEAD, Assignee for the purpose of foreclosure and collection of a mortgage from James C. Futrell and Rose M. Futrell, his wife 116 East Main Street Salisbury, MD 21801 Plaintiff	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
vs.	*	
JAMES C. FUTRELL 5537 Jay Street, N.E. Washington, D.C. 20019 and ROSE M. FUTRELL 5537 Jay Street, N.E. Washington, D.C. 20019 Defendants	*	STATE OF MARYLAND
	*	CASE NO. 87 CA 00752

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		$ 8,700.00
Fees, Costs, Expenses, etc.:		
I. Theodore Phoebus, costs	$ 198.00	
Somerset Herald		
Advertising $726.03		
Order Nisi 103.17	829.20	
Gray Insurance Agency, Bond	120.00	
Auctioneer's Fee	200.00	
Trustee's Commission	585.00	
Attorney's Fee	100.00	
Logan C. Widdowson, Auditor	65.00	
Certified Mail	15.62	
Notary Fees	10.00	
State and County Taxes	3.47	
Total Fees, Costs, Expenses, etc.	$2,126.29	
Balance to be Distributed		$ 6,573.71
Statement of Mortgage Debt		
Principal Balance	25,000.00	
Interest 7/15/86 - 3/10/87	2,149.14	
Interest 3/10/87 to 60 days after sale	1,643.46	
Total Mortgage Debt	28,792.60	

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2600

Deficit $22,218.89

ALL EXCEPTIONS to said report must be filed within ten 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:

James C. Futrell
5537 Jay Street, N.E.
Washington, D.C. 20019

Rose M. Futrell
5537 Jay Street, N.E.
Washington, D.C. 20019

Lloyd O. Whitehead, Esquire
116 East Main Street
P.O. Box 4095
Salisbury, MD 21801

Logan C. Widdowson

Logan C. Widdowson, Auditor

Date of Filing: October 7, 1987

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3800

LCW/gjb
10/7/87
87 # 213

FILED
OCT 7 2 27 PM '87

No. 87CA60252 Civil Action ~~Chancery~~ Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 7th *day of* October, 19 87 *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* October, 19 87.

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 6th *day of* April, 19 88 *that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.*

J. Theodore Phoebus
CLERK

RND.
July 13, 1989

BOOK 051 PAGE 579

BOOK 051 PAGE 580

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 87CA000906

Wade D. Ward, Assignee
Ex Parte for the purpose of
Foreclosure and Collection
under power obtained in a
mortgage from Susan K. Meyer
then by assignment to Wade D. Ward
for foreclosure and collection

Dear Mr. Clerk:

Please docket the above entitled case and file among the papers the following documents:

1. A certified copy of the original Mortgage from Susan K. Meyer, dated November 1, 1985 and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 355, folio 156.

2. Military Affidavit.

3. Statement of Debts.

Wade D. Ward, Assignee
P.O. Box 647
Crisfield, Maryland 21817
Phone: 968-1100

Wade D. Ward, Assignee
Ex Parte for the purpose of
Foreclosure and Collection
under power obtained in a
mortgage from Susan K. Meyer
then by assignment to Wade D. Ward
for foreclosure and collection

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 87CA00906

MILITARY AFFIDAVIT

STATE OF MARYLAND, Somerset County, to wit:

I HEREBY CERTIFY that before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Harold H. Pember, Mortgagee, and he made oath in due form of law that he knows the defendant herein, Susan K. Meyer, and that to the best of his 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 have been ordered to report for military service.

WITNESS my hand and Notarial Seal this 23rd day of September, 1987.

03 117

18' 48 12 11 S 100

Vera O. Tyler
Notary Public
My Commission Expires: 7/1/90

VERA O. TYLER
NOTARY
PUBLIC

BOOK 051 PAGE 581

BOOK 651 PAGE 502

Wade D. Ward, Assignee
Ex Parte for the purpose of
Foreclosure and Collection
under power obtained in a
mortgage from Susan K. Meyer
then by assignment to
Wade D. Ward for foreclosure and
collection

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 87A00906

STATEMENT OF DEBTS

Original Amount of Principal	$14,000.00
Amount paid on Principal	277.74
Amount due on Principal as of September 23, 1987	13,722.26
Interest due as of September 23, 1987	823.33
TOTAL AMOUNT DUE	$14,545.59

STATE OF MARYLAND, Somerset County, to wit:

I HEREBY CERTIFY that on this 23rd day of September, 1987, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Harold Pember, Mortgagee, and he made oath in due form of law that the aforegoing is a true statement of the amount of the mortgage claim under the mortgage filed in the said cause now remaining due and unpaid.

WITNESS my hand and Notarial Seal.

Vera D. Lyles
Notary Public

My Commission Expires: 7/1/90

FILED

87 OCT 12 AM 11 5 T30

Bond Book 12 Page 72

87CA00906

Maryland

Address Claims to:
WESTERN SURETY COMPANY
101 South Phillips Avenue
SIOUX FALLS, SD 57192

Western Surety Company

TRUSTEES, MORTGAGEES, ATTORNEYS OR FORECLOSURE BOND

KNOW ALL MEN BY THESE PRESENTS: BOND No. TM- 60157972

That we, Wade D. Ward, 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 Fifteen Thousand ($15,000.00) DOLLARS,
(NOT VALID IF FILLED IN FOR MORE THAN $1,000,000.00)
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 20th day of October, 1987.

WHEREAS, the above bounden Wade D. Ward

by virtue of the power contained in a mortgage from Susan K. Meyer

to Harold H. Pember and Dorothy A. Pember

bearing date the 1st day of November, 1985 and recorded among

the mortgage records of Somerset County, Md.

in Liber I.T.P. No. 355 Folio 156

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 Wade D. Ward

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.

BOOK 051 PAGE 583

Signed, Sealed and delivered in the presence of

As to Principal

Vera D. Tyler

Wade D Ward
Principal

_____
Principal

As to Surety

a Jacobsen

J Middleton

WESTERN SURETY COMPANY

By _____

Countersigned by John Williams Towne
Maryland Resident Agent

1268—10-83

FILED
OCT 21 10 52 AM '87
RECORDED IN LIBER NO 12 FOLIO 72
THEODORE PHILEUS CLK. CIRCUIT CT.
BY _____ DEPUTY

Wade D. Ward, Assignee
Ex Parte for the purpose of
Foreclosure and Collection
under power obtained in a
mortgage from Susan K. Meyer,
then by assignment to Wade D. Ward
for foreclosure and collection

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 87CA000906

BOOK 051 PAGE 584

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The report of sale of Wade D. Ward, Assignee of the mortgage made and executed by Susan K. Meyer to Harold H. Pember and Dorothy Ann Pember, his wife, dated November 1, 1985 and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 355, folio 156, duly assigned by Harold H. Pember and Dorothy Ann Pember, his wife, to the undersigned for the purpose of foreclosure and collection, 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 of said mortgage whereby the said mortgage debt has become due and demandable, respectfully represents unto Your Honors:

That after consolidation of said case and after giving bond with security approved by the Clerk of the Court, for the faithful performance of the assignee, as aforesaid, reposed in him by aforesaid, pursuant to said mortgage and as required by law and

after giving twenty days notice of the time, place, manner, and terms of sale by advertisement in the Crisfield Times, once in each consecutive weeks before the day of the sale he did pursuant to said notice attend on the Post Office steps in Crisfield, Maryland on Friday, October 23, 1987 at 2:00 p.m. 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 Asbury Election District, Somerset County, State of Maryland, and more particularly described as follows:

All that lot or parcel of land situate, as aforesaid, beginning for the same at an iron pipe located at the northern side of Stoughton Sterling Lane, Crisfield, State of Maryland and the southern boundary of the herein lot of land, thence (1) North 58° 10' 00" West 155 feet by and with the said northern boundary of Stoughton Sterling Lane to an iron pipe; thence (2) North 33° 29' 00" East 166.41 feet to an iron pipe; thence (3) South 58° 10' 00" East 150 feet 22 inches to an iron pipe; thence (4) South 31° 50' 00" West to the place of beginning; being the same lot of ground shown as "Part A" in a Plat by G. A. Chapman & Associates, dated October 4, 1985, and entitled "Plat of Land Surveyed for Harold H. Pember and Dorothy Ann Pember" recorded in Liber I.T.P. No. 355, folio 155; and being the same and all that property conveyed unto Sandra K. Meyer from Harold H. Pember and Dorothy Ann Pember by deed dated November 1, 1985 and recorded in Liber I.T.P. No. 355, folio 152.

OCT 28 4 00 PM '87

And the said property was sold to Harold Pember, he being then and there the highest bidder thereof, at and for the sum of Thirteen Thousand Six Hundred Dollars ($13,600.00) and the purchaser has complied with the terms of sale.

Respectfully submitted,

Wade D. Ward

AFFIDAVIT

STATE OF MARYLAND, Somerset County, to wit:

I HEREBY CERTIFY, that on this 27th day of October, 1987, before me, the subscriber, a Notary Public of the State and County, aforesaid, personally appeared Wade D. Ward, Attorney and Assignee of the Foreclosure of Susan K. Meyer and he made oath in due form of law that the matters and facts contained in the Report of Sale are true and correct to the best of his knowledge, information and belief.

WITNESS my hand and Notarial Seal the day and year as first above written.

Notary Public

My Commission Expires: 7/1/90

FILED

OCT 28 4 01 PM '87

RECORDED IN
LIBER [illegible] FOLIO
CIRCUIT COURT CLERK'S OFFICE
BY [illegible] DEPUTY

Wade D. Ward, Assignee
Ex Parte for the purpose of
Foreclosure and Collection
under power obtained in a
mortgage from Susan K. Meyer,
then by assignment to Wade D. Ward
for foreclosure and collection

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 87CA000906

NOTICE

NOTICE is hereby issued this 28th day of October, 1987, that the sale of the property mentioned in the above mentioned proceedings and reported by Wade D. Ward, Assignee, be confirmed unless cause to the contrary be shown on or before the 30th day of November, 1987, provided a copy of this Notice be inserted in some newspaper published in this County, once in each of three (3) successive weeks before the 30th day of November, 1987.

The Report of Sale states the amount of sale to be Thirteen Thousand Six Hundred Dollars ($13,600.00).

L. Theodore Phoebus
Clerk

BOOK 051 PAGE 587

BOOK 051 PAGE 588

P-629 581 770

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

Sent to M's Susan K. Meyer	
Street and No. S.Sterling Road Asbury	
P.O., State and ZIP Code Crisfield, Maryland 21817	
Postage	$ .22
Certified Fee	.72
Special Delivery Fee	
Restricted Delivery Fee	1.25
Return Receipt showing to whom and Date Delivered	.70
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 2.89
Postmark or Date	10-22-87

PS Form 3800, June 1985 U.S.G.P.O. 153-608

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☒ Restricted Delivery.

3. Article Addressed to:
M's Susan K. Meyer
S. Sterling Road Asbury
Crisfield, Maryland 21817

4. Article Number
P-629-581-770

Type of Service:
☒ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature – Addressee
X Susan K Meyer

6. Signature – Agent
X

7. Date of Delivery
10-23-87

8. Addressee's Address *(ONLY if requested and fee paid)*

PS Form 3811, Feb. 1986 DOMESTIC RETURN RECEIPT

Wade D. Ward
Attorney At Law
P.O.Box 647
Crisfield, Md. 21817

PUBLIC SALE OF VALUABLE PROPERTY

Under and by virtue of the power of sale and authority contained in a mortgage from Susan K. Meyer to Harold H. Pember and Dorothy Ann Pember, his wife, dated November 1, 1985, and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 355, folio 156 which said mortgage has been duly assigned to the undersigned by Harold H. Pember and Dorothy Ann Pember, his wife, and duly recorded among the Land Records of Somerset County, Maryland, for the purpose of foreclosure and collection, default having occurred under the condition of said mortgage, I will sell at public auction on the steps of the Post Office in Crisfield, Maryland on,

Friday,
October 23, 1987

at or about the hour of 2:00 P.M., all that lot or parcel of land situate, lying and being in the Asbury Election District, Somerset County, State of Maryland, and more particularly described as follows:

All that lot or parcel of land situate, as aforesaid, beginning for the same at an iron pipe located at the northern side of Stoughton Sterling Lane, Crisfield, State of Maryland and the southern boundary of the herein lot of land, thence (1) North 58o 10' 00" West 155 feet by and with the said northern boundary of Stoughton Sterling Lane to an iron pipe; thence (2) North 33o 29' 00" East 166.41 feet to an iron pipe; thence (3) South 58o 10' 00" East 150 feet 22 inches to an iron pipe; thence (4) South 31o 50' 00" West to the place of beginning; being the same lot of ground shown as "Part A" in a Plat by G. A. Chapman & Associates, dated October 4, 1985, and entitled "Plat of Land Surveyed for Harold H. Pember and Dorothy Ann Pember" recorded in Liber I.T.P. No. 355, folio 155; and being the same and all that property conveyed unto Sandra K. Meyer from Harold H. Pember and Dorothy Ann Pember by deed dated November 1, 1985 and recorded in Liber I.T.P. No. 355, folio 152.

CONDITIONS OF SALE: This property will be sold subject to all covenants, agreements, conditions, easements, liens, right-of-way, and restrictions as may appear among the Land Records of Somerset County, Maryland, or elsewhere, affecting the same. The improvements are being sold in an as is condition and without warranty.

TERMS OF SALE: One Thousand Dollars ($1,000.00) on day of sale, and the balance to be paid upon final ratification of said sale by the Circuit Court for Somerset County, the unpaid portion to bear interest at the rate of ten per cent (10%) per annum from the date of sale to date of settlement. Taxes, ground rent, and water rent, if any, to be adjusted to date of sale, except that any Agricultural Development Taxes to be paid by purchaser. All other public charges and assessments, payable on an annual basis, including sanitary 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, document preparation and title insurance, if any, shall be borne by th purchaser.

Wade D. Ward
Trustee
10/7/3x

CRISFIELD, MD. December 7, 19 87

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 3
weeks beginning with the issue of October 7,
and ending October 21, 19 87
1987

David Bremer
XXXXXXX, THE CRISFIELD TIMES

BOOK 051 PAGE 589

Wade D. Ward Assignee
Ex Parte for the purpose of
Foreclosure and Collection
under power obtained in a
mortgage from Susan K. Meyer,
then by assignment to Wade D. Ward
for foreclosure and collection

In The Circuit Court
For Somerset County
State Of Maryland
Civil No. 87CA00906

NOTICE

Notice is hereby issued this 28th day of October, 1987 that the sale of the property mentioned in the above proceedings and reported by Wade D. Ward, Assignee, be confirmed unless cause to the contrary be shown on or before the 30th day of November, 1987, provided a copy of this Notice be inserted in some newspaper published in this County, once in each of three (3) successive weeks before the 30th day of November, 1987.

The Report of Sale states the amount of sale to be Thirteen Thousand Six Hundred Dollars ($13,600.00).

I. Theodore Phoebus
Clerk

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 3 weeks beginning with the issue of November 4, 19 87 and ending November 18, 19 87

David Bremer
XXXXXXXX, THE CRISFIELD TIMES

87

BOOK 051 PAGE 590

Wade D. Ward, Assignee
Ex Parte for the purpose
of Foreclosure and Collection
under power obtained in a
mortgage from Susan K. Meyer
and then by assignment to
Wade D. Ward for foreclosure
and collection

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 87CA-00906

FINAL ORDER

ORDERED, by the Circuit Court for Somerset County, Maryland this 9th day of December, 1987 that the sale made and reported by the 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 Notice passed in said cause; and the Attorney and Assignee be allowed the commissions and such proper expenses as he shall produce vouchers for to the Auditor.

Lloyd L. Simpkins
Judge

FILED

'87 DEC 9 P3:49

BOOK 051 PAGE 591

Wade D. Ward, Assignee Ex Parte for the purpose of Foreclosure and Collection under power obtained in a mortgage from Susan K. Meyer then by assignment to Wade D. Ward for foreclosure and collection	*	IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND NO. 87CA00906

* * * * * * * * * * *

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		$13,600.00
Fees, Costs, Expenses, etc.:		
I. Theodore Phoebus, costs	$ 140.00	
The Crisfield Times	176.60	
Philip Tawes Insurance Agency, Bond	135.00	
William Dykes, Auctioneer	100.00	
Wade D. Ward, Trustees Commission	830.00	
Wade D. Ward, Attorney's Fees	100.00	
State and County Taxes	129.48	
Logan C. Widdowson, Auditor	65.00	
Total Fees, Costs, Expenses, etc.	$1,676.08	
Balance to be Distributed		$11,923.92
Mortgage Debt: Principal	$13,722.26	
Interest through 9/23/87	823.33	
Interest 9/24/87 to 5/2/88	994.30	
Total Mortgage Debt		$15,539.89
Deficit		$ 3,615.97

ALL EXCEPTIONS to said report must be filed within ten 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:

Susan K. Meyer
Stoughton Sterling Road
Crisfield, MD 21817

Wade D. Ward, Esquire
946 W. Main Street
P.O. Box 647
Crisfield, MD 21817

BOOK

Logan C. Widdowson, Auditor

Date of Filing: April 22, 1988

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2000

LCW/gjb
4/22/88
88 # 221

No. 87CA00906 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 22ND day of April, 1988 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 May, 1988.

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 18th day of May, 1988 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

I. Theodore Phoebus
CLERK

Rtd.
July 13, 1989.

BOOK 051 PAGE 594

WILLIAM H. MARINER South Park Drive Ext. Salisbury, Maryland 21801	*	NO. 87CA00963 CIVIL
Plaintiff	*	IN THE CIRCUIT COURT
v.	*	
JOHN E. WALKER 839 Walton Avenue Philadelphia, PA 19143	*	FOR SOMERSET COUNTY
and	*	STATE OF MARYLAND
ALL PERSONS OR CORPORATIONS HAVING OR CLAIMING TO HAVE INTEREST IN THE PROPERTY DESCRIBED IN A DEED RECORDED AMONG THE LAND RECORDS OF SOMERSET COUNTY, MARYLAND LIBER I.T.P. NO. 326, FOLIO 159	*	

* * * * * * * * * * * * * * * * * * *

MR. CLERK:

Please file the within Complaint For Foreclosure Of Redemption Of Tax Sale, enter the appearance of Don E. Richardson and Richardson & Anderson on behalf of the Plaintiff, issue a summons to the Defendant to be returned to the law offices of Richardson & Anderson to be served upon the Defendant pursuant to Maryland Rule 2-121.

Don E. Richardson
RICHARDSON & ANDERSON
130 E. Main St., P.O. Box 258
Salisbury, Maryland 21801
(301) 742-8744

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 258
SALISBURY, MARYLAND 21803
(301) 742-8744

WILLIAM H. MARINER
South Park Drive Ext.
Salisbury, Maryland 21801

Plaintiff

v.

JOHN E. WALKER
839 Walton Avenue
Philadelphia, PA 19143

and

ALL PERSONS OR CORPORATIONS HAVING OR CLAIMING TO HAVE INTEREST IN THE PROPERTY DESCRIBED IN A DEED RECORDED AMONG THE LAND RECORDS OF SOMERSET COUNTY, MARYLAND LIBER I.T.P. NO. 326, FOLIO 159

* NO. 87CA00963 CIVIL

* IN THE CIRCUIT COURT

* FOR SOMERSET COUNTY

* STATE OF MARYLAND

* * * * * * * * * * * * * * * * * * * *

COMPLAINT FOR FORECLOSURE
OF RIGHT OF REDEMPTION TAX SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Plaintiff, William H. Mariner, by his attorney, Don E. Richardson, and Richardson & Anderson, says:

1. That the said William H. Mariner is a resident of Salisbury, Wicomico County, Maryland.

2. That on December 3, 1985, there was issued to Plaintiff under the name of William H. Mariner, by Philip R. Mahan, Treasurer for Somerset County, Maryland, and collector of state and county taxes therein, a Certification of Tax Sale, showing the sale to Plaintiff at a public auction on December 3, 1985, at and for the sum of FOUR HUNDRED DOLLARS ($400.00), the following real estate as described in the Certificate of Sale, namely: One (1) acre, North side County Road, Chance, bearing County Tax Map No. 19-12-184, Deed reference Liber 326, Folio 159, Account No. 162461, located in Tangier Election District; and more fully described as; ALL that lot or parcel of land situate and lying in Tangier Election District, Somerset County, Maryland, and described as one acre, more or less, situated on the County Road leading to south side and adjoining the lands of both Nathaniel Jones, Horace Jones, and James Jones, and being shown on a plat recorded among the Land Records of Somerset County in Liber G.W.L. No. 94, Folio 98, and being in all respects the part of the same land conveyed to John E. Walker

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OF
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130 EAST MAIN STREET
P. O. BOX 598
SALISBURY, MARYLAND 21801
(301) 742-5744

BOOK 051 PAGE 595

from Marion Rivers, et al, by deed dated June 24, 1972, and recorded among the Land Records of Somerset County in Liber I.T.P. No. 326, Folio 159, said property assessed to John E. Walker, being shown on Tax Map No. 19-12-184. A copy of said Sale Certification is attached hereto, made a part hereof and marked "EXHIBIT A."

3. That said property has not been redeemed by any party in interest and this proceeding has been brought within two (2) years form the date of issuance of the Certificate of Tax Sale.

4. That Plaintiff has caused an examination to be made of the land and testamentary records of Somerset County with respect to said real estate by Anne Clay, a paralegal, and reliance upon which your Plaintiff alleges and says that the aforesaid property assessed to the said John E. Walker is vested in the said John E. Walker by the deed hereinbefore described, and that the examination of the testamentary records of Somerset County, Maryland, from the date of the aforesaid conveyance, did not show any estate of the said John E. Walker, and that examination of the Land Records of Somerset County, Maryland, did not show any all conveyances. From the records, it is known that John E. Walker is the sole owner of said property. An Affidavit of Search is attached hereto and marked "EXHIBIT B."

5. That the necessary amount to redeem said property is FOUR HUNDRED DOLLARS ($400.00), together with interest at the rate of six per cent (6%) per annum from the date of purchase to the date of redemption, the amount of any taxes, interest and penalties paid by Plaintiff or accruing after the date of the tax sale, and the costs of these proceedings.

WHEREFORE, Plaintiff prays:

a. That process be issued for said Defendant notifying him of the pendency of this action.

b. That your Honors may grant unto your Plaintiff an Order of Publication against said Defendant, if living and absent from the jurisdiction, and any other person having or claiming to have any interest in the aforesaid properties.

c. That this Honorable Court may pass a final decree foreclosing all rights of redemption of the said Defendant, and any and all of them and any other person having or claiming to have any interest in the aforesaid property, in and to any and all of the real estate of which they were assessed.

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 598
SALISBURY, MARYLAND 21803
(301) 742-5144

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d. That Plaintiff may have such other and further relief as the nature of his case may require.

William H. Mariner, Plaintiff

Don E. Richardson
RICHARDSON & ANDERSON
130 E. Main St., P.O. Box 258
Salisbury, Maryland 21801
(301) 742-8744

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 258
SALISBURY, MARYLAND 21801
(301) 742-8744

DEC 1 4 11 PM '82

"EXHIBIT A"

CERTIFICATE OF SALE

BOOK 051 PAGE 598

I, Philip R. Mahan, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on December 3, 1985 I sold to William H. Mariner at public auction for the sum of $ 400.00 , of which $ 67.51 has been paid, the property in Somerset County, described as follows:

One (1) acre, North side County Road, Chance, bearing County Tax Map No. 19-12-184, Deed reference Liber 326, folio 159, Account No. 162461, located in Tangier Election District

and assessed to John E. Walker
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 December 3, 1986 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 3rd day of December, 1985

Philip R. Mahan
Philip R. Mahan, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on December 3, 1985 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Philip R. Mahan, 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.

Ann G. McIntyre
Notary Public

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EXHIBIT B

AFFIDAVIT

1. I, ANNE CLAY, am competent to testify.

2. I am a Para-Legal, with a B.A. from the College of William and Maryland and hold a document in para-legal studies from the University of Maryland, College Park Campus, Maryland.

3. That prior to the institution of this suit, I examined the Land Records of Somerset County, Maryland, back to January 23, 1928, in reference to the subject property.

4. A search of the records reveals that Defendant John E. Walker is the record owner of the subject property described in a deed recorded among the land records of Somerset County, Maryland, in Liber I.T.P. No. 326, Folio 159.

I solemnly affirm, under the penalties of perjury that the contents of the foregoing Affidavit are true to the best of my knowledge, information and belief.

Anne Clay
Anne Clay

November 25, 1987
Date

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 856
SALISBURY, MARYLAND 21803
(301) 742-5744

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DON E. RICHARDSON
RICHARDSON & ANDERSON
130 E. Main Street, P.O. Box 258
Salisbury, Maryland 21801
Telephone: (301) 742-8744

BOOK 051 PAGE 600

WILLIAM H. MARINER South Park Drive Ext. Salisbury, Maryland 21801 Plaintiff	*	NO. 87CA 00963 CIVIL IN THE CIRCUIT COURT
v.	*	
JOHN E. WALKER 839 Walton Avenue Philadelphia, PA 19143	*	FOR SOMERSET COUNTY
and	*	STATE OF MARYLAND
ALL PERSONS OR CORPORATIONS HAVING OR CLAIMING TO HAVE INTEREST IN THE PROPERTY DESCRIBED IN A DEED RECORDED AMONG THE LAND RECORDS OF SOMERSET COUNTY, MARYLAND LIBER I.T.P. NO. 326, FOLIO 159	*	

* * * * * * * * * * * * * * * * * * *

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the property hereinafter described sold by Philip R. Mahan, the Collector of Taxes for Somerset County, Maryland, to the Plaintiff in this proceeding:

1) The following real estate as described in the Certificate of Sale, namely: One (1) acre, North side County Road, Chance, bearing County Tax Map No. 19-12-184, Deed reference Liber 326, Folio 159, Account No. 162461, located in Tangier Election District; and more fully described in the Land Records of Somerset County as: ALL that lot or parcel of land situate and lying in Tangier Election District, Somerset County, Maryland, and described as one acre, more or less, situated on the County Road leading to south side and adjoining the lands of both Nathaniel Jones, Horace Jones, and James Jones, and being shown on a plat recorded among the Land Records of Somerset County in Liber G.W.L. No. 94, Folio 98, and being in all respects the part of the same land conveyed to John E. Walker

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 258
SALISBURY, MARYLAND 21801
(301) 742-8744

from Marion Rivers, et al, by deed dated June 24, 1972, and recorded among the Land Records of Somerset County in Liber I.T.P. No. 326, Folio 159, said property assessed to John E. Walker, being shown on Tax Map No. 19-12-184.

The Complaint states, among other things, that the amounts necessary for redemption of the subject properties have not been paid.

It is thereupon this 12 day of JAN, 1988, 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 Somerset County, Maryland, once a week for three successive weeks, warning all persons interested in the above described property to be and appear in this Court by the 22nd day of Feb 1988, and redeem the property hereinbefore described, and answer to the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

Lloyd L. Lustbaus
JUDGE

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 598
SALISBURY, MARYLAND 21801
(301) 742-5744

JAN 12 2 51 PM '88

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

BOOK 051 PAGE 602

Case Number 87CA00963 Civil Action

WRIT OF SUMMONS-REDEMPTION

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

Name John E. Walker

Address 839 Walton Avenue, Philadelphia, Pennsylvania 19143

County _____

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by William H. Mariner
(Name and Address)
South Park Drive Ext., Salisbury, Maryland 21801

on or before February 22, 1988 OR THIRTY DAYS FROM DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued January 13, 1988

I Theodore Phoebus
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

FEE $_____ SHERIFF _____

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

WILLIAM H. MARINER * NO. 87CA00963 CIVIL

Plaintiff * IN THE CIRCUIT COURT

v. * FOR SOMERSET COUNTY

JOHN E. WALKER * STATE OF MARYLAND
and
ALL PERSONS OR CORPORATIONS *
HAVING OR CLAIMING TO HAVE
INTEREST IN THE PROPERTY *
DESCRIBED IN A DEED RECORDED
AMONG THE LAND RECORDS OF *
SOMERSET COUNTY, MARYLAND
LIBER I.T.P. NO.326, FOLIO 300 *

Defendant *

* *

AFFIDAVIT OF SERVICE BY PUBLICATION

1. I, DON E. RICHARDSON, am at least 18 years of age, competent to testify, and not a party to this action.

2. Pursuant to the Court's order dated January 12, 1988, the attached notice was published on January 20, 27, and February 3, 1988, in the Marylander & Herald. A copy of the publication and Certificate of Publication are attached as Exhibit "A".

3. A copy of the Order of Publication was sent by certified mail to the last known address of the Defendant, John E. Walker, 839 Walton Avenue, Philadelphia, PA 19143.

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 258
SALISBURY, MARYLAND 21803
(301) 742-5166

88' 4A 4 E 837

I solemnly affirm under the penalties of perjury that the contents of the foregoing affidavit are true to the best of my knowledge, information and belief.

Don E. Richardson
RICHARDSON & ANDERSON
130 E. Main St., P.O. Box 258
Salisbury, Maryland 21801
(301) 742-8744

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P O BOX 258
SALISBURY, MARYLAND 21801
(301) 742-8744

EXHIBIT "A"

DON E. RICHARDSON
RICHARDSON & ANDERSON
130 E. Main Street, P.O. Box 258
Salisbury, Maryland 21801
Telephone: (301) 742-8744

WILLIAM H. MARINER
South Park Drive Ext.
Salisbury, Maryland 217801
PLAINTIFF

v.

JOHN E. WALKER
839 Walton Avenue
Philadelphia, PA 19143

and

ALL PERSONS OR CORPORATIONS HAVING OR CLAIMING TO HAVE INTEREST IN THE PROPERTY DESCRIBED IN A DEED RECORDED AMONG THE LAND RECORDS OF SOMERSET COUNTY, MARYLAND LIBER I.T.P. NO. 326, FOLIO 159

****

NO. 87CA00963 CIVIL
IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
STATE OF MARYLAND

****

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the property hereinafter described sold by Philip R. Mahan, the Collector of Taxes for Somerset County, Maryland, to the Plaintiff in this proceeding:

1) The following real estate as described in the Certificate of Sale, namely: One (1) acre, North side County Road, Chance, bearing County Tax Map No. 19-12-184, Deed reference Liber 326, Folio 159, Account No. 162461, located in Tangier Election District; and more fully described in the Land Records of Somerset County as: ALL that lot or parcel of land situate and lying in Tangier Election District, Somerset County, Maryland, and described as one acre, more or less, situated on the County Road leading to south side and adjoining the lands of both Nathaniel Jones, Horace Jones, and James Jones, and being shown on a plat recorded among the Land Records of Somerset County in Liber G.W.L. No. 94, Folio 98, and being in all respects the part of the same land conveyed to John E. Walker from Marion Rivers, et al, by deed dated June 24, 1972, and recorded among the Land Records of Somerset County in Liber I.T.P. No. 326, Folio 159, said property assessed to John E. Walker, being shown on Tax Map No. 19-12-184.

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 1180, 1988, and ending 213, 1988 inclusive, in the said Marylander and Herald aforementioned.

Attest: Kim Allen, Publisher.

Printer's Fee: $74.25 per week / $222.75 total

The Complaint states, among other things, that the amounts necessary for redemption of the subject properties have not been paid.

It is thereupon this 12th day of January, 1988, 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 Somerset County, Maryland, once a week for three successive weeks, warning all persons interested in the above described property to be and appear in this Court by the 22nd day of February, 1988, and redeem the property hereinbefore described, and answer to the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

Lloyd L. Simpkins
JUDGE

TRUE COPY, TEST:
I.T. Phoebus, Clerk SH-80-1/20/3t

BOOK 051 PAGE 605

BOOK 051 PAGE 606

WILLIAM H. MARINER	*	NO. 87CA00963 CIVIL
Plaintiff	*	IN THE CIRCUIT COURT
v.	*	FOR SOMERSET COUNTY
JOHN E. WALKER and ALL PERSONS OR CORPORATIONS HAVING OR CLAIMING TO HAVE INTEREST IN THE PROPERTY DESCRIBED IN A DEED RECORDED AMONG THE LAND RECORDS OF SOMERSET COUNTY, MARYLAND LIBER I.T.P NO. 326 FOLIO 300	*	STATE OF MARYLAND
Defendant	*	

* * * * * * * * * * * * * * * * *

AFFIDAVIT OF SERVICE

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY, that on this 15th day of April, 1988, before me, a Notary Public in and for the State and County aforesaid, personally appeared Cathi V. Coates, who made oath in due form of law that she mailed unto the Defendant, John E. Walker, 4839 Walton Avenue, Philadelphia, PA 19143, a copy of the Summons, together with a copy of the Complaint, Return Receipt Requested, Deliver to Addressee Only, and that same was received by Defendant as is evidenced by the Request For Return Receipt which is attached hereto.

AS WITNESS my hand and Notarial Seal.

Jeannie Cutlip
Notary Public

My Commission Expires: 7/1/90

JEANNIE CUTLIP NOTARY PUBLIC WICOMICO CO., MD.

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 908
SALISBURY, MARYLAND 21801
(301) 742-3766

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☒ Restricted Delivery.

3. Article Addressed to:	4. Article Number
John E. Walker 4839 Walton Avenue Philadelphia, PA 19143 Addressee Only	P 706 561 039
	Type of Service: ☐ Registered ☐ Insured ☒ Certified ☐ COD ☐ Express Mail
	Always obtain signature of addressee or agent and DATE DELIVERED.
5. Signature — Addressee X John E Walker	8. Addressee's Address *(ONLY if requested and fee paid)*
6. Signature — Agent X	
7. Date of Delivery 5/21/85	

PS Form 3811, Feb. 1986 DOMESTIC RETURN RECEIPT

P 706 561 039

RECEIPT FOR CERTIFIED MAIL

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

Sent to John E. Walker	
Street and No. 4839 Walton Avenue	
P.O., State and ZIP Code Philadelphia, PA 19143	
Postage	$ 39
Certified Fee	75
Special Delivery Fee	
Restricted Delivery Fee	125
Return Receipt showing to whom and Date Delivered	70
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 309
Postmark or Date	

PS Form 3800, June 1985

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WILLIAM H. MARINER	*	NO. 87CA00963 CIVIL
Plaintiff	*	IN THE CIRCUIT COURT
v.	*	FOR SOMERSET COUNTY
JOHN E. WALKER and ALL PERSONS OR CORPORATIONS HAVING OR CLAIMING TO HAVE INTEREST IN THE PROPERTY DESCRIBED IN A DEED RECORDED AMONG THE LAND RECORDS OF SOMERSET COUNTY, MARYLAND LIBER I.T.P. NO.326, FOLIO 300	*	STATE OF MARYLAND
Defendant	*	

* * * * * * * * * * * * * * * * * * * *

MOTION FOR DECREE FORECLOSING RIGHT OF REDEMPTION

William H. Mariner, by his attorneys, Cathi V. Coates and Richardson & Anderson, respectfully requests that this Honorable Court enter judgment foreclosing the right of redemption on the subject property, pursuant to Md. Tax Prop. Code Ann. Section 14-844 (1986 Supp.), and in support thereof states:

1. That Plaintiff purchased the subject property from Philip R. Mahan, Collector of Taxes for Somerset County, on December 3, 1985.

2. As evidenced by the Affidavit of Search, Defendant, John E. Walker, is the record owner of the property.

3. That Defendant and any other persons having or claiming to have interest in these proceedings, have been duly served notice of these proceedings, pursuant to Rule 2-126(b).

LAW OFFICES OF RICHARDSON & ANDERSON 130 EAST MAIN STREET P. O. BOX 858 SALISBURY, MARYLAND 21803 (301) 742-0744

4. That the time for the Defendant or any other persons having interest in these proceedings has expired and no appearance has been entered and no answer has been filed on their behalf.

5. As evidenced by the Affidavit of Philip R. Mahan, the property has not been redeemed.

WHEREFORE, Plaintiff respectfully requests that this Honorable Court enter judgment in his favor and finally foreclose Defendant's right to redeem the subject property.

Cathi V. Coates

Cathi V. Coates
RICHARDSON & ANDERSON
130 E. Main St., P.O. Box 258
Salisbury, Maryland 21801
(301) 742-8744

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 258
SALISBURY, MARYLAND 21801
(301) 742-8744

WILLIAM H. MARINER	*	NO. 87CA00963 CIVIL
Plaintiff	*	IN THE CIRCUIT COURT
v.	*	FOR SOMERSET COUNTY
JOHN E. WALKER and ALL PERSONS OR CORPORATIONS HAVING OR CLAIMING TO HAVE INTEREST IN THE PROPERTY DESCRIBED IN A DEED RECORDED AMONG THE LAND RECORDS OF SOMERSET COUNTY, MARYLAND LIBER I.T.P NO. 326 FOLIO 300	*	STATE OF MARYLAND
Defendant	*	

* * * * * * * * * * * * * * * * * *

AFFIDAVIT

1. I, PHILIP R. MAHAN, am competent to testify.

2. I am Collector of Taxes for Somerset County and State of Maryland.

3. The property in question was sold at a tax sale on December 3, 1985, to William Mariner for the sum of Four Hundred Dollars ($400.00).

4. Since the date of sale the owners of the property have not made an attempt to redeem said property.

5. That the time for such redemption of property has expired.

I solemnly affirm under the penalties of perjury that the contents of the foregoing Affidavit are true to the best of my knowledge, information and belief.

Philip R. Mahan

Philip R. Mahan,
Collector of Taxes for Somerset
County and State of Maryland

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 250
SALISBURY, MARYLAND 21801
(301) 742-3744

WILLIAM H. MARINER	*	NO. 87CA00963 CIVIL
Plaintiff	*	IN THE CIRCUIT COURT
v.	*	FOR SOMERSET COUNTY
JOHN E. WALKER and ALL PERSONS OR CORPORATIONS HAVING OR CLAIMING TO HAVE INTEREST IN THE PROPERTY DESCRIBED IN A DEED RECORDED AMONG THE LAND RECORDS OF SOMERSET COUNTY, MARYLAND LIBER I.T.P. NO.326, FOLIO 300	*	STATE OF MARYLAND
Defendant	*	

* *

DECREE FORECLOSING EQUITY OF REDEMPTION

The Court having considered the pleadings and papers heretofore filed in this proceeding, it appearing to the Court that:

1. The Defendant in this action, namely, John E. Walker, and any other persons having or claiming interest in the subject property, was duly served with notice of these proceedings by an Order of Publication dated January 12, 1988, which appeared in the Marylander & Herald (a newspaper having general circulation in Somerset County) on January 20, 27, and February 3, 1988, as required by said Order.

2. Service has been completed on the hereafter named Defendant, John E. Walker, 4839 Walton Avenue, Philadelphia, PA

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P. O. BOX 258
SALISBURY, MARYLAND 21803
(301) 742-5166

BOOK 051 PAGE 611

19143 on March 21, 1988, by Certified Mail, Restricted Delivery, Return Receipt Requested.

3. No response has been heard from the above named Defendant although he knows or should know that real property taxes are due and unpaid on the real estate assessed to them.

4. As evidenced by the Affidavit of Philip R. Mahan, no attempt has been made to redeem the subject property.

It is further appearing from all of the above and from the prior papers heretofore filed in this action that the Plaintiff is entitled to a Decree foreclosing Defendant's right of redemption in the subject property, due to the fact that service was completed upon the Defendant, and that the time to file an answer by the Defendant, or by any and all persons having or claiming to have an interest in these proceedings has expired, and no appearance has been entered and no answer has been filed on their behalf.

It is heretofore, this 25 day of May, 1988, by the Circuit Court for Somerset County, Maryland, sitting as a Court of Equity.

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 836
SALISBURY, MARYLAND 21803
(301) 742-5766

ADJUDGED, ORDERED AND DECREED

1. That the property mentioned in these proceedings as having been sold to William H. Mariner, on December 3, 1985, by Philip R. Mahan, Collector of Taxes for the State of Maryland

and the Director of Finance of Somerset County, is the property of the said William H. Mariner, it appearing from the proceedings that all that tract or parcel of land consisting of one (1) acre, North side County Road, Chance, bearing County Tax Map No. 19-12-184, Deed reference Liber 326, Folio 159, Account No. 162461, located in Tangier Election District, said property assessed to John E. Walker was sold at said tax sale unto William H. Mariner and being all the right, title and interest of the said John E. Walker as it relates to the above described property.

AND all persons having or claiming to have any interest in and to the real estate above mentioned and above described and the Exhibits as having been conveyed unto the aforesaid parties, Defendants respectively, and that the equity of redemption in the parcels of real estate, be the same are, hereby, to the end that the said William H. Mariner may, and does hereafter, have and holds said property by a good and merchantable fee simple title, said property as being described above.

AND it is further ADJUDGED, ORDERED AND DECREED That Philip R. Mahan, Director of Finance of Somerset County and Collector of State and County taxes therein, execute and deliver unto the said William H. Mariner, at his expense, good and sufficient deeds under the laws of the State of Maryland, to

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 258
SALISBURY, MARYLAND 21803
(301) 742-8766

convey unto him, his successors and assigns, forever in fee simple, all of 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 the said tax sale was made, together with all interest and penalties accrued thereon, and upon payment of any and all balances due on the purchase price of said properties in the tax sale aforesaid.

JUDGE

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 838
SALISBURY, MARYLAND 21803
(301) 742-5164

May 26, 1988

DATE

I hereby acknowledge Receipt of a Certified Copy of

Decree Foreclosing Equity of Redemption

filed in the case of William H. Mariner v. John E. Walker

same being Civil Action Case No. 87CA00963.

Philip R. Mahan, Treasurer

William Palmer, Assessor

end.
July 13, 1989

BOOK 051 PAGE 615

BOOK 051 PAGE 616

WILLIAM H. MARINER South Park Drive Ext. Salisbury, Maryland 21801	*	NO. 87CP00964/CIVIL
Plaintiff	*	IN THE CIRCUIT COURT
v.	*	
EDDIE THOMAS WHITTINGTON 2426 West Harlan Street Philadelphia, PA 19121	*	FOR SOMERSET COUNTY
and	*	STATE OF MARYLAND
ALL PERSONS OR CORPORATIONS HAVING OR CLAIMING TO HAVE INTEREST IN THE PROPERTY DESCRIBED IN A DEED RECORDED AMONG THE LAND RECORDS OF SOMERSET COUNTY, MARYLAND LIBER W.J.S. No. 87, FOLIO 300	*	

* * * * * * * * * * * * * * * * * * *

MR. CLERK:

Please file the within Complaint For Foreclosure Of Redemption Of Tax Sale, enter the appearance of Don E. Richardson and Richardson & Anderson for the Plaintiff, issue a summons to the Defendant to be returned to the law offices of Richardson & Anderson to be served pursuant to Maryland Rule 2-121.

Don E. Richardson
RICHARDSON & ANDERSON
130 E. Main St., P.O. Box 258
Salisbury, Maryland 21801
(301) 742-8744

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 258
SALISBURY, MARYLAND 21801
(301) 742-8744

FILED
DEC 1 4 17 PM '87

WILLIAM H. MARINER South Park Drive Ext. Salisbury, Maryland 21801	*	NO. 87CA00964 CIVIL
Plaintiff	*	IN THE CIRCUIT COURT
v.	*	
EDDIE THOMAS WHITTINGTON 2426 West Harlan Street Philadelphia, PA 19121	*	FOR SOMERSET COUNTY
and	*	STATE OF MARYLAND
ALL PERSONS OR CORPORATIONS HAVING OR CLAIMING TO HAVE INTEREST IN THE PROPERTY DESCRIBED IN A DEED RECORDED AMONG THE LAND RECORDS OF SOMERSET COUNTY, MARYLAND LIBER W.J.S. No. 87, FOLIO 300	*	

* * * * * * * * * * * * * * * * * * *

COMPLAINT FOR FORECLOSURE
OF RIGHT OF REDEMPTION OF TAX SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

Plaintiff, William H. Mariner, by his attorney, Don E. Richardson, and Richardson & Anderson, says:

1. That the said William H. Mariner is a resident of Salisbury, Wicomico County, Maryland.

2. That on December 3, 1985, there was issued to Plaintiff under the name of William H. Mariner, by Philip R. Mahan, Treasurer of Somerset County, Maryland, and collector of state and county taxes therein, a Certificate of Tax Sale, showing the sale to Plaintiff at a public auction on December 3, 1985, at and for the sum of SEVEN HUNDRED FIFTY DOLLARS ($750.00), the following real estate as described in the Certificate of Sale, namely: One (1) acre off Route 357, Old County Road, east of Marion, bearing County Tax Map No. 57-24-216, No deed reference, Account No. 049493, located in Brinkleys Election District; and more fully described as: ALL that tract or parcel of land situate and lying and being in both Brinkleys and Lawsons Election District located on both sides of State Route 357, leading from Marion Station to Tull's Corner, and being bounded on the east by the old County Road, being in all respects the same land conveyed to Eddie Thomas Whittington from Aden Davis et ux, by deed dated July 12, 1923, and recorded among the Land Records of Somerset County in Liber

BOOK 051 PAGE 617

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 250
SALISBURY, MARYLAND 21801
(301) 742-5166

W.J.S. No. 87, Folio 300, said property assessed to Eddie Whittington as shown on Tax Map No. 57-24-216. A copy of said Sale Certification is attached hereto, made a part hereof and marked "EXHIBIT A."

3. That said property has not been redeemed by any party in interest and this proceeding has been brought within two (2) years from the date of issuance of the Certificate of Tax Sale.

4. That Plaintiff has caused an examination to be made of the land and testamentary records of Somerset County with respect to said real estate by Anne Clay, a paralegal, and reliance upon which your Plaintiff alleges and says that the aforesaid property assessed to the said Eddie Whittington is vested in the said Eddie Whittington by the deed hereinbefore described, and that the examination of the testamentary records of Somerset County, Maryland, from the aforesaid day of advance, did not show any estate of the said Eddie Whittington, and that examination of the Land Records of Somerset County, Maryland, did not show any conveyance from the aforesaid deed. From the records, it is known that Eddie Whittington is the sole owner of said property. An Affidavit of Search is attached hereto and marked "EXHIBIT B."

5. That the necessary amount to redeem said property is SEVEN HUNDRED FIFTY DOLLARS ($750.00), together with interest at the rate of six per cent (6%) per annum from the date of purchase to the date of redemption, the amount of any taxes, interest and penalties paid by Plaintiff or accruing after the date of the tax sale, and the costs of these proceedings.

WHEREFORE, Plaintiff prays:

a. That process be issued for said Defendant notifying him of the pendency of this action.

b. That your Honors may grant unto your Plaintiff an Order of Publication against said Defendant, if living and absent from the jurisdiction, and any other person having or claiming to have any interest in the aforesaid properties.

c. That this Honorable Court may pass a final decree foreclosing all rights of redemption of the said Defendant, and any and all of them and any other person having or claiming to have any interest in the aforesaid property, in and to any and all of the real estate of which they were assessed.

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 658
SALISBURY, MARYLAND 21803
(301) 742-5701

FILED
DEC 1 4 12 PM '81

d. That Plaintiff may have such other and further relief as the nature of his case may require.

William H. Mariner, Plaintiff

Don E. Richardson
RICHARDSON & ANDERSON
130 E. Main St., P.O. Box 258
Salisbury, Maryland 21801
(301) 742-8744

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 258
SALISBURY, MARYLAND 21801
(301) 742-8744

DEC 1 4 11 PM '81
CLERK'S OFFICE

"EXHIBIT A"

BOOK 051 PAGE 620

CERTIFICATE OF SALE

I, Philip R. Mahan, Collector of taxes for the State of Maryland and Somerset County, hereby certify that on December 3, 1985 I sold to William Mariner at public auction for the sum of $ 750.00 , of which $ 71.18 has been paid, the property in Somerset County, described as follows:

One (1) acre off Route 357, Old County Road, east of Marion, bearing County Tax Map No. 57-24-216, No deed reference, Account No. 049493, located in Brinkleys Election District

and assessed to Eddie Whittington
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 December 3, 1986 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 3rd day of December, 1985

Philip R. Mahan
Philip R. Mahan, Collector

STATE OF MARYLAND, Somerset County, to wit:

I hereby certify that on December 3, 1985 , before me, a Notary Public of the State of Maryland, in and for Somerset County, personally appeared Philip R. Mahan, 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.

Ann G. McIntyre
Notary Public

NOTARY PUBLIC

DEC 1 4 11 PM '87

EXHIBIT B

AFFIDAVIT

1. I, ANNE CLAY, am competent to testify.

2. I am a Para-Legal, with a B.A. from the College of William and Mary and hold a document in para-legal studies from the University of Maryland, College Park Campus, Maryland.

3. That prior to the institution of this suit, I examined the Land Records of Somerset County, Maryland, back to May 9, 1913, in reference to the subject property.

4. A search of the records reveals that Defendant Eddie Thomas Whittington is the record owner of the subject property described in a deed recorded among the land records of Somerset County, Maryland, in Liber W.J.S. No. 87, Folio 300.

I solemnly affirm, under the penalties of perjury that the contents of the foregoing Affidavit are true to the best of my knowledge, information and belief.

Anne Clay
Anne Clay

November 25, 1987
Date

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 696
SALISBURY, MARYLAND 21803
(301) 742-6766

DEC 1 4 11 PM '87

WILLIAM H. MARINER * NO. 87CA00964 CIVIL
South Park Drive Ext.
Salisbury, Maryland 21801 * BOOK 051 PAGE 622

Plaintiff * IN THE CIRCUIT COURT

v. *

EDDIE THOMAS WHITTINGTON * FOR SOMERSET COUNTY
2426 West Harlan Street
Philadelphia, PA 19121 *

and * STATE OF MARYLAND

ALL PERSONS OR CORPORATIONS *
HAVING OR CLAIMING TO HAVE
INTEREST IN THE PROPERTY *
DESCRIBED IN A DEED RECORDED
AMONG THE LAND RECORDS OF *
SOMERSET COUNTY, MARYLAND
LIBER W.J.S. No. 87, FOLIO 300 *

* * * * * * * * * * * * * * * * * * *

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the property hereinafter described, sold by Philip R. Mahan, the Collector of Taxes for Somerset County, Maryland, to the Plaintiff in this proceeding:

1) The following real estate as described in the Certificate of Sale, namely: One (1) acre off Route 357, Old County Road, east of Marion, bearing County Tax Map No. 57-24-216, No deed reference, Account No. 049493, located in Brinkleys Election District; and more fully described in the Land Records of Somerset County as: ALL that tract or parcel of land situate and lying and being in both Brinkleys and Lawsons Election District located on both sides of State Route 357, leading from Marion Station to Tull's Corner, and being bounded on the east by the old County Road, being in all respects the same land conveyed to Eddie Thomas Whittington from Aden Davis, et ux., by deed dated July 12, 1923, and recorded among the Land Records of Somerset County in Liber W.J.S. No. 87, Folio 300, said property assessed to Eddie Whittington as shown on Tax Map No. 57-24-216.

LAW OFFICES
OF
RICHARDSON & ANDERSON
120 EAST MAIN STREET
P. O. BOX 250
SALISBURY, MARYLAND 21801
(301) 742-8746

The Complaint states, among other things, that the amounts necessary for redemption of the subject properties have not been paid.

It is thereupon this 12 day of JAN, 1988, 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 Somerset County, Maryland, once a week for three successive weeks, warning all persons interested in the above described property to be and appear in this Court by the 22nd day of Feb 1988, and redeem the property hereinbefore described, and answer to the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

Lloyd L. Anderson
JUDGE

LAW OFFICES
OF
RICHARDSON & ANDERSON
120 EAST MAIN STREET
P. O. BOX 856
SALISBURY, MARYLAND 21803
(301) 742-3766

88 JAN 21 PM 3:31

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

BOOK 051 PAGE 624

WRIT OF SUMMONS-REDEMPTION

Case Number 87CA00964 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

Name Eddie Thomas Whittington

Address 2426 West Harlan Street, Philadelphia, Pennsylvania 19121

County _____

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by William H. Mariner

(Name and Address)
South Park Drive Ext., Salisbury, Maryland 21801

on or before February 22, 1988 OR THIRTY DAYS FROM DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued January 13, 1988

I. Theodore Phoebus
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

FEE $_____ SHERIFF _____

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

WILLIAM H. MARINER	*	NO. 87CA00964 CIVIL
Plaintiff	*	IN THE CIRCUIT COURT
v.	*	FOR SOMERSET COUNTY
EDDIE THOMAS WHITTINGTON and ALL PERSONS OR CORPORATIONS HAVING OR CLAIMING TO HAVE INTEREST IN THE PROPERTY DESCRIBED IN A DEED RECORDED AMONG THE LAND RECORDS OF SOMERSET COUNTY, MARYLAND LIBER W.J.S. NO. 87, FOLIO 300	*	STATE OF MARYLAND
Defendant	*	

* *

AFFIDAVIT OF SERVICE BY PUBLICATION

1. I, DON E. RICHARDSON, am at least 18 years of age, competent to testify, and not a party to this action.

2. Pursuant to the Court's order dated January 12, 1988, the attached notice was published on January 20, 27, and February 3, 1988, in the Marylander & Herald. A copy of the publication and Certificate of Publication are attached as Exhibit "A".

3. A copy of the Order of Publication was sent by certified mail to the last known address of the Defendant, Eddie Thomas Whittington, 2426 West Harlan Street, Philadelphia, Pennsylvania 19121.

I solemnly affirm under the penalties of perjury that the

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 350
SALISBURY, MARYLAND 21803
(301) 742-3766

88' 1A ... 3 L 511

BOOK 051 PAGE 626

contents of the foregoing affidavit are true to the best of my knowledge, information and belief.

Don E. Richardson

RICHARDSON & ANDERSON
130 E. Main St., P.O. Box 258
Salisbury, Maryland 21801
(301) 742-8744

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 258
SALISBURY, MARYLAND 21803
(301) 742-8744

WILLIAM H. MARINER
South Park Drive Ext.
Salisbury, Maryland 21801
PLANTIFF

v.

EDDIE THOMAS WHITTINGTON
2426 West Harlan Street
Philadelphia, PA 19121

and

ALL PERSONS OR CORPORATIONS HAVING OR CLAIMING TO HAVE INTEREST IN THE PROPERTY DESCRIBED IN A DEED RECORDED AMONG THE LAND RECORDS OF SOMERSET COUNTY, MARYLAND LIBER W.J.S. No. 87, FOLIO 300

* * * * * * * * * * * *

NO. 87CA00964 CIVIL
IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
STATE OF MARYLAND

* * * * * * * * * * * *

ORDER OF PUBLICATION

The object of this proceeding is to secure the foreclosure of all rights of redemption in the property hereinafter described, sold by Philip R. Mahan, the Collector of Taxes for Somerset County, Maryland, to the Plaintiff in this proceeding:

1) The following real estate as described in the Certificate of Sale, namely: One (1) acre off Route 357, Old County Road, east of Marion, bearing County Tax Map No. 57-24--216, No deed reference, Account No. 049493, located in Brinkleys Election District; and more fully described in the Land Records of Somerset County as: ALL that tract or parcel of land situate and lying and being in both Brinkleys and Lawsons Election District located on both sides of State Route 357, leading from Marion Station to Tull's Corner, and being bounded on the east by the old County Road, being in all respects the same land conveyed to Eddie Thomas Whittington from Aden Davis, et ux., by deed dated July 12, 1923, and recorded among the land Records of Somerset County in Liber W.J.S,. No. 87, Folio 300, said property assessed to Eddie Whittington as shown on Tax Map No. 57-24-216.

The Complaint states, among other things, that the amounts necessary for redemption of the subject properties have not been paid.

It is thereupon this 12th day of January, 1988, 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 Somerset County, Maryland, once a week for three successive weeks, warning all persons interested in the above described property to be and appear in this Court by the 22nd day of February, 1988, and redeem the property herein before described, and answer to the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

Lloyd L. Simpkins
JUDGE

TRUE COPY, TEST:
L.T. Phoebus, Clerk

SH-80-1/20/3t

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 enclosed notice has been published for 3 successive weeks, commencing 1/20, 1988, and ending 2/3, 1988 inclusive, in the said Marylander and Herald aforementioned.

Attest: Kim Allley
Publisher.

Printer's Fee: $55.00 per week / $165.00 total

BOOK 051 PAGE 627

BOOK 051 PAGE 628

WILLIAM H. MARINER	*	NO. 87CA00964 CIVIL
Plaintiff	*	IN THE CIRCUIT COURT
v.	*	FOR SOMERSET COUNTY
EDDIE THOMAS WHITTINGTON and ALL PERSONS OR CORPORATIONS HAVING OR CLAIMING TO HAVE INTEREST IN THE PROPERTY DESCRIBED IN A DEED RECORDED AMONG THE LAND RECORDS OF SOMERSET COUNTY, MARYLAND LIBER W.J.S. NO. 87, FOLIO 300	*	STATE OF MARYLAND
Defendant	*	

* *

MR. CLERK:

Please reissue the summons for Eddie Thomas Whittington in the above-captioned case and return to the undersigned for personal service.

Cathi V. Coates
RICHARDSON & ANDERSON
130 E. Main St., P.O. Box 258
Salisbury, Maryland 21801
(301) 742-8744

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 258
SALISBURY, MARYLAND 21803
(301) 742-8744

FILED

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

WRIT OF SUMMONS-REDEMPTION

Case Number 87CA00964 Civil Action

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:

Name Eddie Thomas Whittington

Address 2426 West Harlan Street, Philadelphia, Pennsylvania 19121

County _____

You are hereby summoned to file a written answer or petition to redeem in this Court to the attached Complaint filed by William H. Mariner
(Name and Address)
South Park Drive Ext., Salisbury, Maryland 21801

on or before February 22, 1988 OR THIRTY DAYS FROM DATE OF SERVICE OF THIS SUMMONS WHICHEVER LAST OCCURS.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued March 7, 1988

Theodore Phelps
CLERK

TRUE COPY, TEST:
T. Theodore Phelps Clerk

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.
2. FAILURE TO FILE EITHER A WRITTEN ANSWER OR PETITION TO REDEEM THE PROPERTY(IES) MENTIONED IN THE ATTACHED COMPLAINT ON OR BEFORE THE DATE SPECIFIED ABOVE WILL RESULT IN A FINAL DECREE FORECLOSING ALL RIGHTS OF REDEMPTION IN THE PROPERTY(IES) BEING RENDERED BY THE COURT AGAINST YOU.

Sheriff's Return

_____

_____

FEE $_____ SHERIFF _____

NOTE: 1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126 (a).

BOOK 051 PAGE 629

BOOK 051 PAGE 630

WILLIAM H. MARINER	*	NO. 87CA00964 CIVIL
Plaintiff	*	IN THE CIRCUIT COURT
v.	*	FOR SOMERSET COUNTY
EDDIE THOMAS WHITTINGTON and ALL PERSONS OR CORPORATIONS HAVING OR CLAIMING TO HAVE INTEREST IN THE PROPERTY DESCRIBED IN A DEED RECORDED AMONG THE LAND RECORDS OF SOMERSET COUNTY, MARYLAND LIBER W.J.S. NO. 87, FOLIO 300	*	STATE OF MARYLAND
Defendant	*	

* * * * * * * * * * * * * * * * * * *

AFFIDAVIT OF ATTEMPTED SERVICE

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY, that on this 25th day of April, 1988, before me, a Notary Public in and for the State and County aforesaid, personally appeared Cathi V. Coates, who made oath in due form of law that twice she mailed a copy of the Summons, together with a copy of the Complaint by Certified Mail, Return Receipt Requested, Deliver to Addressee Only to the following Defendant, Eddie Thomas Whittington, 2426 West Harlan Street, Philadelphia, PA 19121; and that same were returned to her, once unclaimed and once signed by someone other than the Defendant, as is evidenced by the requests for Return Receipt which are attached hereto.

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 858
SALISBURY, MARYLAND 21803
(301) 742-3744

The undersigned further stated:

(i) That the land records of Somerset County, Maryland, pertaining to the property described in the complaint have been examined; and

(ii) That the tax rolls of the collector who made the sale, as to the property described in the complaint have been examined; and

(iii) That the only address revealed to her was as listed above; and

(iv) That there is no other address known to Plaintiff or the undersigned attorney for the Defendant.

AS WITNESS my hand and Notarial Seal.

Jeannie Cutlip
Notary Public

My Commission Expires: 7/1/90

JEANNIE CUTLIP NOTARY PUBLIC WICOMICO CO., MD.

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 258
SALISBURY, MARYLAND 21803
(301) 742-5744

FILED
BOOK 051 PAGE 631

BOOK 051 PAGE 632

P 706 561 041

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

Sent to	Eddie Thomas Whittington
Street and No.	2426 West Harlan Street
P.O., State and ZIP Code	Philadelphia, PA 19121
Postage	$.39
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery	1.25
Return Receipt showing to whom and Date Delivered	.70
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$3.09
Postmark or Date	MAR 8 1990

PS Form 3800, June 1985

RESTRICTED DELIVERY

SALISBURY, MD MAIN STREET STA. MAR 8 1990 USPO

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P.O. BOX 258
SALISBURY, MARYLAND 21801-0258

Claim Check No. 425081
7
☐ Hold
Date

1ST Notice 4-19
2ND Notice
Return
Dept. Use Only Form 3800-A Oct. 1985

CERTIFIED MAIL 706 561 041

RESTRICTED DELIVERY

Eddie Thomas Whittington
2426 West Harlan Street
Philadelphia, PA 19121

RETURN RECEIPT REQUESTED

RESTRICTED DELIVERY-
RETURN RECEIPT REQUESTED

ONLY

SALISBURY, MD
MAR-8'90
16
FE MEIER
330127
3 0 9

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☑ Restricted Delivery.

3. Article Addressed to:

Eddie Thomas Whittington
2426 West Harlan Street
Philadelphia, PA 19121

ADDRESSEE ONLY

Tawana A Riley

4. Article Number

P 706 561 034

Type of Service:

☐ Registered ☑ Certified ☐ Express Mail ☐ Insured ☐ COD

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature – Addressee

X

6. Signature – Agent

X

7. Date of Delivery

2-13-85

8. Addressee's Address *(ONLY if requested and fee paid)*

PS Form 3811, Feb. 1986 DOMESTIC RETURN RECEIPT

P 706 561 034

RECEIPT FOR CERTIFIED MAIL

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

Sent to Eddie Thomas Whittington	
Street and No 2426 West Harlan Street	
P.O. State and ZIP Code Philadelphia, PA 19121	
Postage	$ .39
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	1.25
Return Receipt showing to whom and Date Delivered	.70
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 3.09
Postmark or Date	FEB 7 1985 SALISBURY MD MAIN STREET STA

PS Form 3800, June 1985

BOOK 051 PAGE 633

WILLIAM H. MARINER	*	NO. 87CA00964 CIVIL
Plaintiff	*	IN THE CIRCUIT COURT
v.	*	FOR SOMERSET COUNTY
EDDIE THOMAS WHITTINGTON and ALL PERSONS OR CORPORATIONS HAVING OR CLAIMING TO HAVE INTEREST IN THE PROPERTY DESCRIBED IN A DEED RECORDED AMONG THE LAND RECORDS OF SOMERSET COUNTY, MARYLAND LIBER W.J.S. NO. 87, FOLIO 300	*	STATE OF MARYLAND
Defendant	*	

* *

MOTION FOR DECREE FORECLOSING RIGHT OF REDEMPTION

William H. Mariner, by his attorneys, Cathi V. Coates and Richardson & Anderson, respectfully requests that this Honorable Court enter judgment foreclosing the right of redemption on the subject property, pursuant to Md. Tax Prop. Code Ann. Section 14-844 (1986 Supp.), and in support thereof states:

1. That Plaintiff purchased the subject property from Philip R. Mahan, Collector of Taxes for Somerset County, on December 3, 1985.

2. As evidenced by the Affidavit of Search, Defendant, Eddie Thomas Whittington, is the record owner of the property.

3. That Defendant and any other persons having or claiming to have interest in these proceedings, have been duly

OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 396
SALISBURY, MARYLAND 21803
(301) 742-3766

served notice of these proceedings, pursuant to Rule 2-126(b).

4. That the time for the Defendant or any other persons having interest in these proceedings has expired and no appearance has been entered and no answer has been filed on their behalf.

5. As evidenced by the Affidavit of Philip R. Mahan, the property has not been redeemed.

WHEREFORE, Plaintiff respectfully requests that this Honorable Court enter judgment in his favor and finally foreclose Defendant's right to redeem the subject property.

Cathi V. Coates

Cathi V. Coates
RICHARDSON & ANDERSON
130 E. Main St., P.O. Box 258
Salisbury, Maryland 21801
(301) 742-8744

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 258
SALISBURY, MARYLAND 21801
(301) 742-8744

FILED

BOOK 051 PAGE 635

WILLIAM H. MARINER	*	NO. 87CA00964 CIVIL
Plaintiff	*	IN THE CIRCUIT COURT
v.	*	FOR SOMERSET COUNTY
EDDIE THOMAS WHITTINGTON and ALL PERSONS OR CORPORATIONS HAVING OR CLAIMING TO HAVE INTEREST IN THE PROPERTY DESCRIBED IN A DEED RECORDED AMONG THE LAND RECORDS OF SOMERSET COUNTY, MARYLAND LIBER W.J.S. NO. 87, FOLIO 300	*	STATE OF MARYLAND
Defendant	*	

BOOK 051 PAGE 636

* * * * * * * * * * * * * * * * * * *

AFFIDAVIT

1. I, PHILIP R. MAHAN, am competent to testify.

2. I am Collector of Taxes for Somerset County and State of Maryland.

3. The property in question was sold at a tax sale on December 3, 1985, to William Mariner for the sum of Seven Hundred Fifty Dollars ($750.00).

4. Since the date of sale the owner of the property has not made an attempt to redeem said property.

5. That the time for such redemption of property has expired.

I solemnly affirm under the penalties of perjury that the contents of the foregoing Affidavit are true to the best of my knowledge, information and belief.

Philip R. Mahan
Philip R. Mahan,
Collector of Taxes for Somerset County and State of Maryland

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 958
SALISBURY, MARYLAND 21803-0958
(301) 742-8744

FILED
MAY 20 10 1 PM '88
CLERK OF CIRCUIT COURT
SOMERSET COUNTY, MARYLAND

WILLIAM H. MARINER	*	NO. 87CA00964 CIVIL
Plaintiff	*	IN THE CIRCUIT COURT
v.	*	FOR SOMERSET COUNTY
EDDIE THOMAS WHITTINGTON and ALL PERSONS OR CORPORATIONS HAVING OR CLAIMING TO HAVE INTEREST IN THE PROPERTY DESCRIBED IN A DEED RECORDED AMONG THE LAND RECORDS OF SOMERSET COUNTY, MARYLAND LIBER W.J.S. NO. 87, FOLIO 300	*	STATE OF MARYLAND
Defendant	*	

* * * * * * * * * * * * * * * * * * * *

DECREE FORECLOSING EQUITY OF REDEMPTION

The Court having considered the pleadings and papers heretofore filed in this proceeding, it appearing to the Court that:

1. The Defendant in this action, namely, Eddie Thomas Whittington, and any other persons having or claiming interest in the subject property, was duly served with notice of these proceedings by an Order of Publication dated January 12, 1988, which appeared in the Marylander & Herald (a newspaper having general circulation in Somerset County) on January 20, 27, and February 3, 1988, as required by said Order.

2. Service was attempted to the hereafter named Defendant, Eddie Thomas Whittington, by Certified Mail, Restricted Delivery, Return Receipt Requested, to his last known

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 858
SALISBURY, MARYLAND 21804
(301) 742-5744

BOOK 051 PAGE 637

address, 2426 West Harlan Street, Philadelphia, PA 19121, mailed February 2, 1988, and was returned once unclaimed and once signed by someone other than the Defendant.

3. No response has been heard from the above named Defendant although he knows or should know that real property taxes are due and unpaid on the real estate assessed to him.

4. As evidenced by the Affidavit of Philip R. Mahan, no attempt has been made to redeem the subject property.

It is further appearing from all of the above and from the prior papers heretofore filed in this action that the Plaintiff is entitled to a Decree foreclosing Defendant's right of redemption in the subject property, due to the fact that attempt was made to serve the Defendant, and that the time to file an answer by the Defendant, or by any and all persons having or claiming to have an interest in these proceedings has expired, and no appearance has been entered and no answer has been filed on their behalf.

It is heretofore, this 25th day of May, 1988, by the Circuit Court for Somerset County, Maryland, sitting as a Court of Equity.

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 856
SALISBURY, MARYLAND 21803
(301) 742-3146

ADJUDGED, ORDERED AND DECREED

1. That the property mentioned in these proceedings as having been sold to William H. Mariner, on December 3, 1985, by

Philip R. Mahan, Collector of Taxes for the State of Maryland and the Director of Finance of Somerset County, is the property of the said William H. Mariner, it appearing from the proceedings that all that tract or parcel of land consisting of one (1) acre, off Route 357, Old County Road, east of Marion, bearing County Tax Map No. 57-24-216, No deed reference, Account No. 049493, located in Brinkleys Election District, said property assessed to Eddie Thomas Whittington was sold at said tax sale unto William H. Mariner and being all the right, title and interest of the said Eddie Thomas Whittington as it relates to the above described property.

AND all persons having or claiming to have any interest in and to the real estate above mentioned and above described and the Exhibits as having been conveyed unto the aforesaid party, Defendant respectively, and that the equity of redemption in the parcel of real estate, be the same are, hereby, to the end that the said William H. Mariner may, and does hereafter, have and holds said property by a good and merchantable fee simple title, said property as being described above.

AND it is further ADJUDGED, ORDERED AND DECREED That Philip R. Mahan, Director of Finance of Somerset County and Collector of State and County taxes therein, execute and

LAW OFFICES
OF
RICHARDSON & ANDERSON
130 EAST MAIN STREET
P. O. BOX 458
SALISBURY, MARYLAND 21804
(301) 742-5146

deliver unto the said William H. Mariner, at his expense, good and sufficient deeds under the laws of the State of Maryland, to convey unto him, his successors and assigns, forever in fee simple, all of 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 the said tax sale was made, together with all interest and penalties accrued thereon, and upon payment of any and all balances due on the purchase price of said properties in the tax sale aforesaid.

Lloyd L. Anderson
JUDGE

LAW OFFICES
OF
RICHARDSON & ANDERSON
100 EAST MAIN STREET
P. O. BOX 616
SALISBURY, MARYLAND 21804
(301) 742-3166

May 26, 1988

DATE

I hereby acknowledge Receipt of a Certified Copy of

Decree Foreclosing Equity of Redemption

filed in the case of William H. Mariner v. Eddie Thomas Whittington

same being Civil Action Case No. 87CA00964.

Philip R. Mahan, Treasurer

William A Palmer

William Palmer, Assessor

end.
July 13, 1989

ADMINISTRATOR OF VETERANS AFFAIRS	*	IN THE
VS.	*	CIRCUIT COURT
BOYD ORLANDO POLK and	*	OF BOOK 051 PAGE 642
HILDA C. POLK, his wife	*	SOMERSET COUNTY
	*	87CA00890

****

MOTION FOR FORECLOSURE

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Motion of the Plaintiff respectfully represents:

That on the 10th day of January, A.D. 1986, the defendant(s) executed and delivered to the Administrator of Veterans Affairs as an officer of the United States of America a mortgage upon certain fee simple property in Somerset County, therein described, to secure the payment of the mortgage debt of $46,000.00 and interest as therein mentioned, wherein said mortgagor(s) assented to the passage of a Order for the sale of said mortgaged property, to take place at any time after any default in any covenant or condition of said mortgage; all which will appear from said mortgage, marked "Plaintiff's Exhibit No. 1," and filed herewith as part of this Motion.

And said Mortgage is now in default.

Whereas said Mortgage is recorded among the Land Records of Somerset County in Liber No. 356, folio 384.

And the undersigned pray that an Order may be passed for the sale of said property in accordance with the terms of said mortgage.

And as in duty, &c.

POINTS AND AUTHORITIES
Maryland Rule 2-311

19

Edward J. McGarrity
District Counsel
Veterans Administration

F. VERNON BOOZER
Attorney for Plaintiff
Annex Office
606 Baltimore Avenue, Suite 101
Towson, Maryland 21204
(301) 828-5525

ADMINISTRATOR OF VETERANS AFFAIRS	*	IN THE
VS.	*	CIRCUIT COURT
BOYD ORLANDO POLK and	*	OF
HILDA C. POLK, his wife	*	SOMERSET COUNTY

87CA00890

****

ORDER FOR SALE OF MORTGAGE PREMISES

The Motion and Exhibit in the above cause having been submitted, the proceedings therein were by the Court read and considered:

It is, Thereupon, This 17th day of Sept., 1987, by the Circuit Court of Somerset County

ORDERED, that the Mortgaged property in the proceedings mentioned be sold, at or after any one of the periods limited in the mortgage filed for the forfeiture of said mortgage; that F. VERNON BOOZER and EDWARD C. COVAHEY, JR. 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 file with the Clerk of this Court, a Bond to the State of Maryland, executed by themselves and a corporate surety or sureties to be approved by this Court, or by the Clerk thereof, in the penalty of Twelve Thousand Five Hundred ($12,500.00) Dollars, conditioned for the faithful performance of the trust reposed in them by this Order, or to be reposed in them by any future Order in the premises: they shall then proceed to make the said sale, having given notice by advertisement, inserted in such newspaper published in Somerset County, at least once in each week for three successive weeks, the first such publication to be not less than fifteen days prior to sale and the last such publication to be not more than one week prior to sale, [Md. Rule W 74-2 (i)] of the time, place, manner and

terms of sale, which shall be cash, deposit of $5,100.00 at the time of sale, balance in cash upon final ratification of sale by the Court, the credit payment to bear interest from the day of sale; and as soon as may be convenient after any such sale or sales, the said Trustees shall return to this Court a full and particular account of their proceedings relative to the 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 payment of the whole purchase money (and not before), 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 and assigns, the property and estate to him, her or them sold free, clear and discharged from all claim of the parties hereto, Petitioner and Mortgagor and those claiming by, from or under them, or either of them. And the said Trustees shall make distribution of the money arising from said sale under the direction of this Court, after deducting the cost of this suit, and such commission to the 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. Anspach
Judge

ADMINISTRATOR OF VETERANS AFFAIRS	*	IN THE
VS.	*	CIRCUIT COURT
BOYD ORLANDO POLK and	*	OF
HILDA C. POLK, his wife	*	SOMERSET COUNTY

87CA000890

****

STATEMENT OF MORTGAGE DEBT

Statement of Mortgage Claim of the Administrator of Veterans Affairs under the Mortgage from Boyd Orlando Polk and Hilda C. Polk, his wife, to the Administrator of Veterans Affairs as an officer of the United States of America dated January 10, 1986, and recorded among the Land Records of Somerset County in Liber No. 356, folio 384.

Original principal balance	$46,000.00
Paid on principal	280.09
Principal balance due	$45,719.91
Capitalized late charges	115.44
Balance	$45,835.35
Interest to 8/1/87	4,145.60
Interest $13.20 per diem 8/1/87-9/15/87	607.20
Balance	$50,588.15
Balance in Escrow Account	435.21
Balance due as of 9/15/87	$50,152.94

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 15th day of September, 1987, before me, the subscriber, a Notary Public of the State of Maryland in and for Baltimore County aforesaid, personally appeared F. Vernon Boozer the Agent for the Administrator of Veterans Affairs and attorney for the Plaintiff in the above entitled case, and made oath that the aforegoing is a just and true statement of the amount of the mortgage claim under the mortgage filed in the said cause now remaining due and unpaid.

Kathryn Krushensky
KATHRYN KRUSHENSKY, Notary Public

KATHRYN KRUSHENSKY NOTARY PUBLIC Balto. Co., Md.

My comm. exp. 7/1/90

BOOK 051 PAGE 645

ADMINISTRATOR OF VETERANS	*	IN THE
AFFAIRS	*	CIRCUIT COURT
VS.	*	OF BOOK 651 PAGE 646
BOYD ORLANDO POLK and	*	SOMERSET COUNTY
HILDA C. POLK, his wife	*	87CA00898

****

NON-MILITARY SERVICE AFFIDAVIT

STATE OF MARYLAND, CITY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 31st day of August, 1987, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared J. EAGAN 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 are not in the Military Service of the United States of America;

(2) Said Defendants are not in the Military Service of any Nation allied with the United States of America;

(3) Said Defendants have not been ordered to report for induction under the Selective Training and Service Act;

(4) Said Defendants are not a member of the Enlisted Reserve Corps who have been ordered to report for Military Service.

J. Eagan
J. EAGAN Affiant
Assistant Loan Guaranty Officer
Veterans Administration

Paul Silberman
PAUL SILBERMAN Notary Public

My Commission Expires: 7-1-90

ADMINISTRATOR OF VETERANS AFFAIRS	*	IN THE
VS.	*	CIRCUIT COURT
BOYD ORLANDO POLK and	*	OF
HILDA C. POLK, his wife	*	SOMERSET COUNTY
	*	87CA00890

****

MOTION TO AUTHORIZE THE TRUSTEES TO

PROCEED WITH MINIMAL BOND

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Motion of F. Vernon Boozer and Edward C. Covahey, Jr., Trustees in the above-entitled cause, respectfully represents that:

(1) On January 10, 1986, the defendants executed and delivered to the Administrator of Veterans Affairs, an officer of the United States of America, a Mortgage upon certain fee simple property in Somerset County, therein described, to secure the payment of the Mortgage debt of $46,000.00; the payment of said Mortgage secured thereby being due to the Administrator of Veterans Affairs, an officer of the United States of America.

(2) The undersigned instituted foreclosure proceedings in this matter after a default had occurred in the payment of principal and interest, as provided in the Mortgage.

(3) The Trustees anticipate that the subject fee simple property will in fact be purchased at the foreclosure sale by the holder of the Mortgage, the Administrator of Veterans Affairs, an officer of the United States of America, and that, consequently, no funds will be exchanged at the subject sale. The Administrator of Veterans Affairs, an officer of the United States of America, concurs in the filing of a minimal Trustees Bond in the interest of reducing the expense to the United States of America.

For the aforestated reasons the undersigned are of the opinion that the filing of a minimal Trustees Bond will protect the interest of all parties.

(4) In the event that a sale of the secured premises is made to someone other than the holder of the Mortgage, it is the opinion of the undersigned that an additional bond should be filed in this cause to protect all parties and would be filed by the undersigned.

WHEREFORE, the undersigned pray that the Court pass an Order allowing them, as Trustees, to file an appropriate Trustees' Bond in the amount of Twelve Thousand Five Hundred Dollars ($12,500.00) with the provision that in the event the sale of the secured premises is not made to the holder of the Mortgage, the Administrator of Veterans Affairs, an officer of the United States of America, but instead is made to another party, then the penalty of the bond filed in this case shall be increased in an amount sufficient to cover the amount of the sale.

And, as in duty bound, etc.

POINTS AND AUTHORITIES
Maryland Rule 2-311

F. VERNON BOOZER

EDWARD C. COVAHEY, JR.
Trustees

ADMINISTRATOR OF VETERANS AFFAIRS	*	IN THE
VS.	*	CIRCUIT COURT
BOYD ORLANDO POLK and	*	OF
HILDA C. POLK, his wife	*	SOMERSET COUNTY
	*	87CA000890

****

ORDER

Upon the foregoing Motion of F. Vernon Boozer and Edward C. Covahey, Jr., Trustees in the above-captioned cause, it is this 17th day of Sept., 1987, by the Circuit Court for Somerset County

ORDERED that F. Vernon Boozer and Edward C. Covahey, Jr., as Trustees appointed to make sale of the fee simple property more fully described in the above-mentioned foreclosure proceedings, be and they are hereby allowed to file with the Clerk of this Court, a bond to the State of Maryland, executed by themselves and a corporate surety approved by this Court, or the Clerk thereof, in the penalty of Twelve Thousand Five Hundred Dollars ($12,500.00);

PROVIDED, that in the event that the sale of the secured premises is not made to the holder of the Mortgage, the Administrator of Veterans Affiars, an officer of the United States of America, but instead is made to another party, then the penalty of the bond filed herein shall be increased in an amount sufficient to cover the amount of the sale.

Lloyd L. Amphlis
JUDGE

BOOK 051 PAGE 649

ADMINISTRATOR OF VETERANS AFFAIRS	*	IN THE
VS.	*	CIRCUIT COURT
BOYD ORLANDO POLK and	*	OF BOOK 051 PAGE 650
HILDA C. POLK, his wife	*	SOMERSET COUNTY
	*	Civil 87-00890

****

AFFIDAVIT OF COMPLIANCE

F. Vernon Boozer and Edward C. Covahey, Jr., Trustees, make oath, pursuant to Maryland Rule W 74 a 2(c), that they mailed to the Defendants in these foreclosure proceedings, at their last known address, on October 14, 1987, by Certified Mail, Return Receipt Requested, a notice of the time, place and terms of the foreclosure sale.

F. VERNON BOOZER

EDWARD C. COVAHEY, JR.,
Trustees
Annex Office
606 Baltimore Avenue, Suite 101
Towson, Maryland 21204
(301) 828-5525

SUBSCRIBED AND SWORN to before the undersigned, a Notary Public of the State of Maryland, County of Baltimore, this 14th day of October, 1987.

KATHRYN KRUSHENSKY, Notary Public

My comm. exp: 7/1/90

KATHRYN KRUSHENSKY NOTARY PUBLIC Balto. Co., Md.

FILED

87 NA 00 11 05 130

RECORDED IN LIBER ... FOLIO ... CLERK'S OFFICE ... BY ... DEPUTY

Bond Book 12 Page 70

The Ohio Casualty Insurance Company

HAMILTON, OHIO

Bond No. 2-693-031-10

Case No. Civil 87-00890

IN THE CIRCUIT COURT OF SOMERSET COUNT, STATE OF MARYLAND

Administrator of Veterans Affairs

Plaintiff

vs.

Boyd Orlando Polk and

Hilda C. Polk, his wife

Defendant

BOND OF TRUSTEE TO SELL

KNOW ALL MEN BY THESE PRESENTS: That we, F. Vernon Boozer and Edward C. Covahey, Jr., Trustees as Principal, and THE OHIO CASUALTY INSURANCE COMPANY, a body corporate, duly incorporated under the laws of the State of Ohio and duly authorized by its charter to transact surety 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

TWELVE THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS - - - - Dollars ($ 12,500.00)

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 15th day of October, 1987.

WHEREAS THE ABOVE BOUNDEN F. Vernon Boozer and Edward C. Covahey, Jr. Trustees by virtue of a decree of the Honorable Judge of the Circuit Court of Somerset County have been appointed to sell Route 1, Box 279A, Eden Allen Road, Eden, Maryland 21822 mentioned in the case of Administrator of Veterans Affairs versus Boyd Orlando Polk and Hilda C. Polk, his wife now pending in said Court.

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH THAT, if the above bounden F. Venron Boozer and Edward C. Covahey, Jr., Trustees 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.

BOOK 051 PAGE 651

Kathryn Swankosky

Merry Phillips
MERRY PHILLIPS

F. VERNON BOOZER

EDWARD C. COVAHEY, JR.

THE OHIO CASUALTY INSURANCE COMPANY

By: E. William Schroeder
Attorney-In-Fact
E. WILLIAM SCHROEDER

CERTIFIED COPY OF POWER OF ATTORNEY BOOK 051 PAGE 652

THE OHIO CASUALTY INSURANCE COMPANY

HOME OFFICE, HAMILTON, OHIO

No. 16-113

Know All Men by These Presents: That THE OHIO CASUALTY INSURANCE COMPANY, in pursuance of authority granted by Article VI, Section 7 of the By-Laws of said Company, does hereby nominate, constitute and appoint:

E. William Schroeder----------of Timonium, Maryland-----

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, recognizances, stipulations or undertakings excluding, however, any bonds or undertakings guaranteeing payment of loans, notes or the interest thereon.----------

---

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 Hamilton, Ohio, in their own proper persons.

SEAL

In WITNESS WHEREOF, the undersigned officer of the said The Ohio Casualty Insurance Company has hereunto subscribed his name and affixed the Corporate Seal of the said The Ohio Casualty Insurance Company this 9th day of September 19 81

Richard T. Hoffman
Assistant Secretary

STATE OF OHIO, COUNTY OF BUTLER | SS.

On this 9th day of September A. D. 19 81 before the subscriber, a Notary Public of the State of Ohio, in and for the County of Butler, duly commissioned and qualified, came Richard T. Hoffman, Asst. Secretary of THE OHIO CASUALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn deposeth and saith, that he is the officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer 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 Hamilton, State of Ohio, the day and year first above written.

NOTARIAL SEAL BUTLER COUNTY, OHIO

Dorothy Bibee
Notary Public in and for County of Butler, State of Ohio

My Commission expires December 11, 1981

This power of attorney is granted under and by authority of Article VI, Section 7 of the By-Laws of the Company, adopted by its directors on April 2, 1954, extracts from which read:

"ARTICLE VI"

"Section 7. Appointment of Attorney-in-Fact, etc. The chairman of the board, the president, any vice-president, the secretary or any assistant secretary shall be and is hereby vested with full power and authority to appoint attorneys-in-fact for the purpose of signing the name of the Company as surety to, and to execute, attach the corporate seal, acknowledge and deliver any and all bonds, recognizances, stipulations, undertakings or other instruments of suretyship and policies of insurance to be given in favor of any individual, firm, corporation, or the official representative thereof, or to any county or state, or any official board or boards of county or state, or the United States of America, or to any other political subdivision."

This instrument is signed and sealed by facsimile as authorized by the following Resolution adopted by the directors of the Company on May 27, 1970:

"RESOLVED that the signature of any officer of the Company authorized by Article VI Section 7 of the by-laws to appoint attorneys in fact, the signature of the Secretary or any Assistant Secretary certifying to the correctness of any copy of a power of attorney and the seal of the Company may be affixed by facsimile to any power of attorney or copy thereof issued on behalf of the Company. Such signatures and seal are hereby adopted by the Company as original signatures and seal, to be valid and binding upon the Company with the same force and effect as though manually affixed."

FILED

CERTIFICATE

I, the undersigned Assistant Secretary of The Ohio Casualty Insurance Company, do hereby certify that the foregoing power of attorney, Article VI Section 7 of the by-laws of the Company and the above Resolution of its Board of Directors are true and correct copies and are in full force and effect on this date, to wit:

OCT 20 11 00 AM '87

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Company this 15th day of Oct. A. D., 1987

SEAL

RECORDED IN ITP
LIBER NO. 12 FOLIO 71
THEODORE THOMELIS, CLK. CT. C.P.
BY 261 DEPUTY

Assistant Secretary

8-4295-C 10-74-2500

Bond Book 12 Page 71

IN THE CIRCUIT COURT FOR SOMERSET COUNTY, MARYLAND

F. VERNON BOOZER, ET AL,

VS.

BOYD ORLANDO POLK and
HILDA C. POLK

CIVIL
CASE NO. 87CA00890

* * * * * * * *

SUGGESTION OF BANKRUPTCY

Comes now the Defendant(s) BOYD ORLANDO POLK and HILDA C. POLK, and hereby files a Suggestion of Bankruptcy, suggesting to this Court that all further action upon the suit of the Plaintiff against the Defendant(s) be stayed for that:

1. On October 27, 1987, The Defendant(s) filed a voluntary petition of bankruptcy in the United States Bankruptcy Court for the District of Maryland, said case being docketed as Bankruptcy No. 87-5-2428.

2. That under the terms and provisions of the Bankruptcy Code, 11 USC Section 301, the commencement of a voluntary case in bankruptcy constitutes an Order for Relief.

3. That under the terms and provisions of the Bankruptcy Code, 11 USC Section 362, a peition filed under 11 USC Section 301 operates as an automatic stay of all further proceedings and actions of the Plaintiff against the Defendant(s) and against his property and against the property of the Bankrupt Estate.

LLOYD O. WHITEHEAD
Attorney for Bankrupt
116 East Main Street
P.O. Box XXXX 4095
Salisbury, Maryland 21801
Telephone: 301-742-7850.

Boyd Orlando Polk
BOYD ORLANDO POLK -

Hilda C. Polk
HILDA C. POLK

BOOK 051 PAGE 653

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT: BOOK 651 PAGE 654

I HEREBY CERTIFY, that on this 30th day of October, 198 7, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared BOYD ORLANDO POLK and HILDA C. POLK, the Defendant(s) herein, and made oath, in due form of law, that the matters and facts set forth in the aforegoing Suggestion of Bankruptcy are true and correct.

AS WITNESS my hand and Notarial Seal.

Beverly A. Tilghman

NOTARY PUBLIC.

My Commission expires: 7/1/1990

CERTIFICATE OF MAILING

I HEREBY CERTIFY, that on this 4th day of November, 198 7, I mailed by regular United States mail, postage prepaid, a copy of the foregoing Suggestion of Bankruptcy to the following:

F. Vernon Boozer, Esquire
Covahey & Boozer, P.A.
606 Baltimore Avenue
Towson, Maryland 21204

LLOYD O. WHTIEHEAD, ATTORNEY

ORDER OF COURT

The foregoing Suggestion of Bankruptcy having been read and considered, it is thereupon this 9 day of Nov, 1987, by the Circuit Court for Somerset County, Maryland, ORDERED

THAT all further proceedings and actions of the Plaintiff against the Defendant(s), BOYD ORLANDO POLK and HILDA C. POLK, be and are hereby STAYED.

Lloyd L. Anderson

JUDGE.

AO 828
(Rev. 1/87)

ORIGINAL

RECEIPT FOR PAYMENT
UNITED STATES BANKRUPTCY COURT
DISTRICT OF MARYLAND

20131

RECEIVED FROM: Lloyd Whitehead

CASE NUMBER OR OTHER REFERENCE
87-5-2428 (Park)

Account Code	
110	Deposit Fund
330	Filing Fee
350	Miscellaneous Fee
365	Noticing Fees
370	Interest Deposits to U.S.
380	Recovery — Court Costs
400	Crime Victims Fund
425	U.S. Trustee System Fund
460	Forfeitures of Unclaimed Money
X600	Unclaimed Money
	Registry Fund

ACCOUNT	AMOUNT	
Chpt 7	90.	00
TOTAL	90.	00

Checks and drafts are accepted subject to collection and full credit will only be given when the check or draft has been accepted by the financial institution on which it was drawn.

DATE	Cash	Check	M.O.
10/27/87		✓	

DEPUTY CLERK K. Mudlick

• GPO: 1987 — 172-279

BOOK 051 PAGE 655

ADMINISTRATOR OF VETERANS AFFAIRS	*	IN THE
VS.	*	CIRCUIT COURT
BOYD ORLANDO POLK and	*	OF BOOK 051 PAGE 656
HILDA C. POLK	*	SOMERSET COUNTY
	*	Civil 87-00890

****

AFFIDAVIT OF COMPLIANCE

F. Vernon Boozer and Edward C. Covahey, Jr., Trustees, make oath, pursuant to Maryland Rule W 74 a 2(c), that they mailed to the Defendants in these foreclosure proceedings, at their last known address, on January 15, 1988, by Certified Mail, Return Receipt Requested, a notice of the time, place and terms of the foreclosure sale.

F. VERNON BOOZER

EDWARD C. COVAHEY, JR.,
Trustees
Annex Office
606 Baltimore Avenue, Suite 101
Towson, Maryland 21204
(301) 828-5525

SUBSCRIBED AND SWORN to before the undersigned, a Notary Public of the State of Maryland, County of Baltimore, this 15th day of January, 1988.

KATHRYN KRUSHENSKY, Notary Public

My comm. exp: 7/1/90

KATHRYN KRUSHENSKY NOTARY PUBLIC Balto. Co., Md.

ADMINISTRATOR OF VETERANS AFFAIRS	*	IN THE
VS.	*	CIRCUIT COURT
BOYD ORLANDO POLK and	*	OF
HILDA C. POLK, his wife	*	SOMERSET COUNTY
	*	Civil 87-00890

****

REPORT OF SALE

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The Report of Sale of F. Vernon Boozer and Edward C. Covahey, Jr., Trustees appointed by the Order in the above entitled cause, to make sale of fee simple property known as Route 1, Eden Allen Road 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 Order, which was duly approved, and having given notice of the time, place, manner and terms of sale, by advertisements inserted in the Somerset Herald newspaper published in Somerset County for more than three successive weeks preceding the day of sale, one of the said Trustees did pursuant to said notice on Thursday, the 4th day of February, 1988 at 10:00 o'clock a.m. attend at the Courthouse door in Princess Anne, Maryland and then and there sold the fee simple property known as Route 1, Eden Allen Road to the Administrator of Veterans Affairs, an officer of the United States of America for the sum of Forty-six Thousand Seven Hundred ($46,700.00) Dollars, he being the highest bidder therefor.

F. Vernon Boozer

Edward C. Covahey, Jr.
Trustees

88' [illegible]

BOOK 051 PAGE 657

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY, that on this 5th day of February, 1988, before me, the subscribed, a Notary Public of the State of Maryland, in and for the County of Howard aforesaid, personally appeared F. Vernon Boozer and Edward C. Covahey, Jr., Trustees, 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.

Kathryn Krushensky
KATHRYN KRUSHENSKY, Notary Public

My Commission Expires: July 1, 1986

KATHRYN KRUSHENSKY NOTARY PUBLIC BALTO. CO., Md.

FEB 8 11 07 AM '88

ADMINISTRATOR OF VETERANS AFFAIRS	*	IN THE
	*	CIRCUIT COURT
VS.	*	
BOYD ORLANDO POLK and	*	OF
HILDA C. POLK, his wife	*	SOMERSET COUNTY
	*	Civil 87-00890

****

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 4th day of February, 1988, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Donna Hild, Purchaser at the foreclosure sale in this cause, and made oath in due form of law that she is the Purchaser and purchased same as agent for the Administrator of Veterans Affairs, an officer of the United States of America; that there are no other persons interested as principals and that she has not directly or indirectly discouraged anyone from bidding on said property known as Route 1, Eden Allen Road, mentioned in the said Report of Sale.

Donna Hild

Purchaser: Donna Hild, Agent for
the Administrator of Veterans Affairs

Kathryn Krushensky

Kathryn Krushensky, Notary Public

My Comm. Expires: July 1, 1990

KATHRYN KRUSHENSKY
NOTARY PUBLIC
Balto. Co., Md.

38

BOOK 051 PAGE 659

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 1/20, 1988, and ending 2/3, 1988 inclusive, in the said Marylander and Herald aforementioned.

Attest: Kim Abbey
Publisher.

Printer's Fee: $68.75 per week / $206.25 total

COVAHEY AND BOOZER
Attorneys at Law
Annex Office
606 Baltimore Avenue, Suite 101
Towson, Maryland 21204
828-5525

TRUSTEES' SALE
OF VALUABLE FEE SIMPLE
DWELLING PROPERTY
KNOWN AS
ROUTE 1, EDEN ALLEN ROAD
EDEN, MARYLAND 21822

By virtue of a decree of the Circuit Court of Somerset County in the case entitled the Administrator of Veterans Affairs vs. Boyd Orlando Polk and Hilda C. Polk, his wife, the undersigned Trustees will sell at public auction, at the Courthouse door at Princess Anne, Maryland, on Thursday, February 4, 1988 at 10:00 a.m.

All that lot of ground and the improvements thereon situate in Somerset County, State of Maryland, and described as follows:

ALL those two lots or parcels of land, situate, lying and being in West Princess Anne Election District of Somerset County and State of Maryland and being located along and binding upon the Eden-Allen County Road, and having a frontage thereon of 174.31 feet and extending back therefrom along the Easterly line thereof for a distance of 245 feet; and extending back therefrom along the Westerly line thereof for a distance of 215 feet; and having a width in the rear of 172.04 feet; and being more particularly shown and designated as Lot "H" and Lot "I" on a Plat prepared by W. Ballard Miles on November 28, 1969 and duly recorded among the Land Records of Somerset County and State of Maryland in Liber ITP No. 271, Folio 32; improvements thereon being known as Eden-Allen Road, Eden, Somerset County, Maryland 21822.

The improvements thereon consist of a dwelling.

The property will be sold in "As Is" condition, subject to any existing building violations, etc. and also subject to conditions, restrictions and agreements of record affecting same, if any.

TERMS OF THE SALE; Cash or certified check deposit in the amount of $5,100.00 or 10% of the purchase price, whichever is greater, will be required of the purchaser (other than the Administrator of Veterans Affairs as an officer of the United States of America) at the time and place of sale, balance in cash, upon final ratification of the sale by the Circuit Court of Somerset County and to bear interest at the rate of 10.5% per annum from date of sale to date of settlement. In the event the Administrator of Veterans Affairs as an officer of the United States of America purchases the property at the sale as the high bidder thereat, no deposit will be required and the requirement of interest on the balance of the purchase price shall be waived. Taxes, water rent and ground 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 shall be borne by the purchaser.

F. Vernon Boozer
Edward C. Covahey, Jr.
TRUSTEES

SH-80-1/20/3t

ADMINISTRATOR OF VETERANS AFFAIRS	*	IN THE
	*	CIRCUIT COURT
VS.	*	OF
BOYD ORLANDO POLK and	*	SOMERSET COUNTY
HILDA C. POLK, his wife	*	Civil 87-00890

****

NOTICE

ORDERED, this 8th day of February, 1988, by the Circuit Court of Somerset County as a Court of Equity, that the sale made by F. Vernon Boozer and Edward C. Covahey, Jr., Substituted Trustees to the Administrator of Veterans Affairs, an officer of the United States of America, and reported in the above entitled cause, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of March, 1988 next; provided a copy of this Notice be inserted in some newspaper published in said Somerset County once a week for three successive weeks before the said 9th day of March, 1988.

The report states the amount of the sale to be $46,700.00.

L. Theodore Phoebus

Return Copy To:

COVAHEY AND BOOZER, P.A.
Annex Office
606 Baltimore Avenue, Suite 101
Towson, Maryland 21204

BOOK 051 PAGE 661

BOOK 051 PAGE 662

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 2/17, 1988, and ending 3/2, 1988 inclusive, in the said Marylander and Herald aforementioned.

Attest: Ken Allen.

Publisher.

Printer's Fee: $23.37 per week / $70.11 total.

ADMINISTRATOR OF
VETERANS AFFAIRS

vs.

BOYD ORLANDO POLK and
HILDA C. POLK, his wife

* * * * * * * * * * *

IN THE CIRCUIT COURT
OF SOMERSET COUNTY
Civil 87-00890

* * * * * * * * * * *

NOTICE

ORDERED, this 8th day of February, 1988, by the Circuit Court of Somerset County as a Court of Equity, that the sale made by F. Vernon Beozer and Edward C. Covahey, Jr., Substituted Trustees to the Administrator of Veterans Affairs, an officer of the United States of America, and reported in the above entitled cause, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of March, 1988 next; provided a copy of this Notice be inserted in some newspaper published in said Somerset county once a week for three successive weeks before the said 9th day of March, 1988.

The report states the amount of the sale to be $46,700.00.

I. THEODORE PHOEBUS

TRUE COPY, TEST:
I. T. Phoebus, Clerk ——— SH-80-2/17/3t

ADMINISTRATOR OF VETERANS AFFAIRS	*	IN THE
VS.	*	CIRCUIT COURT
BOYD ORLANDO POLK and	*	OF
HILDA C. POLK, his wife	*	SOMERSET COUNTY
	*	Civil 87-00890

****

FINAL ORDER OF RATIFICATION

ORDERED, this 19 day of APRIL, 1988, by the Circuit Court of Somerset County sitting as a Court of Equity, and by the authority thereof, that the sale made by F. Vernon Boozer and Edward C. Covahey, Jr., Substituted Trustees, and reported in the above entitled cause be, and the same is hereby, finally ratified and confirmed; no cause to the contrary thereof having been shown, although notice appears to have been given as required by the preceding Order.

Lloyd L. Anthony
Judge

FILED
BOOK 051 PAGE 663

ADMINISTRATOR OF VETERANS AFFAIRS	*	IN THE BOOK 051 PAGE 664
	*	CIRCUIT COURT
VS.	*	FOR
BOYD ORLANDO POLK and	*	SOMERSET COUNTY
HILDA C. POLK, his wife	*	CIVIL # 87-00890

****

MOTION TO WITHDRAW ORIGINAL MORTGAGE

F. Vernon Boozer and Edward C. Covahey, Jr., Trustees herein, beg leave of the Court to withdraw the original Mortgage in the above entitled cause upon the substitution of a photostatic copy in lieu thereof.

F. VERNON BOOZER

EDWARD C. COVAHEY, JR.,
Trustees
COVAHEY AND BOOZER
Annex Office
606 Baltimore Avenue, Suite 101
Towson, Maryland 21204
301-828-5525

FILED
MAY 27 11 39 AM '88

ADMINISTRATOR OF VETERANS	*	IN THE
AFFAIRS	*	CIRCUIT COURT
VS.	*	FOR
BOYD ORLANDO POLK and	*	SOMERSET COUNTY
HILDA C. POLK, his wife	*	CIVIL # 87-00890

****

ORDER TO WITHDRAW ORIGINAL MORTGAGE

Upon the Motion of F. Vernon Boozer and Edward C. Covahey, Jr., Trustees herein, it is this 31 day of May, 1988,

ORDERED that leave is hereby granted to withdraw the original Mortgage in above entitled cause upon the substitution of a photostatic copy in lieu thereof.

Lloyd L. Simpkins
Judge

BOOK 051 PAGE 655

ADMINISTRATOR OF VETERAN AFFAIRS	*	IN THE CIRCUIT COURT
vs.	*	FOR SOMERSET COUNTY
BOYD ORLANDO POLK and HILDA C. POLK, his wife	*	STATE OF MARYLAND
	*	CASE NO. 87CA00890

* * * * * * * * * * *

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		$ 46,700.00
Refund of Taxes		222.06
		$ 46,922.06
Fees, Costs, Expenses, etc.:		
I. Theodore Phoebus, costs	$ 196.00	
Somerset Herald		
advertising	206.25	
order nisi	70.11	
Auctioneer's fee	125.00	
All Insurance Resource, Inc.		
bond	50.00	
Attorney's Fees	350.00	
Logan C. Widdowson, Auditor	65.00	
Certified Mail	6.68	
Total Fees, Costs, Expenses, etc.	$ 1,069.04	
Balance to be Distributed		$ 45,853.02
Mortgage Debt:		
Balance due as of 9/15/87	50,152.94	
Interest 9/16/87 - 2/4/88	1,861.20	
Interest 2/5/88 to 6/19/88	1,771.20	
Total Mortgage Debt	53,785.34	
Deficit		$ 7,932.32

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2600

ALL EXCEPTIONS to said report must be filed within ten 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:

F. Vernon Boozer, Esquire Edward C. Cohavey, Jr., Esquire

Cohavey & Boozer, P.A.
Annex Office - Suite 101
606 Baltimore Avenue
Towson, MD 21204

Hilda Polk
Rt. 1, Box 279G
Eden Allen Road
Eden, MD 21822

Cohavey & Boozer, P.A.
Annex Office - Suite 101
606 Baltimore Avenue
Towson, MD 21204

Boyd Polk
Box 279G
Eden Allen Road
Eden, MD 21822

Logan C. Widdowson, Auditor

Date of Filing: June 9, 1988

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3606

LCW/gjb
6/9/88
88 # 225

BOOK 051 PAGE 667

88 MAR 8 PM

No. 87CA00890 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 9th day of June, 19 88 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 20th day of June, 19 88.

L. Theodore Charles
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 22ND day of June, 19 88 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

L. Theodore Charles
CLERK

U.S. BANKRUPTCY COURT FOR THE DISTRICT OF MARYLAND
101 W. LOMBARD STREET, BALTIMORE, MARYLAND 21201

In Re: *Petition for Relief under Chapter 7 of Title 11, U.S. Code*, filed by or against the below-named Debtor(s) on October 27, 1987:
DEBTOR : BOYD O. POLK of ROUTE 1, BOX 279C, EDEN ALLEN ROAD, EDEN, MD 21822, SSAN:217-30-9194
JT. DEBTOR: HILDA C. POLK, SSAN:214-34-5627
[ ]

CASE NO. 87-52428-8

ORDER AND NOTICE
BY THE COURT

DISCHARGE OF DEBTOR

It appearing from the record that the above-named debtor is entitled to a discharge, IT IS ORDERED:

1. The debtor is released from all personal liability for debts existing on the date of commencement of this case, or deemed to have existed on such date pursuant to Section 348(d) of the Bankruptcy Code (Title 11, United States Code).

2. Any existing judgment or any judgment which may be obtained in any court with respect to debts described in paragraph 1 is null and void as a determination of personal liability of the debtor, except:

   a. Debts determined nondischargeable by the Bankruptcy Court pursuant to Section 523(a)(2), (4), and (6) of the Bankruptcy Code; and

   b. Debts which are nondischargeable pursuant to Section 523(1), (3), (5), (7), (8), and (9) of the Bankruptcy Code.

3. This order does not affect any pending complaint to have a debt declared nondischargeable pursuant to Section 523(a)(2), (4), and (6) of the Bankruptcy Code, nor does it prohibit filing of a complaint under Section 523(a)(1), (3), (5), (7), (8), and (9) of the Bankruptcy Code.

4. All creditors are prohibited from attempting to collect any debt that has been discharged in this case.

5. By virtue of Section 525 of the Bankruptcy Code, no government unit or private employer may terminate the employment of or discriminate with respect to employment against the debtor solely because relief was sought in the Bankruptcy Court.

BOOK 051 PAGE 669

Dated: March 21, 1988

James F. Schneider
JAMES F. SCHNEIDER, U.S. BANKRUPTCY JUDGE

END
July 13, 1989

Tony Bruce, Assignee for the purpose of foreclosure and collection of a mortgage from Wilfred Jackson and Pamela M. Jackson to Robert B. Brightman and R. Gary Wink, partners trading as B & W Construction, Ex Parte	:	No. 88CA01044 Civil Action In the Circuit Court for Somerset County, Maryland

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 11th day of March, 1988, before me, the undersigned officer, personally appeared R. Gary Wink and made oath in due form of law as follows: The principal amount of the above mortgage dated May 8, 1987 and recorded in Liber I.T.P. No. 366, folio 687 is $111,052.05 with interest through March 11, 1988 in the amount of $4527.24 with a per diem rate of $36.51 thereafter, and also made oath in due form of law that the defendants are not in the military service as hereinafter set forth and has 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.

Patsy F. Ake
Notary Public

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

My commission expires: July 1, 1990

88 MAR 11 PM

Tony Bruce, Assignee for the purpose of foreclosure and collection of a mortgage from Wilfred Jackson and Pamela M. Jackson to Robert B. Brightman and R. Gary Wink, partners trading as B & W Construction, Ex Parte	:	No. 88CA01644 Civil Action 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.

Tony Bruce, Assignee
P.o. Box 567
Princess Anne, Md. 21853
Telephone: 651-2747

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

Tony Bruce, Assignee for the purpose of foreclosure and collection of a mortgage from Wilfred Jackson and Pamela M. Jackson to Robert B. Brightman and R. Gary Wink, partners trading as B & W Construction, Ex Parte	:	No. 8801044 Civil Action
	:	In the Circuit Court for
	:	SomersetCounty, Maryland
	:	

BOOK 051 PAGE 672

AFFIDAVIT AS TO NOTICE OF DELIVERY

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 24th day of March, 1988, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Tony Bruce, 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 assignee of said mortgage for the purpose of foreclosure and collection of the mortgage in the above entitled proceeding filed for foreclosure and collection, that on March 22, 1988, pursuant to said rule he mailed a notice of the pending foreclosure proceeding to Wilfred Jackson, 102 W. Rustic Drive, Salisbury, Maryland 21801 (Post Office Receipt No. P712 952 000) by certified mail which was received by P. Jackson on March 23, 1988 as evidenced by the post office receipt and to Pamela M. Jackson, 102 W. Rustic Drive, Salisbury, Maryland 21801 (Post Office Receipt P712 952 001) by certified mail which was received by P. Jackson on March 23, 1988 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.

Tony E. Ake
Notary Public
My commission expires: 7/1/90

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

Tony Bruce

P 712 952 000

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to Mr. Wilfred Jackson	
Street and No. 102 W. Rustic Drive	
P.O., State and ZIP Code Salisbury, Maryland 21801	
Postage	$ .22
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	.70
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 1.67
Postmark or Date	3 MAR 1988 MD USPS

PS Form 3800, June 1985

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery
†(Extra charge)†

3. Article Addressed to:
Mr. Wilfred Jackson
102 W. Rustic Drive
Salisbury, MD. 21801

4. Article Number
P 712 952 000

Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature – Addressee
X

6. Signature – Agent
X

7. Date of Delivery
3/23

8. Addressee's Address *(ONLY if requested and fee paid)*

PS Form 3811, Mar. 1987 * U.S.G.P.O. 1987-178-268 **DOMESTIC RETURN RECEIPT**

P 712 952 001

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to Mrs. Pamela M. Jackson	
Street and No. 102 W. Rustic Drive	
P.O., State and ZIP Code Salisbury, MD. 21801	
Postage	$ .22
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	.70
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 1.67
Postmark or Date	3 MAR 1988 MD USPS

PS Form 3800, June 1985

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☐ Show to whom delivered, date, and addressee's address. 2. ☐ Restricted Delivery
†(Extra charge)†

3. Article Addressed to:
Mrs. Pamela M. Jackson
102 W. Rustic Drive
Salisbury, MD. 21801

4. Article Number
P 712 952 001

Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature – Addressee
X

6. Signature – Agent
X

7. Date of Delivery
3/23

8. Addressee's Address *(ONLY if requested and fee paid)*

PS Form 3811, Mar. 1987 * U.S.G.P.O. 1987-178-268 **DOMESTIC RETURN RECEIPT**

BOOK 051 PAGE 673

EDGAR A. JONES (1892-1972)

ALEXANDER G. JONES (OF COUNSEL)
CHARLES A. BRUCE, JR.

JONES & BRUCE, P. A.
ATTORNEYS AT LAW
P. O. BOX 567
PRINCESS ANNE, MD. 21853-0567

BOOK 051 PAGE 674

AREA CODE 301
TELEPHONE 651-2747

March 22, 1988

Mr. Wilfred Jackson
102 W. Rustic Drive
Salisbury, Maryland 21801

Mrs. Pamela M. Jackson
102 W. Rustic Drive
Salisbury, Maryland 21801

Dear Mr. and Mrs. Jackson:

Pursuant to Rule W-74 a 2 (c), this is to inform you that proceedings have been filed in No. 8801044 Civil Action in the Circuit Court for Somerset County, Maryland, for the foreclosure of a certain mortgage from Wilford Jackson and Pamela M. Jackson to Robert B. Brightman and R. Gary Wink, partners trading as B & W Construction dated May 8, 1987 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 366, folio 687. The foreclosure sale is currently being advertised in the Somerset Herald, 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, April 5, 1988 on the Court House steps in Princess Anne, Maryland. Terms of Sale: Cash, certified or cashier's check payable to Tony Bruce, Assignee, in the amount of $5,000.00, the balance to be secured to the satisfaction of hte Assignee and shall be due and payable within thirty days with interest at the rate of twelve per cent on the unpaid balance or sooner at the option of purchaser. Assignee reserves the right to waive deposit requirement if the Mortgagee is the highest bidder. Title papers, documentary stamps, transfer tax, recording costs, and agricultural transfer tax 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,

Tony Bruce
Assignee

TB:pea

Enclosure

Certified Mail - Return Receipt Requested

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 3/16, 1988, and ending 3/30, 1988 inclusive, in the said Marylander and Herald aforementioned.

Attest: Kim Alley
Publisher.

Printer's Fee: $48.12 / $144.36

BOOK 051 PAGE 675

88' 19

JONES & BRUCE, P.A.
Attorneys at Law
Princess Anne, Md. 21853

ASSIGNEE'S SALE
OF
VALUABLE POULTRY FARM

Under and by virtue of the power of sale contained in a Mortgage from Wilfred Jackson and Pamela M. Jackson dated May 8, 1987 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 366, folio 687; 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, APRIL, 5, 1988

at or about the hour of 2:00 P.M., all that tract or parcel of land situate in Dublin Election District, Somerset County, Maryland, on the west side of but not adjacent to Court House Hill Road, on the east side of but not adjacent to Follow Ditch Road, and on the north side of but not adjacent to Harry Lankford County Road, and lying and binding in part on the southwest side of a private road which leads in a southeasterly direction to intersect Harry Lankford County Road, said private road to be used in common with others lawfully entitled to the use thereof, bounded on the northeast in part by the land of Harry T. Cottman (B.L.B. No. 132, folio 124), on the northwest and on the west by the land of Fulton I. Pilchard and Dorothy Ardis Pilchard (B.L.B. No. 141, folio 305), and on the southeast by the land of William H. Miller and Roger Lee Miller (I.T.P. No. 301, folio 768), containing fifty acres and eighteen poles of land, more or less; said description is based upon a plat in and in part upon a certificate by Levin H. Hall, Surveyor, dated February 18, 1932 and recorded among the land Records of Somerset County in Liber B.L.B. No. 178, folio 323 and also in Liber J.M.T. No. 102, folio 320 and being the same land conveyed unto Wilfied Jackson and Pamela M. Jackson by Robert B. Brightman and R. Gary Wink, partners trading as B & W Construction by deed dated May 8, 1987 and recorded among the aforesaid Land Records in Liber I.T.P. No. 366, folio 681.

This property is improved by a two story frame dwelling completely renovated on the interior and by three broiler houses with a total capacity of 64,200.

TERMS OF SALE: Cash, certified or cashier's check payable to Tony Bruce, Assignee, in the amount of $5,000.00, the balance to be secured to the satisfaction of the Assignee and shall be due and payable within thirty days with interest on the unpaid balance or sooner at the option of purchaser. Assignee reserves the right to wive deposit requirement if the Mortgagee is the highest bidder. Title papers, documentary stamps, transfer tax, recording costs, and agricultural transfer tax at expense of purchaser. State and County taxes will be prorated and adjusted as of date of ratification of sale.

Wallace Dashiell, Auctioneer
651-2094
Tony Bruce, Assignee
651-2747

SH-80-3/16/3t

BOOK 051 PAGE 676

No. 8801044 Civil Action

KNOW ALL MEN BY THESE PRESENTS, that we, Tony Bruce, 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 one hundred seventeen thousand dollars ($117,000.00), 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 April, 1988.

Whereas, by mortgage dated May 8, 1987 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 366, folio 687, Wilfred Jackson and Pamela M. Jackson conveyed to Robert B. Brightman and R. Gary Wink, partners trading as B & W Construction certain real estate in Somerset County to secure the payment of the sum therein mentioned; and whereas, the said Tony Bruce, Assignee of a certain 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 Tony Bruce 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 Tony Bruce, 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.

Tony Bruce (SEAL)
Tony Bruce

Witness: Patsy E. Ake

THE FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By _____
Attorney in Fact

FILED

APR 5 12 14 PM '88

RECORDED IN
LIBER NO. ____ FOLIO ____
THEODORE PROEBUS, CLK. CT. CT.
BY _____ DEPUTY

Bond Book 12 Page 149.

Tony Bruce, Assignee for the purpose of foreclosure and collection of a mortgage from Wilfred Jackson and Pamela M. Jackson to Robert B. Brightman and R. Gary Wink, partners trading as B & W Construction, Ex Parte	:	No. 8801044 Civil Action In the Circuit Court for Somerset County, Maryland

To the Honorable, the Judges of said Court:

The report of sales of Tony Bruce, Assignee of a certain mortgage made and executed by Wilfred Jackson and Pamela M. Jackson dated May 8, 1987 and recorded among the Land Records of Somerset County in Liber I.T.P. No. 366, folio 687, 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 Somerset 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 on the Court House steps in Princess Anne, Maryland, on the 5th day of April, 1988 at 2:00 P.M., then and there proceed to sell the property described in said mortgage, to wit:

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

All that trat or parcel of land situate in Dublin Election District, Somerset County, Maryland, on the west side of but not adjacent to Court House Road, on the east side of but not adjacent to Follow Ditch Road, and on the north side of but not adjacent to Harry Lankford County Road, and lying

and binding in part on the southwest side of a private road which leads in a southeasterly direction to intersect Harry Lankford County Road, said private road to be used by Wilfred Jackson and Pamela M. Jackson in common with others lawfully entitled to the use thereof, bounded on the northeast in part by the land of Harry T. Cottman (B.L.B. No. 132, folio 124), on the northwest and on the west by the land of Fulton I. Pilchard and Dorothy Ardis Pilchard (B.L.B. No. 141, folio 305), and on the southeast by the land of William H. Miller and Roger Lee Miller (I.T.P. No. 301, folio 768), and more particularly described as follows: Beginning for the same at a post on the outline in a ditch shown on the plat hereinafter referred to at the letter "A", this point being the beginning of the division line between the land herein described and the land owned by Fulton I. Pilchard and Dorothy Ardis Pilchard (B.L.B. No. 141, folio 305), thence (1) running by and with the middle of said ditch, South 46¼° East 27 4/5 poles to the middle of another ditch, thence (2) by and with the middle of said last named ditch, South 50° West 28 3/4 poles to the middle of another ditch, thence (3) by and with the middle of the last named ditch, South 26 3/4° East 35 poles to the middle of another ditch on the edge of the woodland, thence (4) by and with the middle of the last named ditch, there being also a post on the bank of said ditch, thence (5) running through the woodland by and with a line of marked trees, South 23° East 38 poles to the land formerly owned by James Fifer, thence (6) by and with said Fifer land and along a line of old marked trees, North 48° East 53 1/2 poles to the middle of a ditch, thence (7) running by and with said Fifer land and the middle of said last named ditch, South 23° East 18 1/4 poles to the land formerly owned by William Hargis and also to the middle of a ditch, thence (8) by and with the middle of said last named ditch and the said Hargis land, North 50° East 69 poles to the middle of another ditch, thence (9) by and with the middle of said last named ditch and by and with said Hargis land, South 38 1/4° East 18 1/4 poles to the land formerly owned by James Griffin, thence (10) by and with the said Griffin land, North 51 1/2° East 39 4/5 poles to the aforesaid private road which leads out to the Harry Lankford County Road, which private road is used as an outlet in common for the use of the lands herein described and other lands abutting thereon to said county road, thence (11) running by and with said road, North 48° West 31 poles to the southeast corner of the Harry Cottman land, thence (12) running by and with said Harry Cottman land and binding thereon, South 51° West 43 3/4 poles, thence (13) by and with said Cottman land, North 44 1/2° West 66 poles (this point is designated on the plat by a bend in the right-of-way laid down thereon at the word "Back"), thence (14) continuing by and with said Cottman land, North 44 1/2° West 24 1/2 poles to a ditch on the edge of an old road which is also the edge of the Cottman land, thence (15) by and with the middle of said ditch, South 49° West 24 poles to the place of beginning, containing fifty acres and eighteen poles of land, more or less; said description is based upon a plat and in part upon a certificate by Levin H. Hall, Surveyor, dated February 18, 1932, and recorded among the Land Records of Somerset County in Liber B.L.B. No. 178, folio 323, and also in Liber J.M.T. No. 102, folio 320; and being the same land conveyed unto Wilfred Jackson and Pamela M. Jackson, his wife, by deed from Robert B. Brightman and R. Gary Wink, partners trading as B & W Construction, by deed dated May 8, 1987 and recorded among the aforesaid Land Records in Liber I.T.P. No. 366, folio 681; and sold same to Robert B. Brightman and R. Gary Wink, partners trading as B & W Construction at and for the sum of one hundred twenty-one thousand dollars ($121,000.00), 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

Tony Bruce, Assignee

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 5th day of April, in the year nineteen hundred and eighty-eight, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Tony Bruce, 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.

Notary Public

My commission expires: July 1, 1990

BOOK 051 PAGE 680

Tony Bruce, Assignee for the purpose of foreclosure and collection of a mortgage from Wilfred Jackson and Pamela M. Jackson to Robert B. Brightman and R. Gary Wink, partners trading as B & W Construction, Ex Parte	:	No. 8801044 Civil Action
	:	In the Circuit Court for
	:	Somerset County, Maryland

PURCHASERS' AFFIDAVIT

State of Maryland, Somerset County, to wit:

I hereby certify, that on this 5th day of April, 1988, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared R. Gary Wink, one of the partners of B & W Construction, the purchasers of the real estate in the above entitled proceeding and he 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 the said property.

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

Patsy E. Ake
Notary Public

My commission expires: July 1, 1990

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 4/13, 1988, and ending 4/27, 1988 inclusive, in the said Marylander and Herald aforementioned.

Attest: Kim Allen
Publisher.

Printer's Fee: $22.00 per week / $66.00 total

ORDER NISI

TONY BRUCE, Assignee for the purpose of foreclosure and collection of a mortgage from Wilfred Jackson and Pamela M. Jackson to Robert B. Brightman and R. Gary Wink, partners, trading as B & W Construction, Ex Parte

* * * * * * * * * * *

No. 8801044 Civil Action
In the Circuit Court for
Somerset County, Maryland

ORDERED by the Circuit Court for Somerset County, this 5th day of April, in the year nineteen hundred and eighty-eight, that the sale of the property mentioned in these proceedings made and reported by Tony Bruce, Assignee for the purpose of foreclosure and collection, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 5th day of May, 1988, 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 May, 1988.

The report states the amount of sale to be $121,000.00.

T. THEODORE PHOEBUS
Clerk of the Circuit Court for
Somerset County, Maryland

TRUE COPY, TEST:
I. T. Phoebus, Clerk

SH-80-4/13/3t

BOOK 051 PAGE 681

BOOK 051 PAGE 682

ORDER NISI

Tony Bruce, Assignee for the purpose of foreclosure and collection of a mortgage from Wilfred Jackson and Pamela M. Jackson to Robert B. Brightman and R. Gary Wink, partners trading as B & W Construction, Ex Parte	:	No. 8801044 Civil Action
	:	In the Circuit Court for
	:	Somerset County, Maryland
	:	

ORDERED by the Circuit Court for Somerset County, this 5th day of April, in the year nineteen hundred and eighty-eight, that the sale of the property mentioned in these proceedings made and reported by Tony Bruce, Assignee for the purpoes of foreclosure and collection, be ratified and confirmed unless cause to the contrary thereof be shown on or before the 5th day of May, 1988, 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 May, 1988.

The report states the amount of sale to be $121,000.00.

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

Tony Bruce, Assignee for the purpose of foreclosure and collection of a mortgage from Wilfred Jackson and Pamela M. Jackson to Robert B. Brightman and R. Gary Wink, partners trading as B & W Construction, Ex Parte	:	No. 8801044 Civil Action
	:	In the Circuit Court for
	:	Somerset County, Maryland
	:	

ORDERED by the Circuit Court for Somerset County, in Equity, this 11th day of May, in the year nineteen hundred and eighty-eight, that the sale of the real estate mentioned in these proceedings made and reported by Tony Bruce, 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. Simpkins
Judge

Tony Bruce, Assignee for the purpose of foreclosure and collection of a mortgage from Wilfred Jackson and Pamela M. Jackson to Robert B. Brightman and R. Gary Wink, partners trading as B & W Construction, Ex Parte	*	IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND NO. 88CA01044

* * * * * * * * * * *

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		$121,000.00
Fees, Costs, Expenses, etc.:		
I. Theodore Phoebus, costs	$ 169.00	
Fidelity & Deposit Company, Bond premium	468.00	
Somerset Herald advertising	144.36	
order nisi	66.00	
Wallace Dashiell, Auctioneer	300.00	
1987-88 State and County Taxes	1,895.70	
Tony Bruce, Trustees Commission	3,100.00	
Tony Bruce, Attorney's Fees	100.00	
Logan C. Widdowson, Auditor	65.00	
Notary Fees	6.00	
Certified Mail	3.34	
Total Fees, Costs, Expenses, etc.	$ 6,317.40	
Balance to be Distributed		$114,682.60
Mortgage Debt:		
First Mortgage to Federal Land Bank Principal and Interest through 4/5/88	114,240.94	
Interest 4/6/88 - 6/19/88	2,185.22	
Total First Mortgage Debt	116,426.16	
Deficit		$ 1,743.56

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

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2600

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:

Tony Bruce, Esquire
Jones & Bruce
South Somerset Avenue
Princess Anne, MD 21853

Wilfred Jackson
102 W. Rustic Drive
Salisbury, MD 21801

Pamela M. Jackson
102 W. Rustic Drive
Salisbury, MD 21801

Date of Filing: June 9, 1988

Logan C. Widdowson, Auditor

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3600

LCW/gjb
6/9/88
88 # 223

No. 88CA01044 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 9th day of June, 19 88 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 20th day of June, 19 88.

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 _____ day of _____, 19____ that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

_____
CLERK

Tony Bruce, Assignee for the purpose of foreclosure and collection of a mortgage from Wilfred Jackson and Pamela M. Jackson to Robert B. Brightman and R. Gary Wink, partners trading as B & W Construction, Ex Parte	*	IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND NO. 88CA01044

* * * * * * * * * * * * * * *

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, states the following Account:

Amount of Sale		$ 121.000.00
Fees, Costs, Expenses, etc.:		
I. Theodore Phoebus, costs	$ 169.00	
Fidelity & Deposit Company, Bond premium	468.00	
Somerset Herald advertising	144.36	
order nisi	66.00	
Wallace Dashiell, Auctioneer	300.00	
1987-88 State and County Taxes	1,895.70	
Tony Bruce, Trustee's Commission	3,100.00	
Tony Bruce, Attorney's fees	100.00	
Logan C. Widdowson, Auditor	65.00	
Notary Fees	6.00	
Certified Mail	3.34	
Total Fees, Costs, Expenses, etc.	$ 6,317.40	
Balance to be Distributed		$ 114,682.60
Mortgage Debt.:		
First Mortgage to Federal Land Bank Principal and Interest through 4/5/88	114,240.94	
Interest 4/6/88 - 6/19/88	2,185.22	
Total First Mortgage Debt	116,426.16	
Deficit from foreclosure of First Mortgage		$ 1,743.56
Second Mortgage principal plus interest @ $36.51 per day til paid	$111,052.05	

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

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2000

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:

Tony Bruce, Esquire
Jones & Bruce
South Somerset Avenue
Princess Anne, MD 21853

Wilfred Jackson
102 W. Rustic Drive
Salisbury, MD 21801

Pamela M. Jackson
102 W. Rustic Drive
Salisbury, MD 21801

Logan C. Widdowson, Auditor

Date of Filing: June 10, 1988

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2600

LCW/gjb
6/10/88
88 # 226

BOOK 051 PAGE 687

No. 88CA01044 Civil Action ~~Chancery~~ Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 18th day of June, 1988 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 June, 1988.

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 29th day of June, 1988 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

L. Theodore Phoebus
CLERK

exd.
July 13, 1989

Mary Helen Sparr	*	No. 88CA01062 Civil Action
vs.	*	
Manheim W. Todd, Samuel J.E. Todd, Margaret E. TOdd, Ealin Annie Todd, Nathaniel W. Todd, John D. Todd, and Bessie D. Todd, their 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 Plaintiff's title thereto	*	In the Circuit Court for Somerset County, Maryland

COMPLAINT QUIA TIMET

To the Honorable, the Judge of said Court:

The Plaintiff, Mary Helen Sparr, by Tony Bruce of Jones & Bruce, P.A., her attorney, represents:

Statement of Facts

1. That the Plaintiff is the owner in fee simple of a certain tract or parcel of land in Dames Quarter Election District, Somerset County, Maryland, depicted on Somerset County Tax Map No. 20, Block 2, as Parcel 25 and containing twenty acres, more or less.

2. That the property is assessed to Plaintiff who acquired same by parcel One of a deed dated August 10, 1987 recorded among the Land Records of Somerset County in Liber I.T.P. No. 368, folio 502, from H. Leroy Sparr, who was the successor in interest of Defendants, whose title derived from a tax sale in Chancery Case No. 7659 wherein Emily O. Todd

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

BOOK 051 PAGE 689

was a Defendnat. The parties named therein are believed to be the successors in interest to Manheim W. Todd. However a deed from Manheim W. Todd dated March 16, 1881 to Robert F. Bratten, Trustee and from Robert F. Bratten, Trustee to Emily O. Todd, life tenant, et al, recorded in Liber B.F.L. No. 3, folios 374 and 376 respectively indicated that other parties may have interests, to wit: children of Manheim W. Todd, to wit: Samuel J.E. Todd, Margaret E. Todd, Ealin Annie Todd, Nathaniel W. Todd, Mary E.C. Todd and John D. Todd. Another child, Major H. Todd conveyed his interest to Plaintiff's predecessors in title, Elmer A. Jones, et us, by deed dated March 10, 1945 recorded in Liber B.L.B. No. 146, folio 489 et seq. Any such claim is without any right although it be a denial or dispute of Plaintiff's title.

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

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

Count One

1. Claims adverse to Plaintiff's ownership of the land conveyed to Plaintiff by H. Leroy Sparr are a cloud upon the title to said real property without right.

Wherefore, Plaintiff prays as follows:

A. That Defendants and all persons claiming under them 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 Complaint.

B. For a decree of this Court that the Plaintiff has absolute ownership and right of disposition of the property described in the Complaint.

C. For said decree to permanently enjoin Defendants 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 Plaintiff by any action at law or otherwise.

D. That the Plaintiff 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 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 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,

JONES & BRUCE, P.A.

By _____

Tony Bruce
Attorney for Plaintiff
P.O. Box 567
Princess Anne, MD 21853
301-651-2747

BOOK 051 PAGE 691

BOOK 051 PAGE 692

AFFIDAVIT

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

Tony Bruce

Subscribed to before me this 21st day of March, 1988

Notary Public

My commission expires: 7/1/90

JACQUELYN W COMEN
NOTARY
PUBLIC
SOMERSET COUNTY, MD

Mary Helen Sparr	*	No. 88CA01062 Civil Action
vs.	*	
Manheim W. Todd, et al their 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 Plaintiff's title thereto	*	In the Circuit Court for
	*	Somerset County, Maryland
	*	
	*	

MOTION TO PROCEED AGAINST DEFENDANTS AS NON-RESIDENTS

The Motion of your Plaintiff, by Jones & Bruce, her attorney, respectfully represents pursuant to Rule 2-122(a):

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

Wherefore, the Movant, your Plaintiff herein, prays an Order of this Court that the Defendants be proceeded 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 and pursuant to Rule 2-122(a)(3) by the Sheriff posting the premises.

JONES & BRUCE, P.A.

By _____
Tony Bruce
Attorney for Plaintiff

BOOK 051 PAGE 693

BOOK 051 PAGE 694

Mary Helen Sparr	*	No. 88CP01062 Civil Action
vs.	*	
Manheim W. Todd, et al their 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 Plaintiff's title thereto	*	In the Circuit Court for Somerset County, Maryland

ORDER

Upon the aforegoing Complaint Quia Timet, it is this 28 day of March, 1988, ORDERED by the Circuit Court for Somerset County that the Defendants, their 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 28th day of April, 1988, stating the substance and object to the original Complaint and warning the said Defendants to file an initial pleading to said Complaint on or before the 28th day of April, 1988, and by posting upon the land pursuant to Rule 2-122(a)(3).

Lloyd L. Simpkins
Judge

Mary Helen Sparr	*	No. 88C90106A Civil Action
vs.	*	
	*	In the Circuit Court for
Manheim W. Todd, Samuel J.E. Todd, Margaret E. Todd, Ealin Annie Todd, Nathaniel W. Todd, John D. Todd and Bessie D. Todd, their 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 Plaintiff's title thereto	*	Somerset County, Maryland

ORDER OF PUBLICATION

This is to give notice that on this 29th day of March, 1988, a Complaint Quia Timet was filed in the Circuit Court for Somerset County, Maryland, by the Plaintiff against the Defendants, their heirs and assigns, devisees, successors in interest, the whereabouts of whom are unknown.

The Complaint alleges that Plaintiff is the owner of twenty acres of land, more or less, in Dames Quarter Election District, Somerset County, Maryland, depicted on Somerset County Tax Map No. 20, Block 2 as Parcel 25 known variously as "Frank's Island" or "Oxford" conveyed unto Plaintiff by H. Leroy Sparr by deed dated August 10, 1987 recorded among the Land Records of Somerset County in Liber I.T.P. No. 368, folio 502; being a part of the property conveyed unto Emily O. Todd, et al, by Robert F. Bratten, Trustee by deed dated March 16, 1881 recorded in Liber B.F.L. No. 3, folio 476 pursuant to a deed from Manheim W. Todd which was sold for taxes in 1961 pursuant to proceedings in No. 7659 Chancery in this Court without record of notice to all owners, which proceeding is a cloud

upon Plaintiff's title and constitutes a denial or dispute of Plaintiff's title which is without right because Plaintiff and her predecessors have had exclusive, complete, actual, open, notorious, hostile and continuous undisputed possession of said property adverse to Defendants and all other persons for more than twenty years.

The relief prayed in the Complaint is substantially as follows:

1. To require Defendants and all persons claiming under them any 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 Plaintiff.

Whereupon, it is ORDERED by the Circuit Court for Somerset County, this 24th day of March, 1988, that the Plaintiff 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 28th day of April, 1988, giving notice to the said non-resident Defendants of the object and substance of the Complaint and warning them to show cause, if any there may be, on or before the 28th day of April, 1988, why a decree should not be passed as prayed.

Lloyd L. Simpkins
Judge

FILED

MAR 29 2 09 PM '88

Mary Helen Sparr
Plaintiff

vs.

Manheim W. Todd, et al
Defendants

* No. 88C00062 Civil Action

* In the Circuit Court for

* Somerset County, Maryland

INSTRUCTIONS TO SHERIFF

Mr. Sheriff:

Please post a copy of the Complaint on the premises described in the Complaint occupied by Plaintiff at Dames Quarter, Maryland.

JONES & BRUCE, P.A.

By Tony Bruce

Tony Bruce
P.O. Box 567
Princess Anne, MD 21853
301-651-2747

SHERIFF'S RETURN

I hereby certify, that on the 10 day of May, 1988, I did post a copy of the Complaint filed in the above entitled proceeding pursuant to Rule 2-122 (a) (3) of the Maryland Rules of Procedure.

Sheriff of Somerset County

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

BOOK 051 PAGE 697

BOOK 051 PAGE 698

Mary Helen Sparr	*	No. 88CA01062 Civil Action
vs.	*	
Manheim W. Todd, et al their 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 Plaintiff's title thereto	*	In the Circuit Court for Somerset County, Maryland

MOTION FOR SUMMARY JUDGMENT

Tony Bruce, of Jones & Bruce, P.A., on behalf of Plaintiff, moves for summary judgment granting the relief requested in the Complaint pursuant to Rule 2-501 on the ground that there is no genuine dispute as to any material fact and that the parties are entitled to judgment as a matter of law.

JONES & BRUCE, P.A.

By _____
Tony Bruce
Attorney for Plaintiff

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

Mary Helen Sparr	*	No. 88CA01062 Civil Action
vs.	*	
Manheim W. Todd, et al their 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 Plaintiff's title thereto	*	In the Circuit Court for
	*	Somerset County, Maryland
	*	
	*	

Mr. Clerk:

Please re-issue the Order of Publication due to the fact that the newspaper failed to publish the prior Order.

JONES & BRUCE, P.A.

By _____

Tony Bruce
P.O. Box 567
Princess Anne, MD 21853
301-651-2747

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

BOOK 051 PAGE 699

BOOK 651 PAGE 700

Mary Helen Sparr	*	No. 88CA01062 Civil Action
vs.	*	
Manheim W. Todd, et al their 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 Plaintiff's title thereto	*	In the Circuit Court for Somerset County, Maryland

ORDER

Upon the aforegoing Complaint Quia Timet, it is this 31st day of May, 1988, ORDERED by the Circuit Court for Somerset County that the Defendants, their 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 1st day of July, 1988, stating the substance and object to the original Complaint and warning the said Defendants to file an initial pleading to said Complaint on or before the 1st day of July, 1988, and by posting upon the land pursuant to Rule 2-122(a)(3).

Lloyd L. Simpkins
Judge

Mary Helen Sparr	*	No. 88CA01062 Civil Action
vs.	*	
		In the Circuit Court for
Manheim W. Todd,	*	
Samuel J.E. Todd,		
Margaret E. Todd,	*	Somerset County, Maryland
Ealin Annie Todd,		
Nathaniel W. Todd,	*	
John D. Todd and		
Bessie D. Todd, their 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 Plaintiff's	*	
title thereto		

ORDER OF PUBLICATION

This is to give notice that on this 31st day of May, 1988, a Complaint Quia Timet was filed in the Circuit Court for Somerset County, Maryland, by the Plaintiff against the Defendants, their heirs and assigns, devisees, successors in interest, the whereabouts of whom are unknown.

The Complaint alleges that Plaintiff is the owner of twenty acres of land, more or less, in Dames Quarter Election District, Somerset County, Maryland, depicted on Somerset County Tax Map No. 20, Block 2 as Parcel 25 known variously as "Frank's Island" or "Oxford" conveyed unto Plaintiff by H. Leroy Sparr by deed dated August 10, 1987 recorded among the Land Records of Somerset County in Liber I.T.P. No. 368, folio 502; being a part of the property conveyed unto Emily O. Todd, et al, by Robert F. Bratten, Trustee by deed dated March 16, 1881 recorded in Liber B.F.L. No. 3, folio 476 pursuant to a deed from Manheim W. Todd which was sold for taxes in 1961 pursuant to proceedings in No. 7659 Chancery in this Court without record of notice to all owners, which proceeding is a cloud

upon Plaintiff's title and constitutes a denial or dispute of Plaintiff's title which is without right because Plaintiff and her predecessors have had exclusive, complete, actual, open, notorious, hostile and continuous undisputed possession of said property adverse to Defendants and all other persons for more than twenty years.

The relief prayed in the Complaint is substantially as follows:

1. To require Defendants and all persons claiming under them any 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 Plaintiff.

Whereupon, it is ORDERED by the Circuit Court for Somerset County, this 31st day of May, 1988, that the Plaintiff 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 1st day of July, 1988, giving notice to the said non-resident Defendants of the object and substance of the Complaint and warning them to show cause, if any there may be, on or before the 1st day of July, 1988, why a decree should not be passed as prayed.

Floyd L. Humphreys
Judge

Mary Helen Sparr
Plaintiff

vs.

Manheim W. Todd, et al
Defendants

* No. 88C90 1062 Civil Action

* In the Circuit Court for

* Somerset County, Maryland

INSTRUCTIONS TO SHERIFF

Mr. Sheriff:

Please post a copy of the Complaint on the premises described in the Complaint occupied by Plaintiff at Dames Quarter, Maryland.

JONES & BRUCE, P.A.

By _____
Tony Bruce

Tony Bruce
P.O. Box 567
Princess Anne, MD 21853
301-651-2747

SHERIFF'S RETURN

I hereby certify, that on the 7 day of June, 1988, I did post a copy of the Complaint filed in the above entitled proceeding pursuant to Rule 2-122 (a) (3) of the Maryland Rules of Procedure.

_____
Sheriff of Somerset County

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

FILED BOOK 051 PAGE 703

BOOK 051 PAGE 704

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 6/8, 1988, and ending 6/22, 1988 inclusive, in the said Marylander and Herald aforementioned.

Attest: Kim E Ashley
Publisher.

Printer's Fee: $49.50 per week | $148.50 total

MARY HELEN SPARR

vs.

MANHEIM W. TODD, SAMUEL J.E. TODD, MARGARET E. TODD, EALIN ANNIE TODD, NATHANIEL W. TODD, JOHN D. TODD and BESSIE D. TODD, their 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 Plaintiff's title thereto

* * * * * * * * * * *

No 88CAO1062 Civil Action
In the Circuit Court for
Somerset County, Maryland

ORDER OF PUBLICATION

This is to give notice that on this 31st day of May, 1988, a Complaint Quia Timet was filed in the Circuit Court for Somerset County, Maryland, by the Plaintiff against the Defendants, their heirs and assigns, devisees, successors in interest, the whereabouts of whom are unknown.

The Complaint alleges that Plaintiff is the owner of twenty acres of land, more or less, in Dames Quarter Election District, Somerset County, Maryland, depicted on Somerset County Tax Map No. 20, Block 2 as Parcel 25 known variously as "Frank's Island" or "Oxford" conveyed unto Plaintiff by H. Leroy Sparr by deed dated August 10, 1987 recorded among the Land Records of Somerset County in Liber I.T.P. No. 368, folio 502; being a part of the property conveyed unto Emily O. Todd, et al, by Robert F. Braiten, Trustee by deed dated March 16, 1881 recorded in Liber B.F.L. No. 3, folio 476 pursuant to a deed from Manheim W. Todd which was sold for taxes in 1961 pursuant to proceedings in No. 7659 Chancery in this Court without record of notice to all owners, which proceeding is a cloud upon Plaintiff's title and constitutes a denial or dispute of Plaintiff's title which is without right because Plaintiff and her predecessors have had exclusive, complete, actual, open, notorious, hostile and continuous undisputed possession of said property adverse to Defendants and all other persons for more than twenty years.

The relief prayed in the Complaint is substantially as follows:

1. To require Defendants and all persons claiming under them any 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 Plaintiff.

Whereupon, it is ORDERED by the Circuit Court for Somerset County, this 31st day of May, 1988, that the Plaintiff 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 1st day of July, 1988, giving notice to the said non-resident Defendants of the object and substance of the Complaint and warning them to show cause, if any there may be, on or before the 1st day of July, 1988, why a decree should not be passed as prayed.

Lloyd L. Simpkins
JUDGE

TRUE COPY, TEST:
L T. Phoebus, Clerk

SH-80-6/8/3

Mary Helen Sparr	*	No. 88CA01062 Civil Action
vs.	*	
Manheim W. Todd, et al their 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 Plaintiff's title thereto	*	In the Circuit Court for Somerset County, Maryland

JUDGMENT

The aforegoing Motion having been read and considered, the Court finds that there is no genuine dispute as to any material fact and the Plaintiff is entitled to judgment as a matter of law and grants said Motion in favor of Plaintiff for the relief requested in the Complaint Quia Timet this 6th day of ~~May~~ July, 1988.

Lloyd L. Simpkins
Judge

BOOK 051 PAGE 705

exd
July 13, 1989

BOOK 651 PAGE 706

FREDERIC E. WIERMAN and CHARLES R. DASHIELL, JR., Assignees for the purpose of of Foreclosure and Collection of a Mortgage	:	NO. 88CA0619 CIVIL
	:	IN THE CIRCUIT COURT FOR
	:	SOMERSET COUNTY
FROM	:	STATE OF MARYLAND
TVT ENTERPRISES, INC. Box 579 Princess Anne, MD 21853	:	

* * * * * * * * * * *

MR. CLERK:

Please docket case as above and file for foreclosure original Mortgage from TVT Enterprises, Inc., dated June 16, 1987 and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 367, Folio 407.

Please enter the appearance of the undersigned as Solicitors for the Assignees, our address being Colonial Building, Salisbury, Maryland.

HEARNE & BAILEY, P.A.

BY Linda E. Wierman
Solicitors for Assignees

FREDERIC E. WIERMAN and CHARLES R. DASHIELL, JR., Assignees for the Purpose of Foreclosure and Collection of Mortgage	:	NO. 88CA01019 CIVIL
	:	IN THE CIRCUIT COURT FOR
	:	SOMERSET COUNTY
FROM	:	STATE OF MARYLAND
TVT ENTERPRISES, INC. Box 579 Princess Anne, MD 21853	:	

* * * * * * * * *

STATEMENT OF MORTGAGE DEBT

TO: HEBRON SAVINGS BANK

Principal Balance	$ 193,078.17
Interest from August 17, 1987 to February 26, 1988, date of sale	9,250.50
Late Charges	396.36
Total Due:	$ 202,725.03

STATE OF MARYLAND, WICOMICO COUNTY, to-wit:

I HEREBY CERTIFY, That on this 26th day of January, A.D., 1987, before me, the subscriber, a Notary Public of the State of Maryland, in and for Wicomico County aforesaid, personally appeared Steven B. Pusey, Executive Vice President of the Mortgagee, and made oath in due form of law that the aforesaid Statement of Mortgage Debt is true and correct.

BOOK 051 PAGE 707

AS WITNESS my hand and Notarial Seal.

Shirley C. Gray
Notary Public

My Commission Expires: 7/1/90

SHIRLEY C. GRAY NOTARY PUBLIC WICOMICO COUNTY, MD.

Fidelity and Deposit Company

HOME OFFICE — OF MARYLAND — BALTIMORE, MD. 21203

BOOK 051 PAGE 708

KNOW ALL MEN BY THESE PRESENTS: Bond No. 301 74 834

That we, Frederic E. Wierman and Charles R. Dashiell, Jr.
126 E. Main Street
Annapolis, Maryland
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..... Two hundred three thousand and 00/100---($203,000.00)-------- 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 17th day of February in the year of our Lord eighty-eight

Whereas, the above bounden Frederic E. Wierman and Charles R. Dashiell, Jr. by virtue of the power contained in a mortgage from TVT Enterprises, Inc.
to Hebron Savings Bank
bearing date the 16th day of June, 1987 and recorded among the mortgage records of Circuit Court of Somerset Sounty in Liber I.T.P. No. 367 Folio 407 and duly assigned unto Frederic E. Wierman and Charles R. Dashiell, Jr. for the purpose of foreclosure and collection and said Assignees
are
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 Frederic E. Wierman and Charles R. Dashiell, Jr.
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.

In Testimony Whereof, the above bounden Frederic E. Wierman and Charles R. Dashiell, Jr.
has hereto set their hands and seals 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:

Shirley Lt Drury — Frederic E. Wierman (SEAL)

Charles R. Dashiell, Jr. (SEAL)

WITNESS: FIDELITY AND DEPOSIT COMPANY OF MARYLAND

Louise Laun — *As to Surety* — By Maria L. Evans — *Attorney-in-Fact*

The Within Bond approved. Per: S. Theodore Sheehan, Clerk

J3228(MD)—500, 12-84 Z21096
Mortgagee's or Attorney's Bond

Case No. 8801019 Bond Book No. 12, Page 125

Bond Book No. 12, Page 12(

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:

"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 Stewart R. Duke, Joseph L. Burke, Douglas C. Benjamin, Jeffrey D. Gerberich, Clinton A. Killam, Jr., Nancy L. Almond and Maria L. Evans, all of Columbia, 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, Joseph L. Burke, Douglas C. Benjamin, Jeffrey D. Gerberich, Clinton A. Killam, Jr., Nancy L. Almond and Maria L. Evans, dated, May 12, 1986.

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 10th day of September, A.D. 1986.

FIDELITY AND DEPOSIT COMPANY OF MARYLAND

ATTEST: C W Robbins *Assistant Secretary* By C M Pecot *Vice-President*

STATE OF MARYLAND
CITY OF BALTIMORE } ss:

On this 10th day of September, A.D. 1986, 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. Fabes

Notary Public Commission Expires July 1, 1990

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 17th day of February, 1988.

BOOK 051 PAGE 709 Christopher T. Haddon *Assistant Secretary*

Liab.-Or. -025

FOR YOUR PROTECTION LOOK FOR THE F&D WATERMARK

FREDERIC E. WIERMAN and CHARLES R. DASHIELL, JR., Assignees for the Purpose of Foreclosure and Collection of a Mortgage	:	NO. 8801019 CIVIL
	:	IN THE CIRCUIT COURT FOR
	:	SOMERSET COUNTY
FROM	:	STATE OF MARYLAND
TVT ENTERPRISES, INC. Box 579 Princess Anne, MD 21853	:	

* * * * * * * * * * *

TO THE HONORABLE, THE JUDGES OF SAID COURT;

THE REPORT OF SALE of Frederic E. Wierman and Charles R. Dashiell, Jr., Assignees for the purpose of foreclosure and collection of a mortgage, under and by virtue of the power of sale contained in a certain Mortgage made and executed by TVT Enterprises, Inc., dated June 16, 1987, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 367, Folio 407, default having been made in the payment of the money secured to be paid by said mortgage and in the payment of the interest thereon, and in other covenants and conditions of said mortgage, whereby the entire mortgage debt has become due and demandable, respectfully shows:

That after having given bond with security for the faithful performance of their trust, and after having complied with all the other prerequisites as requested by law and the said power contained in said mortgage, and after having given notice of the time, place, manner and terms of sale by advertisement in the Somerset Herald, a weekly newspaper published in said Somerset County for at

least twenty days before the day of sale, as will appear by reference to the attached Certificate of Publication of said notice of sale, they did, pursuant to said notice, attend at the front door of the Court House in Princess Anne, Maryland, on Friday, February 26, 1988, at 11:00 o'clock, A.M., and then and there proceeded to sell the said real estate mentioned in said mortgage in the manner following, that is to say:

Your Assignees offered at public auction to the highest bidder the real estate mentioned in said mortgage, same being described as follows:

All that piece or parcel of land situate, lying and being in West Princess Anne Election District (Election District No. 1), Somerset County and State of Maryland, and situate, lying and being on the West side of and binding upon Old Route 13 therein and on the South side of and binding upon Revell's Neck Road therein; and beginning for the same at a point on the South side of and binding upon Revell's Neck Road at the division line between the within escribed property and the lands now or formerly of Thomas James; thence (1) North 88 degrees 16 minutes 00 seconds East, 175.81 feet, to an iron pipe set in the ground; thence (2) South 69 degrees 06 minutes 48 seconds East, 13.00 feet, to an iron pipe set in the ground and the westerly right-of-way line of Old Route 13 aforesaid; thence (3) by and with the right-of-way line of Old Route 13 aforesaid, South 05 degrees 03 minutes 00 seconds West, 525.05 feet, to an iron

pipe set in the ground; thence (4) North 87 degrees 58 minutes 00 seconds East, 15.10 feet to a point: thence (5) South 05 degrees 03 minutes 00 seconds West, 78.00 feet, to a point; thence (6) South 89 degrees 17 minutes 00 seconds West, 213.51 feet, to a point on the easterly side of and binding upon the easterly right-of-way line of Greenwood Road, said course No. 6 traversing an iron pipe set in the ground at a point 15 feet westerly from the right-of-way line of Old Route 13, at an iron pipe found in the ground near the terminus of said course No. 6 at its intersection with the right-of-way line of Greenwood Road; thence (7) by and with the right-of-way line of said Greenwood Road North 03 degrees 03 minutes 00 seconds West, 122.50 feet, to an iron pipe set in the ground, and the lands now or formerly of Thomas James aforesaid; thence (8) by and with said James lands North 87 degrees 58 minutes 00 seconds East, 55.61 feet, to an iron pipe set in the ground; thence (9) continuing by and with said James lands North 01 degrees 44 minutes 42 seconds East, 478.08 feet, to an iron pipe in the ground and the place of beginning; containing 2.53 acres, more or less, and being shown and designated on plat entitled "Survey Lands of King's Creek Canning Company, Election District No. 1, Somerset County, Maryland," made by Vaughn A. Wimbrow and Associates, Registered Land Surveyor of the State of Maryland No. 243-B, dated June 14, 1987, and recorded or intended to be recorded among the Somerset County Land Records simultaneously herewith.

AND said Assignees as aforesaid, under and by virtue of said power, sold the above described property unto Hebron Savings Bank at and for the sum of ONE HUNDRED SEVENTY THOUSAND AND 00/100 ($170,000.00), it being at that sum the highest bidder therefor, and the said purchase has complied with said terms of sale.

AND said Assignees as aforesaid report and pray ratification of said sale as above reported.

Respectfully submitted,

Frederic E. Wierman

Charles R. Dashiell, Jr.

STATE OF MARYLAND, WICOMICO COUNTY, to-wit:

I HEREBY CERTIFY, That on this 26th day of February, A.D., 1988, before me, the subscriber, a Notary Public of the State of Maryland, in and for Wicomico County aforesaid, personally appeared Frederic E. Wierman and Charles R. Dashiell, Jr. Asignees, and made oath in due form of law that the matters and facts stated in the aforegoing Report of Sale are true to the best of their knowledge, information and belief, and that the sale therein reported was fairly made.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: 7/1/90

SHIRLEY C. GRAY NOTARY PUBLIC WICOMICO COUNTY, MD.

BOOK 051 PAGE 713

BOOK 051 PAGE 714

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 4 successive weeks, commencing 2/3, 1988, and ending 2/24, 1988 inclusive, in the said Marylander and Herald aforementioned.

Attest: Kim Allen
Publisher.

Printer's Fee: $75.63 per week | $302.52 total

Hearne & Bailey, P.A.
Colonial Building
126 East Main Street
Salisbury, Maryland 21801

* * * * * * *

ASSIGNEES' SALE OF VALUABLE REAL ESTATE
Old Route 13 and Revell's Neck Road
Princess Anne, Maryland 21853

* * * * * * *

Under and by virtue of the power of sale contained in a certain mortgage from TVT Enterprises, Inc., dated June 16, 1987, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 367, Folio 407, and duly assigned on January 26, 1988, unto Frederic E. Wierman and Charles R. Dashiell, Jr. for the purpose of foreclosure and collection, default having occurred in the covenants thereof, the undersigned, Assignees as aforesaid, will offer for sale at public auction to the highest bidder, at the front door of the Court House in Princess Anne, Somerset County, Maryland, on

FRIDAY, FEBRUARY 26, 1988
AT 11:00 O'CLOCK, A.M.

All that piece or parcel of land situate, lying and being in West Princess Anne Election District (Election District No. 1), Somerset County and State of Maryland, and situate, lying and being on the West side of and binding upon Old Route 13 therein and on the South side of and binding upon Revell's Neck Road therein; and beginning for the same at a point on the South side of and binding upon Revell's Neck Road at the division line between the within described property and the lands now or formerly of Thomas James; thence (1) North 88 degrees 16 minutes 00 seconds East, 175.81 feet, to an iron pipe set in the ground; thence (2) South 69 degrees 06 minutes 48 seconds East, 13.00 feet, to an iron pipe set in the ground and the westerly right-of-way line of Old Route 13 aforesaid; thence (3) by and with the right-of-way line of Old Route 13 aforesaid, South 05 degrees 03 minutes 00 seconds West, 525.05 feet, to an iron pipe set in the ground; thence (4) North 87 degrees 58 minutes 00 seconds East, 15.10 feet to a point; thence (5) South 05 degrees 03 minutes 00 seconds West, 78.00 feet, to a point; thence (6) South 89 degrees 17 minutes 00 seconds West, 213.51 feet, to a point on the easterly side of and binding upon the easterly right-of-way line of Greenwood Road, said course No. 6 traversing an iron pipe set in the ground at a point 15 feet westerly from the right-of-way line of Old Route 13, at an iron pipe found in the ground near the terminus of said course No. 6 at its intersection with the right-of-way line of Greenwood Road; thence (7) by and with the right-of-way line of said Greenwood Road North 03 degrees 03 minutes 00 seconds West, 122.50 feet, to an iron pipe set in the ground, and the lands now or formerly of Thomas James aforesaid; thence (8) by and with said James lands North 87 degrees 58 minutes 00 seconds East, 55.61 feet, to an iron pipe set in the ground; thence (9) continuing by and with said James lands North 01 degrees 44 minutes 42 seconds East, 478.08 feet, to an iron pipe in the ground and the place of beginning; containing 2.53 acres, more or less, and being shown and designated on plat entitled "Survey Lands of King's Creek Canning Company, Election District No. 1, Somerset County, Maryland," made by Vaughn A. Wimbrow and Associates, Registered Land Surveyor of the State of Maryland No. 243-B, dated June 14, 1987, and recorded or intended to be recorded among the Somerset County Land Records simultaneously herewith.

The above described property is the former King's Creek Cannery. Improvements consist of a 30' x 50' office building-garage, a 80' x 168' warehouse and an old cannery building and valuable wells, all to be sold "as is".

THE TERMS OF SALE ARE: Ten percent (10%) cash, or certified check, on day of sale, balance to be secured to the satisfaction of the sellers, to bear interest at the rate of ten per centum (10%) per annum, and to be payable upon ratification of sale, or all cash at the option of the purchaser, with title papers, revenue stamps and transfer and agricultural taxes at the expense of the purchaser. Taxes and other public charges adjusted as of the date of sale.

FREDERIC E. WIERMAN
CHARLES R. DASHIELL, JR.
Assignees
126 East Main Street
Salisbury, Maryland 21801
301-749-5144

SH-80-2/4/4t

FREDERIC E. WIERMAN and CHARLES R. DASHIELL, Jr., Assignees for the Purpose of Foreclosure and Collection of a Mortgage	:	NO. 8801019 CIVIL
	:	IN THE CIRCUIT COURT FOR
	:	SOMERSET COUNTY
FROM	:	STATE OF MARYLAND
TVT ENTERPRISES, INC. Box 579 Princess Anne, MD 21853	:	

* * * * * * * * *

STATE OF MARYLAND, WICOMICO COUNTY, to-wit:

I HEREBY CERTIFY, That on this 26th day of February, A.D., 1988, before me, the subscriber, a Notary Public of the State of Maryland, in and for Wicomico County aforesaid, personally appeared Charles R. Dashiell, Jr., one of the Assignees as aforesaid, and made oath in due form of law that in compliance with the Maryland Rules of Procedure, notice was given to the within Mortgagor, at its last known address address of the sale of said property, by Certified Mail, as evidenced by Receipt Nos. P-609 334 240, P-609 334 241 and P-609 334 242, attached hereto and made a part hereof

AS WITNESS my hand and Notarial Seal.

Notary Public

SHIRLEY C. GRAY NOTARY PUBLIC WICOMICO COUNTY, MD.

My Commission Expires: 7/01/90

BOOK 051 PAGE 715

P-609 334 241 FEN/SCC

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

Sent to: TVT Enterprises, Inc.
Street and No.: & Robert L. Dendix, Secr.
P.O., State and ZIP Code: 711 Edgar Drive
Salisbury, MD 21801

Postage	$ .39
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	.70
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 1.84
Postmark or Date	

USPS SALISBURY, MD MAIN STREET STA FEB 1 1985

PS Form 3800, June 1985 U.S.G.P.O. 153-506

P-609 334 242 FEN/SCC

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

Sent to: TVT Enterprises, Inc.
Street and No.: & Victor H. Laws, III, Esq.
P.O., State and ZIP Code: Resident Agent
10 Baptist Street
Salisbury, MD 21801

Postage	$ .39
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	.70
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 1.84
Postmark or Date	

USPS SALISBURY, MD MAIN STREET STA FEB 1 1985

PS Form 3800, June 1985 U.S.G.P.O. 153-506

P-609 334 240 FEN/SCC

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

Sent to: TVT Enterprises, Inc.
Street and No.: & Gary N. Fuller Pres.
P.O., State and ZIP Code: 1315 Toadvine Road
Salisbury, MD 21801

Postage	$ .39
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	.70
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 1.84
Postmark or Date	

SALISBURY, MD MAIN STREET STA FEB 1 1985 USPS

PS Form 3800, June 1985 U.S.G.P.O. 153-506

AFFIDAVIT

STATE OF MARYLAND, WICOMICO COUNTY, to-wit:

I HEREBY CERTIFY, That on this 26th day of February A.D., 1988, before me, the subscriber, a Notary Public of the State of Maryland, in and for Wicomico County, personally appeared Steven B. Pusey, Executive Vice-President of Hebron Savings Bank, the purchaser named in this Report of Sale, and made oath in due form of law as follows:

(1) That I, Steven B. Pusey attended the sale of property described in the Mortgage filed in these proceedings held in Princess Anne, Maryland, on Friday, February 26, 1988, and purchased the same for Hebron Savings Bank.

(2) That no other persons, firms or corporations are financially interested or involved, as principal or otherwise.

(3) That neither I nor anyone on my behalf directly or indirectly discouraged anyone from bidding on said property.

/s/ Steven B. Pusey
Affiant

BOOK 651 PAGE 717

SUBSCRIBED AND SWORN TO, before me, this 26th day of February A.D., 1988.

/s/ Billy B. Truitt
Notary Public

My Commission Expires: 7/1/90

BILLY B. TRUITT
NOTARY PUBLIC

BOOK 051 PAGE 718

HEARNE & BAILEY, P.A.

ATTORNEYS AT LAW

FREDERIC E. WIERMAN and CHARLES R. DASHIELL, JR., Assignees for the Purpose of Foreclosure and Collection of a Mortgage	:	NO. 8801019 CIVIL
	:	IN THE CIRCUIT COURT FOR
	:	SOMERSET COUNTY
FROM	:	STATE OF MARYLAND
TVT ENTERPRISES, INC. Box 579 Princess Anne, MD 21853	:	

* * * * * * * * * *

NOTICE

NOTICE is hereby issued this 9TH day of MARCH, 1988, that the sale of the property mentioned in the above mentioned proceedings and reported by Frederic E. Wierman and Charles R. Dashiell, Jr., Assignees, be ratified and confirmed unless cause to the contrary be shown on or before the 11TH day of April, 1988, provided a copy of this Notice be inserted in some newspaper published in this County, once in each of three (3) successive weeks before the 11TH day of April, 1988.

The Report of Sale states the amount of sale to be ONE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS ($170,000.00).

I. Theodore Rocha
Clerk

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 3/23 1988, and ending 4/6, 1988 inclusive, in the said Marylander and Herald aforementioned.

Attest: Kim Alley
Publisher.

Printer's Fee: $28.87 | $86.61
per week total

BOOK 051 PAGE 719

HEARNE & BAILEY, P.A.
Attorneys At Law

FREDERIC E. WIERMAN and
CHARLES R. DASHIELL, JR.,
Assignees for the Purpose of
Foreclosure and Collection
of a Mortgage
FROM
TVT ENTERPRISES, INC.
Box 579,
Princess Anne, Md. 21853

* * * * * * * * *

NO. 8801019 CIVIL
IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
STATE OF MARYLAND

* * * * * * * * *

NOTICE

NOTICE is hereby issued this 9th day of March, 1988, that the sale of the property mentioned in the above mentioned proceedings and reported by Frederic E. Wierman and Charles R. Dashiell, Jr., Assignees, be ratified and confirmed unless cause to the contrary be shown on or before the 11th day of April, 1988, provided a copy of this Notice be inserted in some newspaper published in this County, once in each of three (3) successive weeks before the 11th day of April, 1988.

The Report of Sale sates the amount of sale to be ONE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS ($170,000.00).

I. THEODORE PHOEBUS
Clerk

TRUE COPY, TEST:
I. T. Phoebus, Clerk SH-80-3/23/3t

Case No. 8801019
TVT Enterprises, Inc.

BOOK 051 PAGE 720

FINAL ORDER OF RATIFICATION

ORDERED, this 9th day of May, A.D., 1988, in and for the Circuit Court for Somerset County, Maryland, in Equity, that the sale made and reported by Frederic E. Wierman and Charles R. Dashiell, Jr., Assignees, under power contained in the aforesaid 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 Notice passed in said said cause, and BE IT FURTHER ORDERED that the papers of this proceeding be referred to the Court Auditor to state an account therein, and said Assignees are allowed their usual commissions and such proper expenses as they shall produce vouchers for to the auditor.

Lloyd E. Smith
JUDGE

FILED

MAY 9 4 58 PM '88

FREDERIC E. WIERMAN and CHARLES R. DASHIELL, JR., Assignees for the purpose of Foreclosure and Collection of a Mortgage	*	NO. 88CA01019 CIVIL
	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
FROM	*	STATE OF MARYLAND
TVT ENTERPRISES, INC. Box 579 Princess Anne, MD 21853	*	

* * * * * * * * * * *

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		$170,000.00
Fees, Costs, Expenses, etc.:		
I. Theodore Phoebus, costs	$ 183.50	
Fidelity & Deposit Company, Bond premium	868.00	
Somerset Herald advertising	302.52	
order nisi	86.61	
The Daily Times, advertising	237.39	
John Gallagher, Auctioneer	85.00	
1987-88 State and County Taxes	1,584.85	
Attorney's Fees	1,000.00	
Logan C. Widdowson, Auditor	65.00	
Certified Mail	5.52	
Total Fees, Costs, Expenses, etc.	$ 4,418.39	
Balance to be Distributed		$165,581.61
Mortgage Debt:		
Principal Balance	193,078.17	
Interest 8/17/87 to 2/26/88	9,250.50	
Interest 2/27/88 to 6/19/88	6,462.66	
Late Charges	396.36	
Total Mortgage Debt	209,187.69	
Deficit		$ 43,606.08

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

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2000

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:

Charles R. Dashiell, Jr., Esquire
126 E. Main Street
P.O. Box 138
Salisbury, MD 21801

Frederic E. Wierman, Esq.
126 E. Main Street
P.O. Box 138
Salisbury, MD 21801

TVT Enterprises, Inc.
c/o Robert L. Bendix, Secretary
711 Edgar Drive
Salisbury, MD 21801

TVT Enterprises, Inc.
Victor H. Laws, III, Esq.,
Resident Agent
107 N. Baptist Street
Salisbury, MD 21801

TVT Enterprises, inc.
c/o Gary W. Fuller, President
1315 Toadvine Road
Salisbury, MD 21801

Date of Filing: June 9, 1988

Logan C. Widdowson, Auditor

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3500

LCW/gjb
6/9/88
88 # 224

JUN 3 4 25 PM '88

No. 88CA01019 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 9th day of June, 19 88 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 20th day of June, 19 88.

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 August, 19 88 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

Theodore Phoebus
CLERK

rtd.
July 13, 1989

IN THE CIRCUIT COURT OF THE COUNTY OF SOMERSET, MARYLAND

JOHN S. BURSON AND TRACI LYNN BARRETT TRUSTEE(S) 5201 LEESBURG PIKE, SUITE 201 FALLS CHURCH, VA 22041	*	BOOK 651 PAGE 724
Plaintiff(s)	*	Civil # 88-CA-0102 Filed on _____
vs	*	
CHARLES F. PAPARELLA DEBORAH A. PAPARELLA ROUTE 1, BOX 78E, PRINCESS ANNE, MD	*	
Defendant(s)	*	

LINE TO DOCKET FORECLOSURE

Mr Clerk:

Kindly docket the above entitled foreclosure, and file:

1. Original Deed of Trust or a certified copy thereof;
2. A copy of the Deed of Trust Note;
3. Statement of Indebtedness
4. Recorded Appointment of Substitution of Trustees;
5. Affidavit of non-military status;
6. Petition to Authorize Trustees to Proceed with Minimal Bond and Order for said Petition;
7. Attorney's Certificate;

JOHN S. BURSON, Esquire
Attorney for the Trustee(s)

SHAPIRO & BURSON
5201 Leesburg Pike, Suite 201
Falls Church, VA 20041
(703) 824-9000
Our File No. 88-0195

Trustees File No.: 88-0195

IN THE CIRCUIT COURT FOR COUNTY OF SOMERSET MARYLAND

JOHN S. BURSON TRACI LYNN BARRETT, TRUSTEE(S) Plaintiff(s)	*	
vs	*	88CA01102
CHARLES F. PAPARELLA DEBORAH A. PAPARELLA Defendant(s)	*	

STATEMENT OF INDEBTEDNESS

I, JOHN S. BURSON, depose and say that I am the AGENT of NUMERICA FINANCIAL SERVICES, INC., which is the holder of (or which is the agent of the holder of) a Note secured by a Deed of Trust from the Defendants/Mortgagors, and recorded among the Land Records of COUNTY OF SOMERSET, Maryland, in Liber 328 PAGE 307 and that I am familiar with the amount due under the Note and Deed of Trust and that it is as follows:

a. Unpaid principal balance: $37,423.77;
b. Plus interest from SEPT. 1, 1986, at 15.50% per annum;
c. Plus 20 late charges due at $22.60 per month
d. Balance in escrow account; (-)$776.93;
e. Attorneys fees not directly related to this foreclosure proceeding; _____;
f. Other; _____;

These amounts are subject to change and do not include foreclosure costs or expenses.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Lender: NUMERICA FINANCIAL SERVICES, INC.

BY: _____
Name: JOHN S. BURSON
Title: AGENT

88 11:1

BOOK 051 PAGE 725

BOOK 051 PAGE 726

IN THE CIRCUIT COURT FOR Somerset COUNTY, MARYLAND

JOHN S. BURSON *
TRACI LYNN BARRETT *
TRUSTEE(S) *
*
Plaintiff(s) *
*
vs. *
Charles F. Paparella *
Deborah A. Paparella *
~~Crows Foot Lane~~ *
Route One Box 78E *
Princess Anne, Maryland 21853 *
*
Defendant(s) *
Mortgagor(s)

Civil No. 88CA0110 2

AFFIDAVIT OF NON-MILITARY STATUS

I, Martha D. DuBose, being first duly sworn on oath, depose and say that I am the Assistant Secretary of Numerica Financial Services and that to the best of my knowledge and belief said defendant(s)/mortgagor(s):

1. ~~is~~/are not in the military service of the U.S.
2. ~~is~~/are not in the military service of any ally of the U.S.
3. ~~has~~/have not been ordered to report for induction under the Selective Training and Service Act of 1940, as amended;
4. ~~is~~/are not (a) member(s) of the Enlisted Reserve Corps who has/have been ordered to report for military service.

Name: Martha D. DuBose
Assistant Secretary

STATE OF Florida
COUNTY OF Pinellas

Subscribed and sworn to before me, a Notary Public in and for the State and County aforesaid, this 29th day of January, 1988.

Notary Public
John L. Hunsaker
Notary Public, State of Florida at Large
My Commission Expires June 24, 1990

My commission expires:

Trustees File No. 88-0195

IN THE CIRCUIT COURT OF THE COUNTY OF SOMERSET, MARYLAND

JOHN S. BURSON AND TRACI LYNN BARRETT TRUSTEE(S) Plaintiff(s)	*
vs	* 88CA01102
CHARLES F. PAPARELLA DEBORAH A. PAPARELLA Defendant(s)	*

PETITION TO AUTHORIZE TRUSTEES TO PROCEED WITH MINIMAL BOND

This Petition of the Plaintiffs, Trustees in the above-captioned case, respectfully represents that:

1. The Defendant(s) (or their predecessors in title) executed and delivered the Deed of Trust filed in this cause to the trustee(s) named therein upon the property described therein to secure the payment of a promissory note. The payment of said Deed of Trust and the note secured thereby has been insured by the Federal Housing Administration.

2. The Plaintiff(s) instituted foreclosure proceedings in this matter after a default had occurred in the payment of principal and interest, as provided in the Deed of Trust.

3. In connection with said foreclosure proceedings, the Plaintiff(s) request that authorization be given to file a minimal trustee's bond in the amount of five thousand dollars ($5,000.00). It is the opinion of the Plaintiff(s) that no purpose would be served at this time, nor would it be necessary to require a more substantial bond prior to sale. In the event the property is purchased at the sale by the holder of the Deed of Trust Note the sale shall be completed by allowing credit to the extent of the indebtedness secured. Moreover, should this be a guaranteed or insured loan and the property subsequently transferred to the guarantor or insurer pursuant to the terms of the agreement, it is also the opinion of the Plaintiff(s) that it would not be necessary to increase the amount of the bond after the sale for like reason.

4. In the event that a sale of the secured premises is made is someone other than the holder of the Deed of Trust note, it is the opinion of the Plaintiff(s) that an additional bond should be filed in this cause to protect the purchaser and would be filed by the Plaintiff(s).

WHEREFORE, the Plaintiff(s) pray that the court pass an Order authorizing the filing of an appropriate trustees bond in the amount of five thousand dollars ($5,000.00) with the provision that in the event of a sale of the secured premises to someone other than the holder of the Deed of Trust, note, then the penalty of the bond filed in this case shall be increased in an amount sufficient to cover the amount of the sale.

JOHN S. BURSON
Trustee

SHAPIRO & BURSON
5201 Leesburg Pike, Suite 201
Falls Church, VA 22041
(703) 824-9000

Trustees File No. 88-0195

IN THE CIRCUIT COURT OF THE COUNTY OF SOMERSET, MARYLAND

JOHN S. BURSON AND TRACI LYNN BARRETT TRUSTEE(S) Plaintiff(s)	*
vs	* 88CA01102
CHARLES F. PAPARELLA DEBORAH A. PAPARELLA Defendant(s)	*

ATTORNEY'S CERTIFICATION UNDER RULE 1-313

WHEREAS, JOHN S. BURSON, is an attorney entering his appearance in the above-entitled foreclosure proceeding; and

WHEREAS, JOHN S. BURSON maintains his office, as defined by Rule 1-312(b), in Virginia; now

JOHN S. BURSON certifies that he is a member of the bar of the Court of Appeals of Maryland, having been admitted on December 10, 1985.

I declare under penalty of perjury that the foregoing is true and correct.

JOHN S. BURSON, Esquire
Attorney for the Trustee(s)

SHAPIRO & BURSON
5201 Leesburg Pike - Suite 201
Falls Church, VA 22041
(703) 824-9000

BOOK 051 PAGE 729

Trustees File No. 88-0195

IN THE CIRCUIT COURT OF THE COUNTY OF SOMERSET, MARYLAND

BOOK 051 PAGE 730

JOHN S. BURSON AND TRACI LYNN BARRETT TRUSTEE(S)	*	
Plaintiff(s)	*	
vs	*	88CA01102
CHARLES F. PAPARELLA DEBORAH A. PAPARELLA	*	
Defendant(s)	*	

ORDER AUTHORIZING TRUSTEES TO PROCEED WITH MINIMAL BOND

Upon the foregoing petition of the Plaintiff(s), Trustee(s) in the captioned case, it is hereby, this 28 day of April, 19 88.

ORDERED that the Plaintiff(s), as Trustee(s) appointed to make the sale of the property more fully described in the captioned proceeding, be and are hereby allowed to file with the Clerk of this Court, a bond to the State of Maryland, executed by themselves and corporate surety approved by this court, or the Clerk thereof, in the penalty of Five Thousand Dollars ($5,000.00);

PROVIDED, that in the event that the sale of the secured premises is made to someone other than the holder of the Deed of Trust Note, then the penalty of the bond filed herein shall be increased in an amount sufficient to cover the amount of the prevailing bid at the sale.

Lloyd L. Anderson
Judge

File No. 88-0195
Civil No. 88CA-01102

Bond Book 12 Page 178

THE TRAVELERS INDEMNITY COMPANY
Hartford, Connecticut - (A Stock Company)
Trustee Under Deed of Trust

KNOW ALL MEN BY THESE PRESENTS, That we, JOHN S. BURSON AND TRACI LYNN BARRETT, of Shapiro & Burson, 5201 Leesburg Pike, Suite 201, Falls Church, Virginia 22041 and THE TRAVELERS INDEMNITY 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 FIVE THOUSAND Dollars ($ 5,000.00)lawful money of the United States, to be paid to the State of Maryland, or its certain attorney or assigns, to the payment whereof we bind ourselves, and each of us, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents, sealed with out seals and dated this 18TH DAY OF MAY, 1988.

Whereas, By deed of Trust, dated JUNE 17, 1981, and left to be recorded among the Land Records of COUNTY OF SOMERSET on JUNE 29, 1981, in Liber 328 PAGE 307, CHARLES F. PAPARELLA AND DEBORAH A. PAPARELLA did grant, bargain and sell, assign and transfer unto CHARLES J. D'ARCO AND RALPH REINECKE Trustee(s) as therein named their (personal representatives) heirs, executors, administrators, and assigns, all the property therein described and referred to in Trust, for the uses and purposes therein named, mentioned and declared.

NOW THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that if the above bound JOHN S. BURSON AND TRACI LYNN BARRETT shall faithfully perform the trust reposed in them by said Deed of Trust, or to be reposed in them by any decree of the Circuit Court for the COUNTY OF SOMERSET, Maryland in relation to the sale os such mortgaged property or the proceeds thereof, then the above obligation shall be void, otherwise to be and remain in full force and virtue in law.

Witness, the hand and seal of the said JOHN S. BURSON AND TRACI LYNN BARRETT and the signature of the said THE TRAVELERS INDEMNITY COMPANY by its Attorney-in-Fact, and its corporate seal hereunto affixed.

Signed, sealed and delivered
in the presence of

Trudy L. Parsons
TRUDY L. PARSONS

John S. Burson

Traci Lynn Barrett

THE TRAVELERS INDEMNITY COMPANY

By: Sandra M. Wilkes
Attorney-In-Fact

BOOK 051 PAGE 731

The Travelers Indemnity Company

Hartford, Connecticut

If necessary, validation of this power of attorney is available at (203) 277-7839. Collect calls will be accepted.

POWER OF ATTORNEY

BOOK 051 PAGE 732

KNOW ALL MEN BY THESE PRESENTS:

That THE TRAVELERS INDEMNITY COMPANY, a corporation of the State of Connecticut, does hereby make, constitute and appoint

——— Lawrence C. Dalley, Jr., Sandra Wilkes, John F. Reinhold, all of Washington, D. C., EACH ———

its true and lawful Attorney(s)-in-Fact, with full power and authority, for and on behalf of the Company as surety, to execute and deliver and affix the seal of the Company thereto, if a seal is required, bonds, undertakings, recognizances, consents of surety or other written obligations in the nature thereof, as follows:

——— Any and all bonds, undertakings, recognizances, consents of surety or other written obligations in the nature thereof ———

and to bind THE TRAVELERS INDEMNITY COMPANY thereby, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed.

This appointment is made under and by authority of the following Resolutions adopted by the Board of Directors of THE TRAVELERS INDEMNITY COMPANY at a meeting duly called and held on the 1st day of November, 1985 which Resolutions are now in full force and effect:

VOTED: That the Chairman of the Board, the President, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Corporate Secretary or any Department Secretary may appoint attorneys-in-fact or agents with power and authority, as defined or limited in their respective powers of attorney, for and on behalf of the Company to execute and deliver, and affix the seal of the Company thereto, bonds, undertakings, recognizances, consents of surety or other written obligations in the nature thereof and any of said officers may remove any such attorney-in-fact or agent and revoke the power and authority given to him.

VOTED: That any bond, undertaking, recognizance, consent of surety or written obligation in the nature thereof shall be valid and binding upon the Company when signed by the Chairman of the Board, the President, any Executive Vice President, any Senior Vice President, any Vice President or any Second Vice President and duly attested and sealed, if a seal is required, by the Corporate Secretary or any Department Secretary or any Assistant Corporate Secretary or any Assistant Department Secretary, or shall be valid and binding upon the Company when duly executed and sealed, if a seal is required, by a duly authorized attorney-in-fact or agent, pursuant to and within the limits of the authority granted by his or her power of attorney.

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 TRAVELERS INDEMNITY COMPANY at a meeting duly called and held on the 1st day of November, 1985:

VOTED: That the signature of any officer authorized by Resolutions of this Board and the Company seal may be affixed by facsimile to any power of attorney or special power of attorney or certification of either given for the execution of any bond, undertaking, recognizance or other written obligation in the nature thereof; such signature and seal, when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

——— This power of attorney revokes that dated November 1, 1985 on behalf of Lawrence C. Dalley, Jr., Sandra Wilkes, Philip S. Goldberg ———

IN WITNESS WHEREOF, THE TRAVELERS INDEMNITY COMPANY has caused these presents to be signed by its proper officer and its corporate seal to be hereunto affixed this 13th day of February 19 87 .

THE TRAVELERS INDEMNITY COMPANY

THE TRAVELERS INDEMNITY COMPANY SEAL

By D L. Bantz

Secretary, Surety

Bond Book 12 Page 179

Bond Book 12 Page 180

State of Connecticut, County of Hartford—ss:

On this 13th day of February in the year 1987 before me personally came D. L. Banta to me known, who, being by me duly sworn, did depose and say: that he resides in the State of Connecticut; that he is Secretary (Surety) of THE TRAVELERS INDEMNITY COMPANY, the corporation described in and which executed the above instrument; that he signed his name thereto by the above quoted authority; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal, and that it was so affixed by authority of his office under the by-laws of said corporation..

GLORIA D. SEEKINS NOTARY PUBLIC CONNECTICUT

Gloria D. Seekins

Notary Public

My commission expires April 1, 1988

CERTIFICATION

I, Paul D. Tubach, Assistant Secretary (Surety) of THE TRAVELERS INDEMNITY COMPANY, certify that the foregoing power of attorney, and the above quoted Resolutions of the Board of Directors of November 1, 1985 have not been abridged or revoked and are now in full force and effect.

Signed and Sealed at Hartford, Connecticut, this 18th day of May 1988

THE TRAVELERS INDEMNITY COMPANY SEAL

Paul D. Tubach

Assistant Secretary, Surety

APPROVED AND FILED AS
PER: L. Theodore Phoebus, CLERK

FILED

MAY 23 11 58 AM '88

BOOK 051 PAGE 733

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

S-2242 (BACK)

SHAPIRO & BURSON
Three Skyline Place
5202 Leesburg Pike - Suite 201
Falls Church, Virginia 22041
(703) 824-9000

IN THE CIRCUIT COURT FOR COUNTY OF SOMERSET, MARYLAND

JOHN S. BURSON	*	
TRACI LYNN BARRETT	*	
TRUSTEE(S)	*	
	*	
Plaintiff(s)	*	
vs.	*	
	*	CIVIL NO. 88CA-01102
CHARLES F. PAPARELLA		
DEBORAH A. PAPARELLA	*	
	*	
Defendant(s)	*	
Mortgagor(s)	*	

REPORT OF SALE

To the Honorable Judges of the Circuit Court of the COUNTY OF SOMERSET, Maryland:

The Report of Sale of John S. Burson and Traci Lynn Barrett, Substitute Trustee(s) in the captioned matter, having been substituted by instrument duly executed and recorded in the place and stead of the Trustees named in that certain Deed of Trust from the above Defendants/Mortgagors and recorded among the land records of the above County in Liber 328 PAGE 307, respectfully represents unto your honor as follows:

That after default had occurred under the terms of said deed of Trust, and at the request of the holder of the Note secured thereby, and after the docketing of this suit as captioned above, and the filing therein of the bond conditioned upon the faithful performance of the duties reposed in him and after due notice of the time, place, terms and conditions of said sale had been given by notice published as indicated by the publisher's certificate filed with this report, or to be filed shortly after this report, the said Substitute Trustee, on MONDAY, MAY 23, 1988 AT 11:00 A.M., proceeded to offer for sale the property described in said Deed of Trust, ROUTE 1, BOX 78E, PRINCESS ANNE, MD, and sold the same to NUMERICA FINANCIAL SERVICES, INC. for the sum of 49,700.00, this being the highest bid.

The said Substitute Trustee named herein and having been present at the sale, in accord with Rule BR6 declares under penalty of perjury that the property was fairly sold and that is brought a fair price and that the facts herein reported are true and correct.

JOHN S. BURSON, ESQUIRE
Substitute Trustee

TRACI LYNN BARRETT, ESQUIRE
Substitute Trustee

State of Virginia
County of Fairfax
Commonwealth-at-large

I hereby certify that on this 27th day of May, 19 96, before me, a Notary Public in and for the jurisdiction aforesaid, personally appeared before John S. Burson and Traci Lynn Barrett, Trustee(s), known or proven to me to be the person whose name is subscribed to the within Report of Sale and acknowledged that the matters and facts contained therein are true and correct.

MY COMMISSION EXPIRES:

My Commission Expires July 8, 1997

Trudy L. Parsons
NOTARY PUBLIC

BOOK 051 PAGE 735

IN THE CIRCUIT COURT FOR COUNTY OF SOMERSET, MARYLAND

JOHN S. BURSON	*	
TRACI LYNN BARRETT	*	BOOK 051 PAGE 736
TRUSTEE(S)	*	
	*	
Plaintiff(s)	*	
vs.	*	
	*	CIVIL NO. 88CA-01102
CHARLES F. PAPARELLA		
DEBORAH A. PAPARELLA	*	
	*	
Defendant(s)	*	
Mortgagor(s)	*	

TRUSTEE'S AFFIDAVIT UNDER RULE 74a(2)(c)(iii)

I, JOHN S. BURSON, being first duly sworn on oath, deposes and say that on the MAY 4, 1988, I mailed by certified mail, return receipt requested, and by first class mail, notice of trustee's sale in the captioned proceeding stating the time, place and terms of sale in accord with Rule 74(2)(c) to the following persons at the following addresses:

CHARLES F. PAPARELLA AND
DEBORAH A. PAPARELLA
ROUTE 1, BOX 78E
PRINCESS ANNE, MD 21853

I certify under penalty or perjury that the foregoing is true and correct.

JOHN S. BURSON, ESQUIRE

SHAPIRO & BURSON
Three Skyline Place
5201 Leesburg Pike - Suite 201
Falls Church, Virginia 22041
(703) 824-9000

FILED
MAY 31 4 10 PM '88

Trustees File No.: 88-0195

IN THE CIRCUIT COURT FOR COUNTY OF SOMERSET MARYLAND

JOHN S. BURSON
TRACI LYNN BARRETT,
TRUSTEE(S)
Plaintiff(s)

vs

CHARLES F. PAPARELLA
DEBORAH A. PAPARELLA

Defendant(s)

Civil #: 88CA-01102

AMENDED STATEMENT OF INDEBTEDNESS

I, John S. Burson, depose and say that I am the AGENT of NUMERICA FINANCIAL SERVICES, INC., which is the holder of (or which is the agent of the holder of) a Note secured by a Deed of Trust from the Defendants/Mortgagors, and recorded among the Land Records of COUNTY OF SOMERSET, Maryland, in Liber 328 PAGE 307 and that I am familiar with the amount due under the Note and Deed of Trust and that it is as follows:

a. Unpaid principal balance:	$ 37,423.77;
b. Interest to MAY 23,1988	$ 10,026.59
c. Late Charges	$ 486.53
d. Escrow Advances	$ 863.81
TOTAL	$ 48,800.00

These amounts are subject to change and do not include foreclosure costs or expenses.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Lender: NUMERICA FINANCIAL SERVICES, INC.

BY: _____
Name: John S. Burson
Title: Attorney

BOOK 051 PAGE 737

IN THE CIRCUIT COURT FOR COUNTY OF SOMERSET, MARYLAND

BOOK 051 PAGE 738

JOHN S. BURSON TRACI LYNN BARRETT TRUSTEE(S)	*	
Plaintiff(s)	*	
vs.	*	CIVIL NO. 88CA-01102
CHARLES F. PAPARELLA DEBORAH A. PAPARELLA	*	
Defendant(s) Mortgagor(s)	*	

AFFIDAVIT OF PURCHASER (Rule BR6b(3))

I, the undersigned, hereby certify:

1. That I purchased the following described property at and for the price of $49,700.00

Address: ROUTE 1, BOX 78E, PRINCESS ANNE, MD

on behalf of NUMERICA FINANCIAL SERVICES, INC..

2. That I agree to comply with the terms of the sale as set forth in the advertisement of said sale.

3. That I purchased the property on behalf of the above named purchaser, and there are no other persons who are interested as principals.

4. That I have not directly or indirectly discouraged anyone from bidding at the time of the sale.

I declare under penalty of perjury that the foregoing is true and correct to the best of my knowledge, information and belief.

AS WITNESS my signature this 27th day of MAY, 19 88.

Shawn Ward

IN THE CIRCUIT COURT FOR COUNTY OF SOMERSET, MARYLAND

JOHN S. BURSON TRACI LYNN BARRETT TRUSTEE(S) Plaintiff(s)	*	
vs.	*	CIVIL NO. 88CA-01102
CHARLES F. PAPARELLA DEBORAH A. PAPARELLA Defendant(s) Mortgagor(s)	*	

NOTICE

NOTICE IS HEREBY GIVEN, this 31st day of May, 1988 by the Circuit Court for the COUNTY OF SOMERSET, Maryland and by the authority thereof, that the sale made by John S. Burson and Traci Lynn Barrett, Trustees, and reported in the above entitled cause, will be finally ratified and confirmed, unless cause to the contrary thereof be shown on or before the 1st day of July, 1988 next; provided a copy of this order be inserted in SOMERSET HERALD published in said COUNTY OF SOMERSET once a week for three successive weeks before the 1st day of July, 1988.

The report states the amount of the sale to be $49,700.00.

I. Theodore Phoebus
CLERK OF THE CIRCUIT COURT FOR
COUNTY OF SOMERSET

SHAPIRO & BURSON
Three Skyline Place
5201 Leesburg Pike
Suite 201
Falls Church, Virginia 22041
(703) 824-9000

S & B #: 88-0195

BOOK 051 PAGE 740

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 6/8, 1988, and ending 6/22, 1988 inclusive, in the said Marylander and Herald aforementioned.

Attest: Lynn E Dulney
Publisher.

Printer's Fee: $30.25 per week | $90.75 total

IN THE CIRCUIT COURT FOR
SOMERSET COUNTY, MARYLAND

JOHN S. BURSON
TRACI LYNN BARRETT
TRUSTEE(S)
Plaintiff(s)

vs.

CHARLES F. PAPARELLA
DEBORAH A. PAPARELLA
Defendant(s)
Mortgagor(s)

CIVIL NO. 88CA-01102

NOTICE

NOTICE IS HEREBY GIVEN, this 31st day of May, 1988 by the Circuit Court for the COUNTY OF SOMERSET, Maryland and by the authority thereof, that the sale made by John S. Burson and Traci Lynn Barrett, Trustees, and reported in the above entitled cause, will be finally ratified and confirmed, unless cause to the contrary thereof by shown on or before the 1st day of July, 1988 next; provided a copy of this order by inserted in SOMERSET HERALD published in said COUNTY OF SOMERSET once a week for three successive weeks before the 1st day of July, 1988.

The report states the amount of the sale to be $49,700.00.

I, THEODORE PHOEBUS
Clerk of the Circuit Court for
County of Somerset

SHAPIRO & BURSON
Three Skyline Place
5201 Leesburg Pike
Suite 201
Falls Church, Virginia 22041

TRUE COPY, TEST:
I. T. Phoebus, Clerk

SH-80-6/8/3t

IN THE CIRCUIT COURT FOR COUNTY OF SOMERSET, MARYLAND

JOHN S. BURSON TRACI LYNN BARRETT TRUSTEE(S)	*	
Plaintiff(s)	*	
vs.	*	CIVIL NO. 88CA-01102
CHARLES F. PAPARELLA DEBORAH A. PAPARELLA	*	
Defendant(s) Mortgagor(s)	*	

FINAL ORDER OF RATIFICATION

ORDERED this 6th day of July, 1988 by the Circuit Court for the COUNTY OF SOMERSET, Maryland that the sale made and reported in the above entitled cause 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 Rule; and the Trustees are allowed the usual commissions and such proper expenses as they shall produce vouchers for to the Auditor, to whom this cause is hereby referred.

Lloyd L. Gilmore
JUDGE

SHAPIRO & BURSON
Three Skyline Place
5201 Leesburg Pike - Suite 201
Falls Church, Virginia 22041
(703) 824-9000

S & B #: 88-0195

BOOK 051 PAGE 741

BOOK 051 PAGE 742

JOHN S. BURSON TRACI LYNN BARRETT Plaintiffs v. CHARLES F. PAPARELLA DEBORAH A. PAPARELLA Defendants	*	In The Circuit Court for the COUNTY OF SOMERSET Civil Action No. 88CA-01102

****

MOTION FOR JUDGMENT AWARDING POSSESSION

TO THE HONORABLE, THE JUDGES OF SAID COURT:

COMES NOW NUMERICA FINANCIAL SERVICES, INC., "Movant" herin, by and through its attorneys, Shapiro & Burson, and in support of its Motion for Judgment Awarding POssession, states as follows:

1. That, as reported by the above plaintiffs/substitute trustees, Movant obtained legal title to the property with the address of ROUTE 1, BOX 78E, PRINCESS ANNE, MD through a foreclosure sale which was ratified by order of this Circuit Court in the above-captioned proceeding.

2. That the former owners, defendants herein, have continued in possession of the subject property.

3. The movant is entitled to possession of the property.

4. Movant has not entered into any agreement with the defendants or any other person for the lease or occupancy of the premises subsequent to the foreclosure sale date.

WHEREFORE, movant prays for the entry of an order awarding possession of the subject property to movant and for such other relief as the Court deems just and proper.

John S. Burson, Esq.
5201 Leesburg Pike, Suite 201
Falls Church, VA 22041
(703) 824-9000
S & B #: 88-0195

IN THE CIRCUIT COURT FOR THE COUNTY OF SOMERSET, MARYLAND

BOOK 051 PAGE 744

JOHN S. BURSON
TRACI LYNN BARRETT

Plaintiff(s)

V.

CHARLES F. PAPARELLA
DEBORAH A. PAPARELLA

Defendant(s)

Civil No.: 88CA-01102

Certificate of Service

I certify that on this 11TH day of JULY, 1988, I mailed the Motion for Judgment Awarding Possession and the form of Order to be signed in the above-captioned matter to the defendants at the property address in question by regular and certified mail.

I certify under penalty of perjury that the foregoing is true and correct.

JOHN S. BURSON
Attorney for Movant

SHAPRIO & BURSON
5201 LEESBURG PIKE
SUITE 201
FALLS CHURCH, VIRGINIA 22041
(703) 824-900

JOHN S. BURSON TRACI LYNN BARRETT Plaintiffs v. CHARLES F. PAPARELLA DEBORAH A. PAPARELLA Defendants	*	In The Circuit Court for the COUNTY OF SOMERSET Civil Action No. 88CA-01102

****

JUDGMENT AWARDING POSSESSION OF THE PROPERTY

Whereas, the plaintiffs have filed a motion for judgment for possession of the below referenced property, a copy of said motion having been mailed to the mortgagors, defendants, herein.

Whereas, no response to said motion has been filed, it is ORDERED, that a Judgment for Possession of the property with the address of ROUTE 1, BOX 78E, PRINCESS ANNE, MD, be and the same is hereby entered as prayed in favor of NUMERICA FINANCIAL SERVICES, INC..

JUDGE

August 4, 1988

Return to:
Shapiro & Burson
5201 Leesburg Pike
Suite 201
Falls Church, VA 22041

S & B #: 88-0195

BOOK 051 PAGE 745

IN THE CIRCUIT COURT FOR COUNTY OF SOMERSET ,MARYLAND

TRACI LYNN BARRETT *
JOHN S. BURSON, Trustees *
Plantiffs *
*
*
*
V. *
*
CHARLES F. PAPARELLA
DEBORAH A. PAPARELLA *
*
*
Defendants *

BOOK 051 PAGE 746

CIVIL NO. 88CA-01102

LINE

To the Clerk:

Please issue and forward to the Sheriff a Writ for possession of the property located at ROUTE 1, BOX 78E, PRINCESS ANNE, MD and described as ALL THAT LOT OR PARCEL OF LAND LYING AND BEING IN WEST PRINCESS ANNE ELECTION DISTRICT, SOMERSET COUNTY, STATE OF MARYLAND, AND ON THE EAST SIDE OF AND BINDING UPON CROWS FOOT LANE AND HAVING A FRONTAGE THEREON OF 125 FEET AND EXTENDING BACK THEREFROM ALONG THE NORTHERLY LINE OF THE PROPERTY HEREBY CONVEYED FOR A DISTANCE OF 360.86 FEET AND EXTENDING BACK THEREFROM ALONG THE SOUTHERLY LINE OF THE PROPERTY HEREBY CONVEYED FOR A DISTANCE OF 380.24 FEET AND HAVING A WIDTH IN THE REAR OF 126.50 FEET AND BEING ALL OF LOT NO. 10 AS SHOWN ON A PLAT ENTITLED "SECTION ONE, BON AIRE" PREPARED FOR ROBERT J. WILSON BY HOLLAND SURVEYORS AND RECORDED AMONG THE PLAT RECORDS OF SOMERSET COUNTY, MARYLAND IN LIBER I.T.P. NO. 9, FOLIO 72..
The Writ is to be served on Charles F. Paparella and Deborah A. Paparella. Our client Numerica Financial Services, Inc., has been awarded possession.

By: _____

JOHN S. BURSON
THREE SKYLINE PLACE
5201 LEESBURG PIKE
SUITE 201
FALLS CHURCH, VIRGINIA 22041
703-824-9000

JOHN S. BURSON and TRACI LYNN BARRETT TRUSTEES 5201 LEESBURG PIKE, SUITE 201 FALLS CHURCH, VA 22041 Plaintiffs	*	IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND
vs.	*	NO. 88CA01102
CHARLES F. PAPARELLA DEBORAH A. PAPARELLA ROUTE 1, BOX 78E PRINCESS ANNE, MD Defendants	*	

* * * * * * * * * * *

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		$49,700.00
Tax Adjustments on $353.64 - 5/23/88 to 6/30/88		38.86
		$49,738.86
Fees, Costs, Expenses, etc.:		
I. Theodore Phoebus, costs	$ 229.00	
Somerset Herald, Advertising	324.75	
Order Nisi	123.75	
Bond Premium	100.00	
Shapiro & Bruce, Title Examination	150.00	
Trustee's Commission	497.00	
Logan C. Widdowson, Auditor	65.00	
Total Fees, Costs, Expenses, etc.	$1,489.50	
Balance to be Distributed		$48,249.36
Mortgage Debt: Principal	$37,423.77	
Interest through May 23, 1988	10,026.59	
Interest 5/24/88 to 9/11/88	1,748.14	
Late Charges	486.53	
Escrow Advances	863.81	
Total Mortgage Debt		$50,548.84
Deficit		$ 2,299.48

ALL EXCEPTIONS to said report must be filed within ten 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:

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2800

Charles F. Paparella
Rt. 1, Box 78E
Princess Anne, MD 21853

Deborah A. Paparella
Rt. 1, Box 78E
Princess Anne, MD 21853

BOOK 051 PAGE 748

John S. Burson, Esquire
Attorney for Trustees
Shapiro & Burson
5201 Leesburg Pike
Suite 201
Falls Church, VA 20041

Logan C. Widdowson, Auditor

Date of Filing: September 1, 1988

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2609

LCW/gjb
88 # 227
9/1/88

FILED
SEP 1 1988

No. 88CA01102 Civil Action Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 1st day of September, 19 88 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 13th day of September, 19 88.

I. Theodore Fooks
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 14th day of September, 1988 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

I. Theodore Fooks
CLERK

CIRCUIT COURT FOR SOMERSET COUNTY
Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

BOOK 051 PAGE 750

Case Number 88CA01102 Civil Action

WRIT OF POSSESSION

NUMERICA FINANCIAL SERVICES, INC.
(Plaintiff/Judgment Holder

(Address)

VS

CHARLES F. PAPARELLA AND DEBORAH A. PAPARELLA
(Defendant/Judgment Debtor)
ROUTE 1, BOX 78E
PRINCESS ANNE, MARYLAND 21853
(Address)

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO THE SHERIFF OF Somerset COUNTY:

Upon a Judgment entered, and in accordance with instructions attached, you are directed to place NUMERICA FINANCIAL SERVICES, INC. (Judgment Holder) in possession of property known as:

SEE DESCRIPTION ATTACHED HERETO.

Note: Enter either street address or metes and bounds description, and County where property is located.

In the event the Judgment in this proceeding awards possession of the property, or payment of it's value in the alternative, you are hereby directed to levy upon real or personal property of a value equal to the value stated in the attached instructions, if the property specified in those instructions cannot be found.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued August 18, 1988.

I. Theodore Pruitt
CLERK

9-12-88

SHERIFF'S RETURN

Served 1 copy left with Charles Paparella
Registered mailed to Deborah Paparella 1015 Wil
FEE $ Easton Md 21601
9-20-88

B. Lewis
SHERIFF
7605

Note: Execution of this writ shall be in accordance with Md. Rule 2-647

IN THE CIRCUIT COURT FOR COUNTY OF SOMERSET, MARYLAND

JOHN S. BURSON TRACI LYNN BARRETT TRUSTEE(S) Plaintiff(s) vs. CHARLES F. PAPARELLA DEBORAH A. PAPARELLA Defendant(s) Mortgagor(s)	* * * * * * * * * * *	CIVIL NO. 88CA-01102

MOTION FOR RETURN OF ORIGINAL DOCUMENTS

Whereas, the Audit and sale in the above-captioned proceeding have been ratified, the plaintiff moves an order for the return of the original documents filed in this case. Attached to this motion are copies of said documents.

WHEREFORE, the sole acting Substitute Trustee prays that the original documents be returned.

By: _____

John S. Burson, Substitute Trustee, Plaintiff
SHAPIRO & BURSON
5201 Leesburg Pike-Suite 201
Falls Church, Virginia 22041
(703) 824-9000

IN THE CIRCUIT COURT FOR COUNTY OF SOMERSET, MARYLAND

JOHN S. BURSON TRACI LYNN BARRETT TRUSTEE(S)	*	
Plaintiff(s)	*	
vs.	*	CIVIL NO. 88CA-01102
CHARLES F. PAPARELLA DEBORAH A. PAPARELLA	*	
Defendant(s) Mortgagor(s)	*	

ORDER FOR THE RETURN OF ORIGINAL DOCUMENTS

UPON CONSIDERATION of the Motion by the Plaintiff, Sole Acting Substitute Trustee, John S. Burson, Esq., it is hereby ORDERED that original deed of trust and/or deed of trust note which may have been filed by the Plaintiffs be returned to the Trustees by mailing said documents to:

Shapiro & Burson
5201 Leesburg Pike-Suite 201
Falls Church, Virginia 22041
(703) 824-9000

By the Court:

Lloyd L. Anderson

I ask for this:

John S. Burson, Esq.
5201 Leesburg Pike - Suite 201
Falls Church, Virginia 22041

exd.
July 13, 1989

H. MICHAEL HICKSON, Assignee For The Purpose Of Foreclosure And Collection	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
v.	*	STATE OF MARYLAND
R. EDWARD BEAUCHAMP and CAROL A. BEAUCHAMP, his wife Route 1 Pocomoke City, MD 21851	*	CIVIL NO. 88CA01160
Defendants	*	

* * * * * * *

ORDER TO DOCKET SUIT

MR. CLERK:

Please docket this case as above and file for foreclosure the attached Mortgage from R. Edward Beauchamp and Carol A. Beauchamp, his wife, to The Federal Land Bank Of Baltimore, dated May 31, 1978 and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 307, Folio 547. Please also file the enclosed copy of the Assignment Of Mortgage dated May 13, 1988 and recorded or intended to be recorded among the Land Records of Somerset County, Maryland, on June 14, 1988 from The Federal Land Bank Of Baltimore to H. Michael Hickson, Assignee.

H. MICHAEL HICKSON, Assignee for the purpose of foreclosure and collection

JOHN R. SULLIVAN

BANKS, NASON, HICKSON & SULLIVAN, P.A.
113 S. Baptist Street
P.O. Box 44
Salisbury, MD 21801
Telephone: (301) 546-4644
Attorneys for Assignee

S:FLBB6/h

LAW OFFICES OF
BANKS, NASON,
HICKSON &
SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

BOOK 051 PAGE 753

BOOK 051 PAGE 754

H. MICHAEL HICKSON, Assignee For The Purpose Of Foreclosure And Collection	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
v.	*	STATE OF MARYLAND
R. EDWARD BEAUCHAMP and CAROL A. BEAUCHAMP, his wife Route 1 Pocomoke City, MD 21851	*	CIVIL NO. 88CA011160
Defendants	*	

* * * * * * *

STATEMENT OF INDEBTEDNESS

Balance Due on principal of Mortgage from R. Edward Beauchamp and Carol A. Beauchamp, his wife, to The Federal Land Bank Of Baltimore, dated May 31, 1978, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 307, Folio 547 is One Hundred Thousand Seven Hundred and Thirty-Five Dollars and Seventy-Two Cents ($100,735.72) as of April 24, 1988, with per diem interest thereafter of Twenty-Two Dollars and Sixteen Cents ($22.16) as well as late charges that may accrue after said date plus attorneys fees and other costs as provided for in said Mortgage.

H. MICHAEL HICKSON, Assignee for the purpose of foreclosure and collection

JOHN R. SULLIVAN

BANKS, NASON, HICKSON & SULLIVAN, P.A.
113 S. Baptist Street
P.O. Box 44
Salisbury, MD 21801
Telephone: (301) 546-4644
Attorneys for Assignee

LAW OFFICES OF
BANKS, NASON,
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PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT;

On this 14th day of ~~May~~ June, 1988, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared H. MICHAEL HICKSON, who acknowledged himself to be the Assignee for the purpose of foreclosure and collection of a certain Mortgage dated May 31, 1978 and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 307, Folio 547, and made oath in due form of law that the above Statement 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 Defendants 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.

NOTARY PUBLIC
My Commission Expires: 7/1/90

S:FLBB7/h

JOHN C. NASON
NOTARY PUBLIC
WICOMICO CO., MD.

LAW OFFICES OF
BANKS, NASON,
HICKSON &
SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

BOOK 1051 PAGE 755

DUPLICATE ORIGINAL

The Ohio Casualty Insurance Company

HAMILTON, OHIO

BOND NO. 2-751-163

IN THE CIRCUIT COURT FOR SOMERSET COUNTY, MARYLAND
BOOK 051 PAGE 756

Bond Book 12 Page 202

H. MICHAEL HICKSON, ASSIGNEE FOR THE PURPOSE OF FORECLOSURE AND COLLECTION OF A CERTAIN MORTGAGE TO FEDERAL LAND BANK OF BALTIMORE — Plaintiff

vs.

R. EDWARD BEAUCHAMP & CAROL A. BEAUCHAMP
Rt. 1, Box 169
Pocomoke City, Maryland 21851
Defendant

~~Equity~~ No. 88-01160 (Civil)

FORECLOSURE BOND

KNOW ALL MEN BY THESE PRESENTS:

That ~~We~~, I, H. MICHAEL HICKSON, ASSIGNEE as Principal and The Ohio Casualty Insurance Company, a body corporate, duly incorporated under the laws of the State of Ohio and duly authorized to transact a surety 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 One Hundred Ten Thousand and 00/100 ($110,000.00 ---------) 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 30th day of June in the year of our Lord One Thousand Nine Hundred and eighty-eight.

Whereas, the above bounden H. MICHAEL HICKSON, ASSIGNEE by virtue of the power contained in a mortgage--~~deed of trust~~ from R. EDWARD & CAROL A. BEAUCHAMP to FEDERAL LAND BANK OF BALTIMORE bearing date the 31st day of May, 1978 and recorded among the mortgage--~~deed of trust~~ records of Somerset County, Maryland in Liber No. I.T.P. 307 folio 547 and H. MICHAEL HICKSON, ASSIGNEE ~~is/are~~ 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 H. MICHAEL HICKSON, 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 remain in full force and virtue in law.

In Testimony Whereof, the above bounden H. MICHAEL HICKSON, ASSIGNEE has hereto set his hand and Seal 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:

Linda E. Hastings

As to Surety:

Brenda A. Moore

H. Michael Hickson (SEAL)
H. MICHAEL HICKSON

(SEAL)

THE OHIO CASUALTY INSURANCE COMPANY

By: Geraldine H. Brimer
Geraldine H. Brimer, Attorney-in-Fact

S-4753

BOND APPRCVED AS PER
T. Theodore Eberle, Clerk

CERTI ED COPY OF POWER OF ATT NEY

THE OHIO CASUALTY INSURANCE COMPANY

HOME OFFICE, HAMILTON, OHIO

No. 18-342

Know All Men by These Presents: That THE OHIO CASUALTY INSURANCE COMPANY, in pursuance of authority granted by Article VI, Section 7 of the By-Laws of said Company does hereby nominate, constitute and appoint:

Geraldine H. Brimer - - - - - - - - - - - - - - - - - - - of Salisbury, Maryland - - - -

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, UNDERTAKINGS, and RECOGNIZANCES, not exceeding in any single instance

TWO HUNDRED FIFTY THOUSAND - - - - - - - - - - - - - - - - - - ($ 250,000.00 - -) Dollars, excluding, however, any bond(s) or undertaking(s) guaranteeing the payment of notes and interest thereon

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 Hamilton, Ohio, in their own proper persons.

The authority granted hereunder supersedes any previous authority heretofore granted the above named attorney(s)-in-fact.

In WITNESS WHEREOF, the undersigned, officer of the said The Ohio Casualty Insurance Company has hereunto subscribed his name and affixed the Corporate Seal of the said The Ohio Casualty Insurance Company this 11th day of January 19 82.

SEAL

Assistant Secretary

STATE OF OHIO, COUNTY OF BUTLER } SS.

On this 11th day of January A. D. 19 82 before the subscriber, a Notary Public of the State of Ohio, in and for the County of Butler, duly commissioned and qualified, came Richard T. Hoffman, Assistant Secretary - of THE OHIO CASUALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn deposeth and saith, that he is the officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer 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 Hamilton, State of Ohio, the day and year first above written.

NOTARIAL SEAL BUTLER COUNTY, OHIO

Notary Public in and for County of Butler, State of Ohio

My Commission expires December 24, 1986.

This power of attorney is granted under and by authority of Article VI, Section 7 of the By-Laws of the Company, adopted by its directors on April 2, 1954, extracts from which read:

"ARTICLE VI"

"Section 7. **Appointment of Attorney-in-Fact, etc.** The chairman of the board, the president, any vice-president, the secretary or any assistant secretary shall be and is hereby vested with full power and authority to appoint attorneys-in-fact for the purpose of signing the name of the Company as surety to, and to execute, attach the corporate seal, acknowledge and deliver any and all bonds, recognizances, stipulations, undertakings or other instruments of suretyship and policies of insurance to be given in favor of any individual, firm, corporation, or the official representative thereof, or to any county or state, or any official board or boards of county or state, or the United States of America, or to any other political subdivision."

This instrument is signed and sealed by facsimile as authorized by the following Resolution adopted by the directors of the Company on May 27, 1970:

"RESOLVED that the signature of any officer of the Company authorized by Article VI Section 7 of the by-laws to appoint attorneys in fact, the signature of the Secretary or any Assistant Secretary certifying to the correctness of any copy of a power of attorney and the seal of the Company may be affixed by facsimile to any power of attorney or copy thereof issued on behalf of the Company. Such signatures and seal are hereby adopted by the Company as original signatures and seal, to be valid and binding upon the Company with the same force and effect as though manually affixed."

CERTIFICATE

FILED

I, the undersigned Assistant Secretary of The Ohio Casualty Insurance Company, do hereby certify that the foregoing power of attorney, Article VI Section 7 of the by-laws of the Company and the above Resolution of its Board of Directors are true and correct copies and are in full force and effect on this date.

JUL 5 9 23 AM '88

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Company this 30th day of June A.D. 19 88

SEAL

RECORDED IN
LIBER NO _____ FOLIO _____
THEODORE PHOEBUS, CLK. CT. CT.
BY _____ DEPUTY BOOK 051 PAGE 757

Assistant Secretary

S-4300-C 12-80-3M

Bond Book 12 Page 203

H. MICHAEL HICKSON, Assignee
For The Purpose of Foreclosure
And Collection

v.

R. EDWARD BEAUCHAMP
and
CAROL A. BEAUCHAMP
Route 1
Pocomoke City, Maryland 21851

Defendants

* IN THE CIRCUIT COURT
* FOR SOMERSET COUNTY
* STATE OF MARYLAND
* CIVIL NO. 88-01160
*
*
*

* * * * * * * * *

REPORT OF SALE

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The report of H. Michael Hickson, Assignee for the Purpose of Foreclosure and Collection being duly authorized under and by virtue of a Mortgage from R. Edward Beauchamp and Carol A. Beauchamp, his wife to The Federal Land Bank of Baltimore, having given bond with security, for the faithful discharge of the trust, and having given proper notice of the time, place, manner and terms of the sale, by advertisement in the Somerset Herald, a newspaper published in Somerset County, the said Assignee did, pursuant to said notice, attend the place of sale on July 8, 1988 at 10:00 o'clock a.m., and then and there proceeded to sell the property mentioned in said proceedings, to wit:

ALL that tract or parcel of land situate, lying and being in the Dublin Election District, Somerset County, State of Maryland, and being Item Second in the aforesaid Mortgage in that Item First has previously been released from said Mortgage and being more particularly described as follows:

ITEM SECOND: All that tract or parcel of land, situate as aforesaid, lying and binding on the northeast side of the county road known as the Court House Hill Road and also known as the Cokesbury Road leading from Dividing Creek Road to Taylor's Corner and more particularly described as follows: Beginning at the northwest corner of the Norman Polk property, where the same

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HICKSON &
SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

joins the southwest corner of the property hereby being conveyed at the aforesaid county road, as indicated by the letter "A" on a plat hereinafter referred to; thence (1) North 21 degrees 12 minutes 50 seconds West a distance of 566.0 feet; thence (2) North 20 degrees 49 minutes 50 seconds West a distance of 579.75 feet to a marker; thence (3) North 67 degrees 09 minutes 40 seconds East a distance of 180.0 feet to a hub; thence (4) North 26 degrees 10 minutes West, 357.0 feet to a hub and the property of Carl Camp; thence (5) North 53 degrees 00 minutes 30 seconds East 2427.95 feet to a concrete post; thence (6) North 8 degrees 30 minutes East, 412.50 feet to a concrete post; thence (7) North 44 degrees 57 minutes East, a distance of 895 feet to a cedar post and the southwest side of Dividing Creek; thence (8) in a southeasterly direction by and with the southwest side of Dividing Creek to a cedar post and the property of Norman Polk; thence (9) South 46 degrees 40 minutes 10 seconds West, 2390.0 feet to a concrete post; thence (10) South 46 degrees 19 minutes 50 seconds East, 277.0 feet to a concrete post; thence (11) South 40 degrees 38 minutes 40 seconds East, 613.39 feet to a concrete post; thence (12) South 59 degrees 27 minutes 20 seconds West, 2046.0 feet to a concrete post and the place of beginning, containing 102.87 acres, accurately laid down and described on a plat entitled "Plat of Property surveyed for Clifford Martin" by G. Oliver Morrell dated October 1968 and recorded among the aforesaid Land Records in Plat Book I.T.P. No. 7, Folio 70.

BEING the same land that was conveyed unto R. Edward Beauchamp and Carol A. Beauchamp from Clifford E. Martin, et ux by Deed dated November 21, 1968, and recorded among the aforesaid Land Records in Liber I.T.P. No. 247, Folio 554.

The said property was sold to Ronald Stephen Borgenicht and Ellen Wendy Borgenicht, they being the highest bidder, at the sum of One Hundred Two Thousand Five Hundred Dollars ($102,500.00).

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PROFESSIONAL ASSOC.
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21801

BOOK 051 PAGE 759

The said purchaser has complied with the terms of the sale, having deposited in the form of certified check at the time of sale the sum of Five Thousand Dollars ($5,000.00).

H. Michael Hickson

H. MICHAEL HICKSON, Assignee
for the Purpose of
Foreclosure and Collection

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY that on this 5th day of July, 1988, before me, a Notary Public in and for the State and County aforesaid, personally appeared H. Michael Hickson, Assignee for the Purpose of Foreclosure and Collection, named in the above Report Of Sale, and he made oath in due form of law that the matters and facts set forth in the foregoing Report Of Sale are true to the best of his knowledge, information and belief, and that the said sale was fairly made.

AS WITNESS my hand and Notarial Seal.

LOIS A. PENDERGRASS NOTARY PUBLIC WICOMICO CO., MD.

Lois A. Pendergrass

NOTARY PUBLIC
My Commission Expires: 7/1/90

LAW OFFICES OF
BANKS, NASON,
HICKSON &
SULLIVAN
PROFESSIONAL ASSOC.
115 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

S:B1

H. MICHAEL HICKSON, Assignee For The Purpose of Foreclosure And Collection * IN THE CIRCUIT COURT

v. * FOR SOMERSET COUNTY

R. EDWARD BEAUCHAMP and CAROL A. BEAUCHAMP Route 1 Pocomoke City, Maryland 21851 * STATE OF MARYLAND

Defendants * CIVIL NO. 88-01160

****

AFFIDAVIT OF COMPLIANCE

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

H. Michael Hickson, Assignee for the purpose of foreclosure and collection of a Mortgage from R. Edward Beauchamp and Carol A. Beauchamp to The Federal Land Bank of Baltimore, dated May 31, 1978, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 307, Folio 547, and makes oath and certifies that pursuant to Rule W74(a)(2)(c) of the Maryland Rules of Procedure, that he, on the 21st day of June, 1988, did send by Registered Mail, return receipt requested to R. Edward Beauchamp, Carol A. Beauchamp, Ralph H. Beauchamp, Jean Beauchamp, Maryland National Bank, Kellam Energy, Inc., Hazel Martin & Farmers Home Administration, at their last known address, 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) days before the date of sale. Attached herewith are receipts showing that the said notices were given as above set forth and received.

LAW OFFICES OF
BANKS, NASON,
HICKSON &
SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

BOOK 051 PAGE 762

JOHN R. SULLIVAN

BANKS, NASON, HICKSON &
SULLIVAN, P.A.
113 S. Baptist Street
P.O. Box 44
Salisbury, Maryland 21801
Telephone: (301) 546-4644
Attorney for Assignee For The
Purpose of Foreclosure and
Collection

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY that on this 8th day of July, 1988, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared John R. Sullivan 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.

LOIS E. PENDERGRASS NOTARY PUBLIC WICOMICO CO., MD.

NOTARY PUBLIC

My Commission Expires: 7/1/90

S15:B1/1

LAW OFFICES OF
BANKS, NASON,
HICKSON &
SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

LAW OFFICES OF

BANKS, NASON, HICKSON & SULLIVAN

PROFESSIONAL ASSOCIATION

113 BAPTIST STREET

P. O. BOX 44

SALISBURY, MARYLAND 21801

TELEPHONE
(301) 548-4044

EDWARD G. BANKS, JR.
JOHN C. NASON
H. MICHAEL HICKSON
JOHN R. SULLIVAN
ROBIN R. COCKEY

June 21, 1988

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Carol Beauchamp
c/o Shadow Box
City Center
Salisbury, Maryland 21801

Re: Foreclosure Sale
Cokesbury Road

Dear Mrs. Beauchamp:

Pursuant to Maryland Rule W74 a 2 (c), we are hereby notifying you that the foreclosure sale of the above-captioned property will take place at public auction to be held at Circuit Court House steps in Princess Anne, Somerset County, Maryland on Friday, July 8, 1988, at 10:00 a.m., and will be sold then and there to the highest bidder(s). A deposit of $5,000.00 payable in cash or by certified or cashier's check will be required from the purchaser(s).

Enclosed is a xeroxed copy of an advertisement appearing in the Somerset Herald, a newspaper published in and for Somerset County setting forth the particulars.

A xeroxed copy of this letter is being sent to you by regular mail.

Very truly yours,

John R. Sullivan

JRS/leh

Enclosure

cc: Stephen Hearne, Esquire
S:B1

BOOK 051 PAGE 763

P 706 561 847

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to Carol Beauchamp	
Street and No. C/O Shadow Box City Center	
P.O., State and ZIP Code Salisbury, Md. 21801	
Postage	$ .45
Certified Fee	.85
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	.90
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 2.20
Postmark or Date 6/21/88	

PS Form 3800, June 1985

● SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☒ Show to whom delivered, date, and addressee's address. †*(Extra charge)*†
2. ☐ Restricted Delivery †*(Extra charge)*†

3. Article Addressed to:

Carol Beauchamp
c/o Shadow Box
City Center
Salisbury, MD 21801

4. Article Number
P 706 561 847

Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee
X C. Beauchamp

6. Signature — Agent
X

7. Date of Delivery
6/22/88

8. Addressee's Address *(ONLY if requested and fee paid)*
213 W. Main St
Salisbury Md 21801

PS Form 3811, Mar. 1987 ★ U.S.G.P.O. 1987-178-268 DOMESTIC RETURN RECEIPT

LAW OFFICES OF

BANKS, NASON, HICKSON & SULLIVAN

PROFESSIONAL ASSOCIATION

113 BAPTIST STREET

P. O. BOX 44

SALISBURY, MARYLAND 21801

TELEPHONE
(301) 548-4944

EDWARD O. BANKS, JR.
JOHN C. NASON
H. MICHAEL HICKSON
JOHN R. SULLIVAN
ROBIN R. COCKEY

June 21, 1988

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

R. Edward Beauchamp
Rt. 1, Box 169
Pocomoke City, Maryland 21851

Re: Foreclosure Sale
Cokesbury Road

Dear Mr. Beauchamp:

Pursuant to Maryland Rule W74 a 2 (c), we are hereby notifying you that the foreclosure sale of the above-captioned property will take place at public auction to be held at Circuit Court House steps in Princess Anne, Somerset County, Maryland on Friday, July 8, 1988, at 10:00 a.m., and will be sold then and there to the highest bidder(s). A deposit of $5,000.00 payable in cash or by certified or cashier's check will be required from the purchaser(s).

Enclosed is a xeroxed copy of an advertisement appearing in the Somerset Herald, a newspaper published in and for Somerset County setting forth the particulars.

A xeroxed copy of this letter is being sent to you by regular mail.

Very truly yours,

John R. Sullivan

JRS/leh

Enclosure

cc: Arthur D. Webster, Esquire
S:B1

BOOK 051 PAGE 765

BOOK 051 PAGE 766

LAW OFFICES OF
BANKS, NASON, HICKSON & SULLIVAN
PROFESSIONAL ASSOCIATION
113 BAPTIST STREET
P. O. BOX 44
SALISBURY, MARYLAND 21801

CERTIFIED
P 706 561 844
MAIL

97681

R. Edward Beauchamp
Rt. 1, Box 169
Pocomoke City, Maryland 21851

UNCLAIMED

CERTIFIED MAIL-RETURN RECI 6-27-58

Second Notice. No reply
to first notice mailed

2-7

RETURNED TO SENDER
UNCLAIMED

711 Edgewater Dr.
Salisbury, Md 21801

P 706 561 844

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to R. Edward Beauchamp	
Street and No. RE 1, Box 169	
P.O., State and ZIP Code Poconoke City, Md. 21851	
Postage	$ .45
Certified Fee	.85
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	.90
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 2.20
Postmark or Date 6/21/88	

PS Form 3800, June 1985

LAW OFFICES OF

BANKS, NASON, HICKSON & SULLIVAN

PROFESSIONAL ASSOCIATION

113 BAPTIST STREET

P. O. BOX 44

SALISBURY, MARYLAND 21801

TELEPHONE
(301) 548-4844

EDWARD G. BANKS, JR.
JOHN C. NASON
H. MICHAEL HICKSON
JOHN R. SULLIVAN
ROBIN R. COCKEY

June 21, 1988

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Ralph H. Beauchamp
Cokesbury Road
Pocomoke City, Maryland 21851

Re: Foreclosure Sale
Cokesbury Road

Dear Mr. Beauchamp:

Pursuant to Maryland Rule W74 a 2 (c), we are hereby notifying you that the foreclosure sale of the above-captioned property will take place at public auction to be held at Circuit Court House steps in Princess Anne, Somerset County, Maryland on Friday, July 8, 1988, at 10:00 a.m., and will be sold then and there to the highest bidder(s). A deposit of $5,000.00 payable in cash or by certified or cashier's check will be required from the purchaser(s).

Enclosed is a xeroxed copy of an advertisement appearing in the Somerset Herald, a newspaper published in and for Somerset County setting forth the particulars.

A xeroxed copy of this letter is being sent to you by regular mail.

Very truly yours,

John R. Sullivan

JRS/leh

Enclosure

S:B1

P 706 561 849

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to Ralph H. Beauchamp	
Street and No Cokesbury Road	
P.O., State and ZIP Code Pocomoke City, MD 21851	
Postage	$ .42
Certified Fee	.85
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	.90
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 2.20
Postmark or Date 6/21/88	

PS Form 3800, June 1985

● SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.
1. ☒ Show to whom delivered, date, and addressee's address. *†(Extra charge)†*
2. ☐ Restricted Delivery *†(Extra charge)†*

3. Article Addressed to:

Ralph H. Beauchamp
Cokesbury Road
Pocomoke City, MD 21851

4. Article Number
P 706 561 849

Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee
X Ralph Beauchamp

6. Signature — Agent
X

7. Date of Delivery
JUN 23 1988

8. Addressee's Address *(ONLY if requested and fee paid)*

PS Form 3811, Mar. 1987 * U.S.G.P.O. 1987-178-268 DOMESTIC RETURN RECEIPT

BOOK 851 PAGE 703

LAW OFFICES OF
BANKS, NASON, HICKSON & SULLIVAN
PROFESSIONAL ASSOCIATION
113 BAPTIST STREET
P. O. BOX 44
SALISBURY, MARYLAND 21801

TELEPHONE
(301) 548-4844

EDWARD G. BANKS, JR.
JOHN C. NASON
H. MICHAEL HICKSON
JOHN R. SULLIVAN
ROBIN R. COCKEY

June 21, 1988

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Jean Beauchamp
Cokesbury Road
Pocomoke City, Maryland 21851

Re: Foreclosure Sale
Cokesbury Road

Dear Mrs. Beauchamp:

Pursuant to Maryland Rule W74 a 2 (c), we are hereby notifying you that the foreclosure sale of the above-captioned property will take place at public auction to be held at Circuit Court House steps in Princess Anne, Somerset County, Maryland on Friday, July 8, 1988, at 10:00 a.m., and will be sold then and there to the highest bidder(s). A deposit of $5,000.00 payable in cash or by certified or cashier's check will be required from the purchaser(s).

Enclosed is a xeroxed copy of an advertisement appearing in the Somerset Herald, a newspaper published in and for Somerset County setting forth the particulars.

A xeroxed copy of this letter is being sent to you by regular mail.

Very truly yours,

John R. Sullivan

JRS/leh

Enclosure

S:B1

P 706 561 848

RECEIPT FOR CERTIFIED MAIL

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

Sent to Jean Beauchamp	
Street and No Cokesbury Road	
P.O., State and ZIP Code Pocomoke City, MD 21851	
Postage	$
Certified Fee	.85
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	.98
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$
Postmark or Date	

PS Form 3800, June 1985

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.
1. ☒ Show to whom delivered, date, and addressee's address. *†(Extra charge)†*
2. ☐ Restricted Delivery *†(Extra charge)†*

3. Article Addressed to: Jean Beauchamp, Cokesbury Road, Pocomoke City, MD 21851	4. Article Number P 706 561 848
	Type of Service: ☐ Registered ☐ Insured ☒ Certified ☐ COD ☐ Express Mail
	Always obtain signature of addressee or agent and DATE DELIVERED.
5. Signature – Addressee X Jean Beauchamp	8. Addressee's Address *(ONLY if requested and fee paid)*
6. Signature – Agent X	
7. Date of Delivery JUN 23 1986	

PS Form 3811, Mar. 1987 * U.S.G.P.O. 1987-178-268 DOMESTIC RETURN RECEIPT

051 771

LAW OFFICES OF
BANKS, NASON, HICKSON & SULLIVAN
PROFESSIONAL ASSOCIATION
113 BAPTIST STREET
P. O. BOX 44
SALISBURY, MARYLAND 21801

TELEPHONE
(301) 749-4544

EDWARD B. BANKS, JR.
JOHN C. NASON
H. MICHAEL HICKSON
JOHN R. SULLIVAN
ROBIN R. COCKEY

June 21, 1988

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Maryland National Bank
P.O. Box 987
Baltimore, Maryland 21203

Re: Foreclosure Sale
Cokesbury Road

To Whom It May Concern:

Pursuant to Maryland Rule W74 a 2 (c), we are hereby notifying you that the foreclosure sale of the above-captioned property will take place at public auction to be held at Circuit Court House steps in Princess Anne, Somerset County, Maryland on Friday, July 8, 1988, at 10:00 a.m., and will be sold then and there to the highest bidder(s). A deposit of $5,000.00 payable in cash or by certified or cashier's check will be required from the purchaser(s).

Enclosed is a xeroxed copy of an advertisement appearing in the Somerset Herald, a newspaper published in and for Somerset County setting forth the particulars.

A xeroxed copy of this letter is being sent to you by regular mail.

Very truly yours,

John R. Sullivan

JRS/leh

Enclosure

S:B1

P- 706 561 851

RECEIPT FOR CERTIFIED MAIL

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

Sent to Maryland Nat'l Bank	
Street and No. P.O. Box 987	
P.O., State and ZIP Code Baltimore, Md. 21203	
Postage	$ .45
Certified Fee	.85
Special Delivery Fee	
Restricted Delivery Fee	.90
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 2.20
Postmark or Date 6/21/88	

PS Form 3800, June 1985

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.
1. ☒ Show to whom delivered, date, and addressee's address. †*(Extra charge)*† 2. ☐ Restricted Delivery †*(Extra charge)*†

3. Article Addressed to: Maryland National Bank P.O. Box 987 Baltimore, Maryland 21203	4. Article Number P 706 561 851
	Type of Service: ☐ Registered ☐ Insured ☒ Certified ☐ COD ☐ Express Mail
	Always obtain signature of addressee or agent and DATE DELIVERED.
5. Signature – Addressee X	8. Addressee's Address *(ONLY if requested and fee paid)*
6. Signature – Agent X L. Barton	
7. Date of Delivery JUN 23 1988	

PS Form 3811, Mar. 1987 * U.S.G.P.O. 1987-178-268 DOMESTIC RETURN RECEIPT

LAW OFFICES OF
BANKS, NASON, HICKSON & SULLIVAN
PROFESSIONAL ASSOCIATION
113 BAPTIST STREET
P. O. BOX 44
SALISBURY, MARYLAND 21801

TELEPHONE
(301) 548-4844

EDWARD G. BANKS, JR.
JOHN C. NASON
H. MICHAEL HICKSON
JOHN R. SULLIVAN
ROBIN R. COCKEY

BOOK 051 PAGE 774

June 21, 1988

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Kellam Energy, Inc.
P.O. Box 246
Belle Haven, Virginia 23306

Attention: Maxciene Davis

Re: Foreclosure Sale
Cokesbury Road

Dear Maxciene:

Pursuant to Maryland Rule W74 a 2 (c), we are hereby notifying you that the foreclosure sale of the above-captioned property will take place at public auction to be held at Circuit Court House steps in Princess Anne, Somerset County, Maryland on Friday, July 8, 1988, at 10:00 a.m., and will be sold then and there to the highest bidder(s). A deposit of $5,000.00 payable in cash or by certified or cashier's check will be required from the purchaser(s).

Enclosed is a xeroxed copy of an advertisement appearing in the Somerset Herald, a newspaper published in and for Somerset County setting forth the particulars.

A xeroxed copy of this letter is being sent to you by regular mail.

Very truly yours,

John R. Sullivan

JRS/leh

Enclosure

S:B1

P 706 561 850

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to Kellam Energy, Inc Maxciene Davis	
Street and No. P.O. Box 246	
P.O., State and ZIP Code Belle Haven, VA 23306	
Postage	$ .45
Certified Fee	.85
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	.90
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 2.20
Postmark or Date 6/21/88	

PS Form 3800, June 1985

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☒ Show to whom delivered, date, and addressee's address. †*(Extra charge)*†
2. ☐ Restricted Delivery †*(Extra charge)*†

3. Article Addressed to:

Kellam Energy, Inc.
P.O. Box 246
Belle Haven, Virginia 23306
Attn: Maxciene Davis

4. Article Number
P 706 561 850

Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature – Addressee
X Woodrow Mitchell

6. Signature – Agent
X

7. Date of Delivery

8. Addressee's Address *(ONLY if requested and fee paid)*

BOOK 051 PAGE 775

PS Form 3811, Mar. 1987 * U.S.G.P.O. 1987-178-268 DOMESTIC RETURN RECEIPT

BOOK 051 PAGE 776

LAW OFFICES OF

BANKS, NASON, HICKSON & SULLIVAN

PROFESSIONAL ASSOCIATION

113 BAPTIST STREET

P. O. BOX 44

SALISBURY, MARYLAND 21801

TELEPHONE
(301) 548-4044

EDWARD G. BANKS, JR.
JOHN C. NASON
H. MICHAEL HICKSON
JOHN R. SULLIVAN
ROBIN R. COCKEY

June 21, 1988

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Hazel Martin
Rt. 1, Box 178B
Dividing Creek Road
Pocomoke City, Maryland 21851

Re: Foreclosure Sale
Cokesbury Road

Dear Mrs. Martin:

Pursuant to Maryland Rule W74 a 2 (c), we are hereby notifying you that the foreclosure sale of the above-captioned property will take place at public auction to be held at Circuit Court House steps in Princess Anne, Somerset County, Maryland on Friday, July 8, 1988, at 10:00 a.m., and will be sold then and there to the highest bidder(s). A deposit of $5,000.00 payable in cash or by certified or cashier's check will be required from the purchaser(s).

Enclosed is a xeroxed copy of an advertisement appearing in the Somerset Herald, a newspaper published in and for Somerset County setting forth the particulars.

A xeroxed copy of this letter is being sent to you by regular mail.

Very truly yours,

John R. Sullivan

JRS/leh

Enclosure

S:B1

P 706 561 842

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to Hazel Martin	
Street and No. Rt. 1, Box 178B Dividing Creek Road	
P.O., State and ZIP Code Pocomoke City, MD 21851	
Postage	$ .45
Certified Fee	.85
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt, showing to whom and Date Delivered	.90
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 2.20
Postmark or Date 6/21/88	

PS Form 3800, June 1985

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.
1. ☒ Show to whom delivered, date, and addressee's address. *(Extra charge)* †
2. ☐ Restricted Delivery *(Extra charge)* †

3. Article Addressed to:

Hazel Martin
Rt. 1, Box 178B
Dividing Creek Road
Pocomoke City, MD 21851

4. Article Number
P706561842

Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature – Addressee
X Hazel S. Martin

6. Signature – Agent
X

7. Date of Delivery 6/22/88

8. Addressee's Address *(ONLY if requested and fee paid)*

BOOK 651 PAGE 777

PS Form 3811, Mar. 1987 * U.S.G.P.O. 1987-178-268 DOMESTIC RETURN RECEIPT

LAW OFFICES OF

BANKS, NASON, HICKSON & SULLIVAN

PROFESSIONAL ASSOCIATION

113 BAPTIST STREET

P. O. BOX 44

SALISBURY, MARYLAND 21801

EDWARD O. BANKS, JR.
JOHN C. NASON
H. MICHAEL HICKSON
JOHN R. SULLIVAN
ROBIN R. COCKEY

BOOK 051 PAGE 778

June 21, 1988

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Farmers Home Administration
116 South Boulevard
Salisbury, Maryland 21801

Re: Foreclosure Sale
Cokesbury Road

To Whom It May Concern:

Pursuant to Maryland Rule W74 a 2 (c), we are hereby notifying you that the foreclosure sale of the above-captioned property will take place at public auction to be held at Circuit Court House steps in Princess Anne, Somerset County, Maryland on Friday, July 8, 1988, at 10:00 a.m., and will be sold then and there to the highest bidder(s). A deposit of $5,000.00 payable in cash or by certified or cashier's check will be required from the purchaser(s).

Enclosed is a xeroxed copy of an advertisement appearing in the Somerset Herald, a newspaper published in and for Somerset County setting forth the particulars.

A xeroxed copy of this letter is being sent to you by regular mail.

Very truly yours,

John R. Sullivan

JRS/leh

Enclosure

S:B1

P 706 561 843

RECEIPT FOR CERTIFIED MAIL

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

Sent to Farmers Home Admin.	
Street and No. 116 S. Boulevard	
P.O. State and ZIP Code Salisbury, MD. 21801	
Postage	$ .45
Certified Fee	.85
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	.90
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 2.20
Postmark or Date 6/21/88	

PS Form 3800, June 1985

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.
1. ☒ Show to whom delivered, date, and addressee's address. *†(Extra charge)†*
2. ☐ Restricted Delivery *†(Extra charge)†*

3. Article Addressed to:

Farmers Home Administration
116 South Boulevard
Salisbury, MD 21801

4. Article Number
P 706 561 843

Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee
X

6. Signature — Agent
X

7. Date of Delivery
6/22/88

8. Addressee's Address *(ONLY if requested and fee paid)*

BOOK 051 PAGE 779

PS Form 3811, Mar. 1987 * U.S.G.P.O. 1987-178-389 DOMESTIC RETURN RECEIPT

H. MICHAEL HICKSON, Assignee For The Purpose of Foreclosure And Collection	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
v.	*	STATE OF MARYLAND
R. EDWARD BEAUCHAMP and CAROL A. BEAUCHAMP Route 1 Pocomoke City, Maryland 21851	*	CIVIL NO. 88-01160
Defendants	*	

BOOK 051 PAGE 780

****

AFFIDAVIT BY PURCHASERS

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I, Lowell Stephen Borgenicht and Ellen Wendy Borgenicht do hereby make oath in due form of law that I/we have purchased as Agent for no one the property fully set forth in these proceedings at and for the sum of One Hundred and Two Thousand Five Hundred Dollars ($102,500.00), and that ~~I~~we ~~was~~were acting solely as the Agent ~~of~~for said n/a in bidding on said property and ~~I~~we have not directly or indirectly discouraged anyone from bidding for said property.

Lowell Stephen Borgenicht

Ellen W. Borgenicht

SUBSCRIBED AND SWORN TO before me this 8th day of July, 1988.

LOIS E. PENDERGRASS NOTARY PUBLIC WICOMICO CO.

E. Pendergrass
NOTARY PUBLIC

My Commission Expires: 7/1/90

LAW OFFICES OF
BANKS, NASON,
HICKSON &
SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

S15:B1/1

JOHN R. SULLIVAN

BANKS, NASON, HICKSON &
SULLIVAN, P.A.
113 S. Baptist Street
P.O. Box 44
Salisbury, Maryland 21801
Telephone: (301) 546-4644
Attorney for Assignee For The
Purpose of Foreclosure and
Collection

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY that on this 12th day of July, 1988, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared H. Michael Hickson 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.

LOIS E. PENDERGRASS NOTARY PUBLIC WICOMICO CO.

E. Pendergrass
NOTARY PUBLIC

My Commission Expires: 7/1/90

S15:B1/1

BOOK 051 PAGE 781

LAW OFFICES OF
BANKS, NASON,
HICKSON &
SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

H. MICHAEL HICKSON, Assignee For The Purpose of Foreclosure And Collection	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
v.	*	STATE OF MARYLAND
R. EDWARD BEAUCHAMP and CAROL A. BEAUCHAMP Route 1 Pocomoke City, Maryland 21851	*	CIVIL NO. 88-01160
Defendants	*	

BOOK 051 PAGE 782

****

CERTIFICATE OF PUBLICATION

MR. CLERK:

Attached please find the Certificate of Publication of the Notice in the above-captioned case.

JOHN R. SULLIVAN

BANKS, NASON, HICKSON & SULLIVAN, P.A.
113 S. Baptist Street
P.O. Box 44
Salisbury, Maryland 21801
Telephone: (301) 546-4644
Attorney for Assignee

S15:B1/1

BANKS, NASON, HICKSON & SULLIVAN P.A.
113 S. Baptist Street
Salisbury, Maryland 21801

ASSIGNEE'S SALE
OF
EXTREMELY VALUABLE PROPERTY
COKESBURY ROAD, POCOMOKE
SOMERSET COUNTY, MARYLAND

Under and by virtue of the power of sale contained in a Mortgage from R. Edward Beauchamp and Carol A. Beauchamp to The Federal land Bank of Baltimore dated May 31, 1978, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 307, Folio 547, which said Mortgage was duly assigned, pursuant to an Assignment of Mortgage dated May 13, 1988 and recorded among the Land Records of Somerset County, Maryland, on June 14, 1988 in Liber I.T.P. No. 374, Folio 767, by The Federal Land Bank of Baltimore to the undersigned Assignee for the purchase of foreclosure and collection, default having occurred therein, said Assignee will offer for sale, at public auction, at the Circuit Court House steps in Princess Anne, Somerset County the said real property hereinafter described, on

FRIDAY,
JULY 8, 1988
at or about the hour of
10:00 a.m.

ALL that tract or parcel of land situate, lying and being in the Dublin Election District, Somerset County, State of Maryland, and being Item Second in the aforesaid Mortgage in that Item First has previously been released from said Mortgage and being more particularly described as follows:

ITEM SECOND: All that tract or parcel of land, situate as aforesaid, lying and binding on the northeast side of the county road known as the Court House Hill Road and also known as the Cokesbury Road leading from Dividing Creek Road to Taylor's Corner and more particularly described as follow: Beginning at the northwest corner of the Norman Polk property; where the same joins the southwest corner of the property hereby being conveyed at the aforesaid county road, as indicated by the letter "A" on a plat hereinafter referred to; thence (1) North 21 degrees 12 minutes 50 seconds West a distance of 566.0 feet; thence (2) North 20 degrees 49 minutes 50 seconds West a distance of 579.75 feet to marker; thence (3) North 67 degrees 09 minutes 40 seconds East a distance of 180.0 feet to a hub; thence (4) North 26 degrees 10 minutes West, 357.0 feet to a hub and the property of Carl Camp; thence (5) North 53 degrees 00 minutes 30 seconds East, 2427.95 feet to a concrete post; thence (6) North 8 degrees 30 minutes East, 412.50 feet to a concrete post; thence (7) North 44 degrees 57 minutes East, a distance of 895 feet to a cedar post and the southwest side of Dividing Creek; thence (8) in a southeasterly direction by and with the southwest side of Dividing Creek to a cedar post and the property of Norman Polk; thence (9) South 46 degrees 40 minutes 10 seconds West, 2390.0 feet to a concrete post; thence (10) South 46 degrees 19 minutes 50 seconds East, 277.0 feet to a concrete post; thence (11) South 40 degrees 38 minutes 40 seconds East, 613.39 feet to a concrete post; thence (12) South 59 degrees 27 minutes 20 seconds West, 2046.0 feet to a concrete post and the place of beginning, containing 102.87 acres, accurately laid down and described on a plat entitled "Plat of Property surveyed for Clifford Martin" by G. Oliver Morrell dated October 1968 and recorded among the aforesaid Land Records in Plat Book I.T.P. No. 7, Folio 70.

This property is improved by a two-story dwelling house, broiler houses, farrowing houses, hog houses and machine shed.

The property will be sold subject to all convenants, agreements, conditions, easements, rights-of-way, and restrictions as may appear among the land Records of Somerset County, Maryland, or elsewhere, affecting the same.

DIRECTIONS TO SALE: 3 miles North from Pocomoke on Cokesbury Road.

TERMS OF SALE: A deposit of Five Thousand Dollars ($5,000.00) 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 purchase no later than twenty (20) days after final ratification of the within sale by the Circuit Court for Somerset 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 expense of this sale and the balance, if any, shall be retained by the Assignee as compensation for said sale. Said forefeiture 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 therefore shall be borne by the purchaser. The improvements are being sold in an "as is" condition and without any warranty or representation as to their nature, 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.

H. MICHAEL HICKSON
Banks, Nason & Hickson, P.A.
113 S. Baptist Street
P.O. Box 44
Salisbury, Maryland 21801
Telephone: (301) 546-4644

SH-80-6/22/3t

BOOK 051 PAGE 783

BOOK 651 PAGE 784

H. MICHAEL HICKSON, Assignee For The Purpose of Foreclosure And Collection	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
v.	*	STATE OF MARYLAND
R. EDWARD BEAUCHAMP and CAROL A. BEAUCHAMP Route 1 Pocomoke City, Maryland 21851	*	CIVIL NO. 88-01160
Defendants	*	

****

NOTICE

ORDERED, by the Circuit Court for Somerset County, this 18th day of July, 1988, that the sale of the property mentioned in these proceedings to Ronald Stephen Borgenicht made and reported by H. Michael Hickson, Assignee be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of August 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 18th day of August next.

The Report Of Sale states the amount of the sale to be $102,500.00.

I. Theodore Phoebus

I. Theodore Phoebus, Clerk

S15:B4/1

LAW OFFICES OF
BANKS, NASON,
HICKSON &
SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

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 7/20, 1988, and ending 8/3, 1988 inclusive, in the said Marylander and Herald aforementioned.

Attest: Kim E. Abbey
Publisher.

Printer's Fee: $26.10 per week / $78.36 total

BOOK 051 PAGE 785

H. MICHAEL HICKSON, Assignee
For the Purpose of Foreclosure
and Collection
v.
R. EDWARD BEAUCHAMP
and
CAROL A. BEAUCHAMP
Route 1
Pocomoke City, Maryland 21851
Defendants

****

IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
STATE OF MARYLAND
CIVIL NO. 88-01160

****

NOTICE

ORDERED, by the Circuit Court for Somerset County, this 18th day of July, 1988, that the sale of the property mentioned in these proceedings to Ronald Stephen Borgenicht made and reported by H. Michael Hickson, Assignee by ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of August 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 18th day of August next.

The Report of Sale states the amount of the sale to be $102,500.00.

I. Theodore Phoebus, Clerk

TRUE COPY, TEST:
I. T. Phoebus, Clerk

SH-80-7/20/3t

BOOK 651 PAGE 786

H. MICHAEL HICKSON, Assignee For The Purpose of Foreclosure And Collection	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
v.	*	STATE OF MARYLAND
R. EDWARD BEAUCHAMP and CAROL A. BEAUCHAMP Route 1 Pocomoke City, Maryland 21851	*	CIVIL NO. 88-01160
Defendants	*	

****

FINAL ORDER

ORDERED, by the Circuit Court for Somerset County, this 23rd day of June, 1988, that the sale made and reported by H. Michael Hickson, 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 Notice passed in said cause; and H. Michael Hickson, Assignee For The Purpose of Foreclosure and Collection shall be allowed the usual commissions and such proper expenses as he shall produce vouchers for to the Auditor.

Lloyd L. Hamilton
JUDGE

S15:B4/1

LAW OFFICES OF
BANKS, NASON,
HICKSON &
SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

H. MICHAEL HICKSON. Assignee For the Purpose of Foreclosure and Collection	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
vs.	*	STATE OF MARYLAND
R. EDWARD BEAUCHAMP and CAROL A. BEAUCHAMP Defendants	*	NO. 88CA01160

* * * * * * * * * * *

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		$102,500.00
Interest to Date of Settlement		1,698.65
		104,198.65

Fees, Costs, Expenses, etc.:

I. Theodore Phoebus, costs	$ 265.00	
The Daily Times, Advertising	104.22	
Atlantic Publications		
Advertising	365.04	
Order Nisi	78.36	
Avery W. Hall, Bond	440.00	
Auctioneer's Fee	150.00	
Trustee's Commission	5,275.00	
Certified Mail	8.60	
1984 State and County Taxes	2,717.14	
1985 State and County Taxes	2,623.70	
1986 State and County Taxes	2,513.58	
1987 State and County Taxes	2,394.03	
1988 State and County Taxes	384.09	
Logan C. Widdowson, Auditor	65.00	
Total Fees, Costs, Expenses, etc.	$17,383.96	
Balance to be Distributed		$86,814.69
Mortgage Debt: Principal	$100,735.72	
Interest 4/24/88 to 9/24/88	3,390.48	
Total Mortgage Debt		$104,126.20
Deficit		$ 17,311.51

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

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3000

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:

H. Michael Hickson, Esquire
113 Baptist Street
P.O. Box 44
Salisbury, MD 21801

Carol Beauchamp
213 West Main Street
Salisbury, MD 21801

Edward Beauchamp
Rt. 1, Box 169
Pocomoke City, MD 21851

Date of Filing: September 14, 1988

Logan C. Widdowson, Auditor

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3000

LCW/gjb
9/14/88
88 # 229

No. 88CA01160 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 14th day of September, 19 88 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 26th day of September, 19 88.

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 28th day of September, 19 88 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

L. Theodore Phoebus
CLERK

Rtd.
July 13, 1989

BOOK 051 PAGE 790

Wade D. Ward, Assignee Ex Parte for the purpose of Foreclosure and Collection under power obtained in a mortgage from Watersman's Inn, Inc., a Maryland Corporation, then by assignment to Wade D. Ward for foreclosure and collection	*	IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND CIVIL NO. 87CA0099

* * * * * * * * * * *

Mr. Clerk:

Please docket a case as above and file for foreclosure the orginial mortgage from Watersman's Inn, Inc. to the Eastern Shore National Bank dated May 30, 1986, which mortgage is recorded among the land records of Somerset County, Maryland, in Liber I.T.P. No. 359 folio 220 and a Security Agreement and Financing Statement dated May 30, 1986 and recorded in Liber I.T.P. No. 033 folio 509

Also is enclosed is a military affidavit and a statement of debt.

Please enter the apperance of the undersigned as Solicitor for the Mortgagee

Wade D. Ward
P.O. Box 647
Crisfield, Maryland 21817
Phone: 301-968-1100

FILED

Oct 21 10 56 AM '87

Wade D. Ward, Assignee
Ex Parte for the purpose of
Foreclosure and Collection
under power obtained in a
mortgage from Waterman's Inn,
Inc., a Maryland corporation,
then by assignment to
Wade D. Ward for foreclosure and
collection

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 87CA00919

STATEMENT OF MORTGAGE DEBTS

Second Mortgage dated May 30, 1986 recorded in Liber ITP 359, folio 220	$50,000.00
Amount paid on Principal	666.96
Amount due on Principal as of October 7, 1987	49,333.04
Interest due as of October 7, 1987	2,024.35
Insurance paid by Mortgagee	8,002.30
Total amount due on Second Mortgage	55,904.98
Payoff of First Mortgage dated September 21, 1984 to the Eastern Shore National Bank as of October 7, 1987 (recorded in Liber ITP 347, folio 15)	29,610.28
TOTAL AMOUNT DUE	$88,969.97

STATE OF MARYLAND, Somerset County, to wit:

I HEREBY CERTIFY that on this 21st day of October, 1987, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared James R. Byrd, III, Assistant Vice President of the Eastern Shore National Bank, a U.S. Banking Corporation, Mortgagee, and he made oath in due form of law that the aforegoing is a true statement of the amount of the mortgage claim under the mortgages filed in the said cause, and the said amount is now remaining due and unpaid.

WITNESS my hand and Notarial Seal.

BOOK 051 PAGE 791

Notary Public

My Commission Expires: 7/1/90

Wade D. Ward, Assignee
Ex Parte for the purpose of
Foreclosure and Collection
under power obtained in a
mortgage from Waterman's Inn, Inc.,
a Maryland corporation, then by
assignment to Wade D. Ward for
foreclosure and collection

IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
STATE OF MARYLAND
CIVIL NO. 89CA00919

BOOK 051 PAGE 792

MILITARY AFFIDAVIT

STATE OF MARYLAND, Somerset County, to wit:

I HEREBY CERTIFY that before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared James R. Byrd, III, Assistant Vice President of the Eastern Shore National Bank, a U.S. Banking Corporation, Mortgagee, and he made oath in due form of law that he knows the defendants herein, Kenneth Hopkins, Secretary of Waterman's Inn, Inc. and Patricia Hopkins, President of Waterman's Inn, Inc., and that to the best of his information, knowledge and belief:

1. Said defendants are not in the military service of the United States.

2. Said defendants are not in the military service of any nation allied with the United States.

3. Said defendants have not been ordered to report for induction under the Selective Training and Service Act of 1940 as amended.

4. Said defendants are not a member of the Enlisted Reserve Corps who have been ordered to report for military service.

WITNESS my hand and Notarial Seal this 21st day of October, 1989.

Vera O. Tyler
Notary Public
My Commission Expires: 7/1/90

VERA O. TYLER
NOTARY PUBLIC
SOMERSET CO., MD.

CHATTEL MORTGAGE SECURITY AGREEMENT

IN CONSIDERATION of the indebtedness in the sum of Fifty thousand Dollars ($ 50,000.00) THE EASTERN SHORE NATIONAL BANK , Pocomoke City, Maryland, secured Party, hereinafter called "Mortgagee", and to secure the payment of the same, the undersigned Debtor, hereinafter called "Mortgagor", does hereby grant unto Mortgagee a security interest in, and does hereby bargain and sell to Mortgagee, the following described property and all accessions and additions thereto and proceeds thereof:

Restaurant Equipment (see attached)

Provided, however, that if the Mortgagor pays to the Mortgagee a certain negotiable promissory note of the Mortgagor, and of even date herewith, in the sum above set forth, and makes payments in accordance with the terms thereof and complies with all the other terms and conditions of said note, then this conveyance shall be void, otherwise to remain in full force and effect. The Mortgagor covenants that he is the legal owner of the said property; that said property is in good condition and repair; that same is free and clear of any lien, claim or encumbrance; that said Mortgagor will not part with the possession thereof, nor sell, lease, assign or further encumber the same, nor remove same from the State of Maryland without the written consent of the Mortgagee; and that he will give Mortgagee prompt notice of any change of his residence, or (if a partnership or corporation) of any place of business. If the Mortgagor is in default under any of the terms of the aforesaid note or of this mortgage, or if there should be levy of execution upon the property, or if the Mortgagor or either of them, (or any partner of Mortgagor if a partnership) should die, or any insolvency or bankruptcy proceedings be instituted by or against the Mortgagor, the said note herein secured shall at the option of the Mortgagee become immediately due and payable in full, and the Mortgagee, its assigns or attorneys, shall have the right to take immediate possession of said property wherever same may be, and for that purpose may enter any premises of the Mortgagor, with or without process of law, and search for the same and take possession of said property, or any part thereof. Mortgagee shall have and may exercise at its option, any or all of the rights on default of a secured party under the Uniform Commercial Code or any other applicable law. Mortgagee may require Mortgagor to assemble the said property and make it available to Mortgagee at a place to be designated by Mortgagee which is reasonably convenient to Mortgagee and Mortgagor. Any notice of sale, disposition or other intended action by Mortgagee sent to Mortgagor at the address specified below, or such other address of Mortgagor as may from time to time be shown on Mortgagee's records, at least five days prior to such action, shall constitute reasonable notice to Mortgagor.

Mortgagor agrees to pay all taxes and license fees upon the property hereby mortgaged and all costs of filing this agreement and any financing or other statements required to perfect and continue perfected lender's security interest in mortgaged property, will not use or permit said property to be used contrary to law, will keep said property in good condition, and will keep in force, and pay the premiums therefor, fire, theft, comprehensive and (if a motor vehicle) collision insurance and such other insurance on said property as may be required by Mortgagee in amounts not less than the amount owing hereunder. All policies of insurance shall be delivered to Mortgagee and endorsed so that the proceeds thereof are payable to Mortgagee to the extent of the amount owing hereunder. If Mortgagor fails to obtain such insurance or pay such taxes, Mortgagee may do so for Mortgagor and all expenses and costs so incurred will be added to the indebtedness hereby secured, and paid by the Mortgagor on demand. Mortgagee or its agent shall have the right at all reasonable times and hours to inspect the property hereby mortgaged and to enter the premises of Mortgagor for the purpose of so doing.

Waiver of any default hereunder shall not constitute waiver of any subsequent default.

If there be more than one Mortgagor hereunder, their obligations shall be joint and several. Whenever used herein the masculine gender shall include the feminine or the neuter; and the singular shall include the plural, as the context may require.

WITNESS the signature of the Undersigned Mortgagor, this 30 day of May, 19 86

WITNESS:

James R Burke

WATERMEN'S INN, INC.

Street

(City or County, and State)

BOOK 051 PAGE 793

Maryland

Address Claims to:
WESTERN SURETY COMPANY
101 South Phillips Avenue
SIOUX FALLS, SD 57192

Western Surety Company

BOOK 051 PAGE 794

TRUSTEES, MORTGAGEES, ATTORNEYS OR FORECLOSURE BOND

KNOW ALL MEN BY THESE PRESENTS: BOND No. TM- 60157973

That we, Wade D. Ward, 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 Ninety Thousand and No/100 ($90,000.00) DOLLARS,
(NOT VALID IF FILLED IN FOR MORE THAN $1,000,000.00)
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 2nd day of December, 1987.

WHEREAS, the above bounden Wade D. Ward by virtue of the power contained in a mortgage from Watermans Inn Inc. to Eastern Shore National Bank bearing date the 30th day of May, 1986 and recorded among the mortgage records of Somerset County, Maryland in Liber I.T.P. No. 359 Folio 220 and Wade D. Ward 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 covenarts therein contained.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That if the above bounden Wade D. Ward 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

Vera O. Tyler

Wade D. Ward
Principal

Principal

As to Surety

A Jacobson

J Middleton

FILED
Dec 2 3 08 PM '87

WESTERN SURETY COMPANY

By _____
President

Countersigned by _____ Maryland Resident Agent

LIBER NO. ___ FOLIO ___
THEODORE PHOEBUS, CLK. CT.
DEPUTY

1268—10-83

Bond Book 12 Page 93

WESTERN SURETY COMPANY • ONE OF AMERICA'S OLDEST BONDING COMPANIES

Wade D. Ward, Assignee
Ex Parte for the purpose of
Foreclosure and Collection
under power obtained in a
mortgage from Watermen's Inn,
Inc., and then by assignment
to Wade D. Ward for foreclosure
and collection

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 8700919

REPORT OF SALE

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The report of sale of Wade D. Ward, Assignee of the mortgage made and executed by Watermen's Inn, Inc., a Maryland corporation, to the Eastern Shore National Bank, a United States Banking Corporation, dated May 30, 1986 and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 359, folio 220, duly assigned to the undersigned for the purpose of foreclosure and collection, 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 of said mortgage whereby the said mortgage debt has become due and demandable, respectfully represents unto Your Honors:

That after consolidation of said case and after giving bond with security approved by the Clerk of the Court, for the faithful performance of the assignee, as aforesaid, reposed in him by and pursuant to said mortgage and as required by law and after giving twenty days notice of the time, place, manner, and terms of sale by advertisement in the Crisfield Times, once in each consecutive weeks before the day of the sale he did pursuant

to said notice attend on the premises at 9th and Main Streets, Crisfield, Maryland on Friday, December 4, 1987 at 2:00 p.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 the City of Crisfield, Somerset County, State of Maryland, and more particularly described as follows:

PARCEL I: All that lot or parcel of land situate, as aforesaid, and being located on the southwest corner of Main Street and Ninth Street, thence running in a southerly direction a distance of 80 feet, more or less, by and with said Ninth Street; thence running in a southwesterly direction a distance of 16 feet, more or less; thence running in a northerly direction by and with Parcel II below a distance of 80 feet, more or less, to Main Street; thence running in an Easterly direction by and with Main Street a distance of 16 feet, more or less, to the place of beginning.

PARCEL II: All that lot or parcel of land situate, as aforesaid, being located at the northwest corner of Parcel I above located on the southerly side of Main Street; thence running in a southerly direction by and with Parcel I above a distance of 80 feet, more or less; thence in a westerly direction a distance of 30 feet, more or less, to a point; thence in a northerly direction a distance of 80 feet, more or less, to the southerly side of Main Street; thence running by and with Main Street a distance of 30 feet, more or less, to the place of beginning.

THE ABOVE TWO PARCELS of land being the same and all that property conveyed unto Lawrence E. Hancock and Frances P. Hancock, his wife, from Shirley A. Loreman by deed dated January 19, 1979 and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 312, folio 304; and being the same and all that property conveyed unto Watermen's Inn, Inc., a Maryland corporation, from Lawrence E. Hancock and Frances P. Hancock, his wife, by deed dated October 28, 1983 and recorded among the aforesaid Land Records in Liber I.T.P. No. 340, folio 739.

AND BEING SUBJECT to the actual location of the roadbed of Ninth Street; and being subject to a plat prepared by Thomas Dixon etal, said plat dividing the City of Crisfield and filed among the Land Records of Somerset County, Maryland in Liber H.F.L. No. 1, folio 50 et seq.

And the said property was sold to Lawrence E. Hancock and Frances P. Hancock, his wife, them being then and there the highest bidders thereof, at and for the sum of One Hundred Sixteen Thousand Dollars ($116,000.00) and the purchasers have complied with the terms of sale.

Respectfully submitted,

Wade D. Ward

FILED

DEC 4 3 40 PM '87

BOOK 051 PAGE 797

AFFIDAVIT

STATE OF MARYLAND, Somerset County, to wit:

I HEREBY CERTIFY, that on this 4th day of December, 1987, before me, the subscriber, a Notary Public of the State and County, aforesaid, personally appeared Wade D. Ward, Attorney and Assignee of the Foreclosure of Watermen's Inn, Inc., and he made oath in due form of law that the matters and facts contained in the Report of Sale are true and correct to the best of his knowledge, information and belief.

WITNESS my hand and Notarial Seal the day and year as first above written.

Vera O. Tyler
Notary Public

My commission expires: 7/1/90

FILED
DEC 4 3 10 PM '87

Wade D. Ward, Assignee
Ex Parte for the purpose of
Foreclosure and Collection
under power obtained in a
mortgage from Watermen's Inn,
Inc., and then by assignment
to Wade D. Ward for foreclosure
and collection

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 8700919

NOTICE

NOTICE is hereby issued this 4th day of December, 1987, that the sale of the property mentioned in the above mentioned proceedings and reported by Wade D. Ward, Assignee, be ratified and confirmed unless cause to the contrary be shown on or before the 4th day of January, 1988, provided a copy of this Notice be inserted in some newspaper published in this County, once in each of three (3) successive weeks before the 4th day of January, 1988.

The Report of Sale states the amount of sale to be One Hundred Sixteen Thousand Dollars ($116,000.00).

L. Theodore Phoebus
Clerk

FILED

DEC 4 3 43 PM '87

BOOK 051 PAGE 799

BOOK 051 PAGE 800

Wade D. Ward
Attorney At Law
P.O. Box 647
Crisfield, Md. 21817

SALE OF VALUABLE PERSONAL PROPERTY

Under and by virtue of a Security Agreement and properly perfected by the recording of a Financing Statement among the Financing Statement Records of Somerset County, Maryland, the undersigned attorney will offer for sale all tangible personal property, goods, inventory and equipment used in the business known as Watermen's Inn, Inc.

Friday,
December 4, 1987
at
2:30 P.M.

on the premises of Watermen's Inn, Inc. located at Main St. and Ninth St., Crisfield, Maryland.

TERMS OF PAYMENT: Payment in full from the purchasers at the time of Sale.

Additional terms and conditions may be announced at the time of sale.

Wade D. Ward
Attorney
11/18/3x

CRISFIELD, MD. 1-5- 19 88

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 3 weeks beginning with the issue of November 18, 19 87 and ending December 2, 1987.

David Bremer, Editor
~~PUBLISHER~~ THE CRISFIELD TIMES

Wade D. Ward, Assignee
Ex Parte for the purpose of Foreclosure and Collection under power obtained in a mortgage from Watermen's Inn Inc., and then by assignment to Wade D. Ward for foreclosure and collection

IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
STATE OF MARYLAND
CIVIL NO. 8700919

NOTICE

NOTICE is hereby issued this 4th day of December, 1987, that the sale of the property mentioned in the above mentioned proceedings and reported by Wade D. Ward, Assignee, be ratified and confirmed unless cause to the contrary be shown on or before the 4th day of January, 1988, provided a copy of this Notice be inserted in some newspaper published in this County, once in each of three (3) successive weeks before the 4th day of January, 1988.

The Report of Sale states the amount of sale to be One Hundred Sixteen Thousand Dollars ($116,000.00).

I. Theodore Phoebus
Clerk
12/9/3x

CRISFIELD, MD. 1-5- 19 88

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 3 weeks beginning with the issue of December 9, 19 87 and ending December 23, 19 87.

David Bremer, Editor
~~PUBLISHER~~ THE CRISFIELD TIMES

Wade D. Ward
Attorney at Law
P.O. Box 647
Crisfield, Maryland 21817

PUBLIC SALE OF VALUABLE COMMERCIAL PROPERTY

WATERMEN'S INN RESTAURANT
9TH & MAIN STREET
CRISFIELD, MARYLAND

Under and by virtue of the power of sale and authority contained in a mortgage from Watermen's Inn, Inc., a corporation existing under the laws of the State of Maryland, to the Eastern Shore National Bank, a United States Banking Corporation, dated May 20, 1986, and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 359, folio 220 which said mortgage has been duly assigned to the undersigned by the said Eastern Shore National Bank, and duly recorded among the Land Records of Somerset County, Maryland, for the purpose of foreclosure and collection, default having occurred under the conditions of said mortgage, I will sell at public auction on the premises at 9th and Main Street, Crisfield, Maryland on

Friday,
December 4, 1987

at or about the hour of 2:00 P.M., all those lots or parcels of land situate, lying and being in the City of Crisfield, Somerset County, State of Maryland, and more particularly described as follows:

PARCEL I: All that lot or parcel of land situate, as aforesaid, and being located on the southwest corner of Main Street and Ninth Street, thence running in a southerly direction a distance of 80 feet, more or less, by and with said Ninth Street; thence running in a southwesterly direction a distance of 16 feet, more or less; thence running in a northerly direction by and with Parcel II below a distance of 80 feet, more or less, to Main Street; thence running in an Easterly direction by and with Main Street a distance of 16 feet, more or less, to the place of beginning.

PARCEL II: All that lot or parcel of land situate, as aforesaid, being located at the northwest corner of Parcel I above located on the southerly side of Main Street; thence running in a southerly direction by and with Parcel I above a distance of 80 feet, more or less, thence in a westerly direction a distance of 30 feet, more or less, to a point; thence in a northerly direction a distance of 80 feet, more or less, to the southerly side of Main Street; thence running by and with Main Street a distance of 30 feet, more or less, to the place of beginning.

THE ABOVE TWO PARCELS of land being the same and all that property conveyed unto Lawrence E. Hancock and Frances P. Hancock, his wife, from Shirley A. Loreman by deed dated January 19, 1979 and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 312, folio 304; and being the same and all that property conveyed unto Watermen's Inn, Inc., a Maryland corporation, from Lawrence E. Hancock and Frances P. Hancock, his wife, by deed dated October 28, 1983 and recorded among the aforesaid Land Records in Liber I.T.P. No. 340, folio 739.

AND BEING SUBJECT to the actual location of the roadbed of Ninth Street, and being subject to a plat prepared by Thomas Dixon etal, said plat dividing the City of Crisfield and filed among the Land Records of Somerset County, Maryland in Liber H.F.L. No. 1, folio 50 et seq.

TERMS OF SALE: Ten Thousand Dollars ($10,000.00) on day of sale, and the balance to be paid upon final ratification of said sale by the Circuit Court for Somerset County, the unpaid portion to bear interest at the rate of ten per cent (10%) per annum from the date of sale to date of settlement. Taxes, ground rent, and water rent, if any, to be adjusted to date of sale, except that any Agricultural Development Taxes to be paid by purchaser. All other public charges and assessments, payable on an annual basis, including sanitary 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, document preparation and title insurance, if any, shall be borne by the purchaser.

Wade D. Ward
Trustee
11/18/3x

CRISFIELD, MD. 1-5- 19 88

Notice

THIS is to certify that the annexed _____ 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 3 weeks beginning with the issue of November 18, and ending December 2, 19 87.

19 87

David Bremer, Editor
THE CRISFIELD TIMES

BOOK 051 PAGE 801

BOOK 051 PAGE 802

Wade D. Ward, Assignee
Ex Parte for the purpose
of Foreclosure and Collection
under power obtained in a
mortgage from Watermen's Inn,
Inc. and then by assignment to
Wade D. Ward for foreclosure
and collection

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 87CA-00919

FINAL ORDER

ORDERED, by the Circuit Court for Somerset County, Maryland this 5th day of January, 1988 that the sale made and reported by the 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 Notice passed in said cause; and the Attorney and Assignee be allowed the commissions and such proper expenses as he shall produce vouchers for to the Auditor.

Floyd E. Lampkins
Judge

Wade D. Ward, Assignee of a Mortgage from Watermen's Inn, Inc., to Eastern Shore National Bank

Ex Parte

IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
STATE OF MARYLAND
CIVIL NO. 87CA-00919

(D

CLAIM FOR SURPLUS OF PROCEEDS OF SALE

Eastern Shore National Bank, a National banking corporation, by its attorney, Wade D. Ward, pursuant to Rule W 75 of the Maryland Rules of Procedures, claims an interest in the equity of redemption of Watermen's Inn, Inc. in the property filed herein for foreclosure and does hereby apply to this Court to have the surplus of the proceeds of sale, if any, after payment of the first Mortgage of its claim and expenses, paid over to it, or

That the Eastern Shore National Bank has a mortgage which is recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 347, folio 15, executed by Watermen's Inn, Inc., Mortgagor herein, in the amount of $30,000.00 and duly recorded in Liber I.T.P. No. 347, folio 15, with interest from April 23, 1987.

WADE D. WARD
Attorney for Eastern Shore
National Bank
946 West Main Street
Crisfield, Maryland 21817
Phone: (301) 968-1100

BOOK 051 PAGE 803

Wade D. Ward, Assignee of a Mortgage from Watermen's Inn, Inc., to Eastern Shore National Bank	IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND CIVIL NO. 87CA-00919

Ex Parte

ORDER

BOOK 051 PAGE 804

Upon consideration of the Claim for Surplus of Proceeds of Sale filed herein by Eastern Shore National Bank, a National banking corporation, pursuant to Rule W 75, it is this 20th day of January, 1988, by the Circuit Court for Somerset County, Maryland,

ORDERED, that the surplus of the proceeds of the foreclosure sale herein held on December 4, 1987, after payment to the First Mortgage of its claim and expenses be paid Eastern Shore National Bank, as aforesaid, to satisfy the Mortgage from Watermen's Inn, Inc., recorded in Liber I.T.P. No. 347, folio 15, according to the priority of the lien as the same may be determined.

Floyd L. Simpkins
JUDGE

FILED

88 JAN 22 PM 12:33 CLERK

Wade D. Ward, Assignee
of a Mortgage from Watermen's
Inn, Inc., to Eastern Shore
National Bank
Ex Parte

IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
STATE OF MARYLAND
CIVIL NO. 87CA-00919

(2)

CLAIM FOR SURPLUS OF PROCEEDS OF SALE

Lawrence E. Hancock and Frances P. Hancock, his wife, by their attorney, Wade D. Ward, pursuant to Rule W 75 of the Maryland Rules of Procedures, claim an interest in the equity of redemption of Watermen's Inn, Inc. in the property filed herein for foreclosure and do hereby apply to this Court to have the surplus of the proceeds of sale, if any, after payment of the first Mortgage of its claim and expenses, paid over to them, or

That the said Lawrence E. Hancock and Frances P. Hancock, his wife, have a mortgage which is recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 340, folio 746, executed by Watermen's Inn, Inc., Mortgagor herein, in the amount of $47,500.00 and duly recorded in Liber I.T.P. No. 340, folio 746, with interest from April 23, 1987.

BOOK 051 PAGE 805

WADE D. WARD
Attorney for Lawrence E.
Hancock and Frances P.
Hancock, his wife
946 West Main Street
Crisfield, Maryland 21817
Phone: (301) 968-1100

Wade D. Ward, Assignee
of a Mortgage from Watermen's
Inn, Inc., to Eastern Shore
National Bank
Ex Parte

IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
STATE OF MARYLAND
CIVIL NO. 87CA-00919

ORDER

Upon consideration of the Claim for Surplus of Proceeds of Sale filed herein by Lawrence E. Hancock and Frances P. Hancock, his wife, pursuant to Rule W 75, it is this 20th day of January, 1988, by the Circuit Court for Somerset County, Maryland,

ORDERED, that the surplus of the proceeds of the foreclosure sale herein held on December 4, 1987, after payment to the First Mortgage of its claim and expenses be paid Lawrence E. Hancock and Frances P. Hancock, his wife, as aforesaid, to satisfy the Mortgage from Watermen's Inn, Inc., recorded in Liber I.T.P. No. 340, folio 746, according to the priority of the lien as the same may be determined.

Lloyd L. Anspach
JUDGE

Wade D. Ward, Assignee Ex Parte for the purpose of Foreclosure and Collection under power obtained in a mortgage from Waterman's Inn, Inc., a Maryland Corporation, then by assignment to Wade D. Ward for foreclosure and collection	*	IN THE CIRCUIT COURT FOR SOMERSET COUNTY STATE OF MARYLAND NO. 87CA009019

* * * * * * * * * * *

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		$116,000.00
Fees, Costs, Expenses, etc.:		
I. Theodore Phoebus, costs	$ 178.00	
The Crisfield Times	270.90	
Philip Tawes Insurance Agency, Bond	270.00	
Wallace Dashiell, Auctioneer	150.00	
City of Crisfield real estate taxes	1,113.84	
City of Crisfield personal property taxes	209.50	
City of Crisfield water and sewer	349.35	
Philip Mahan real estate taxes	1,462.11	
Philip Mahan personal property taxes	920.33	
Wade D. Ward, Trustees Commission	5,950.00	
Wade D. Ward, Attorney's Fees	100.00	
Logan C. Widdowson, Auditor	65.00	
Total Fees, Costs, Expenses, etc.	$11,039.03	
Balance to be Distributed		$104,960.97
Payoff of First Mortgage to Eastern Shore National Bank as of 10/7/87	$29,610.28	
Balance after First Mortgage		$ 75,350.69
Second Mortgage to Eastern Shore National Bank		
Principal	49,333.04	
Interest to 10/7/87	2,024.35	
Interest 10/8/87 to 5/2/88	3,208.50	
Insurance paid by Mortgagee	8,002.30	
Total Second Mortgage Debt	$62,568.19	
Balance (to be applied to Lawrence Hancock Mortgage)		$ 12,782.50

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

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2000

BOOK 051 PAGE 807

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:

Wade D. Ward, Esquire
946 W. Main Street
P.O. Box 647
Crisfield, MD 21817

Kenneth Hopkins
T/A Waterman's Inn
Crisfield, MD 21817

Logan C. Widdowson

Logan C. Widdowson, Auditor

Date of Filing: April 22, 1988

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3000

LCW/gjb
87CA00919
4/22/88
88 # 222

No. 87CA0019 Chancery Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 22ND day of April, 19 88 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 May, 19 88.

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 October, 19 88 that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.

I. Theodore Phoebus
CLERK

Exd.
July 13, 1989

BOOK 051 PAGE 809

Marva Towns Maddox
Rt. 1, Box 267
Pocomoke, Maryland 21851,

Plaintiff

vs

William James Rolley
Rt. 1, Box 60
Westover, Maryland 21871,

Defendant

Civil Action No. 88-CA-01113

In the Circuit Court for

Somerset County, Maryland

CIVIL 8801113 #
CLRK FEE 60.00 L
APPEAR 10.00 L
SHRF SCVI 15.00 L
SUBTOTAL 105.00
CHECK/MO TL 105.00
#005160 C006 ROO T12:46
05/06/88

BILL OF COMPLAINT FOR PARTITION

Plaintiff, Marva Towns Maddox, by her attorney, R. Patrick Hayman, respectfully represents as follows:

1. That she is Personal Representative of the Estate of Susie Turpin Rolley, deceased.

2. That the parties are brother and sister.

3. That the parties hereto are seized and possessed as tenants in common of the hereinafter described real estate:

ALL those two lots of land in Westover Election District, Somerset County, Maryland, on the North side of the state road leading from Westover to Green Hill, adjoining the lands now or formerly of Erastus Handy and the Campeau lands, known as the Wesley Ballard lot; containing 18 1/8 acres, more or less; being the same premises conveyed from Charles Thomas Ballard, et al. unto William Rowley and Laura Rowley, his wife, both deceased, by deed dated April 14, 1936, and recorded among the Land Records of Somerset County, Maryland, in Liber J.M.T. No. 110, folio 369; and being the same premises conveyed by Susie F.

Rolley, Personal Representative of the Estate of William Rolley, also known as William Rowley, unto Susie F. Rolley and William J. Rolley, as tenants in common, by deed dated December 21, 1979, and recorded as aforesaid in Liber I.T.P. No. 318, folio 450.

4. That the above described property is not susceptible to partition without material loss and injury to the parties entitled to interest therein.

5. That Plaintiff is an adult resident of Pocomoke, Maryland.

6. That Defendant is an adult resident of Westover, Maryland.

Wherefore, Plaintiff prays:

1. That a decree be passed by this Court for the appointment of a Trustee for the sale of the real estate described in the above Bill of Complaint, and a division of the money arising from said sale may be made among the parties according to their respective rights.

2. That Plaintiff may have such other and further relief as her case may require.

Marva Towns Maddox
Marva Towns Maddox

R. Patrick Hayman
Attorney for Plaintiff
Prince William Street
Princess Anne, Md. 21853
Telephone: 651-3271

STATE OF MARYLAND, Somerset County:

I hereby certify that on this 2nd day of May, 1988, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Marva Towns Maddox, the Plaintiff in the above

entitled case, and made oath in due form of law that the matters and facts set forth in the foregoing Bill of Complaint are true and correct to the best of her knowledge, information, and belief.

Witness my hand and Notarial Seal.

Lulu Mae Dye
Notary Public

The Circuit Court for Somerset County

Clerk of the Circuit Court
Court House, P.O. Box 99
Princess Anne, MD 21853

Case No. 88-CA-01113 Civil
Action

WRIT OF SUMMONS

STATE OF MARYLAND, SOMERSET COUNTY, TO WIT:

TO:
Name: WILLIAM JAMES ROLLEY Lake Somerset X service Rd. Low G Lane

Address: Rt. 1, Box 60, Westover, Maryland 21871

County: Somerset

You are hereby summoned to file a written response by pleading or motion in this Court to the attached Complaint filed by Marva Towns Maddox, Rt. 1, Box 267, Pocomoke, (Name and Address)
Maryland 21851

within 30 days after service of this summons upon you.

WITNESS the Honorable Chief Judge of the First Judicial Circuit of Maryland.

Date Issued: May 6, 1988.

S. Theodore Phoebus
CLERK

TO THE PERSON SUMMONED:

1. PERSONAL ATTENDANCE IN COURT ON THE DAY NAMED IS NOT REQUIRED.

2. FAILURE TO FILE A RESPONSE WITHIN THE TIME ALLOWED MAY RESULT IN A JUDGMENT BY DEFAULT OR THE GRANTING OF THE RELIEF SOUGHT AGAINST YOU.

SHERIFF'S RETURN

Served and copy left with William James Rolley 5-15-88 1030 hours

FEE $_____ SHERIFF B. Lewis D/S
2405

NOTE:

1. This summons is effective for service only if served within 60 days after the date it is issued.
2. Proof of service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
4. If this summons is served by private process, Process server shall file a separate affidavit as required by Rule 2-126(a).

BOOK 051 PAGE 813

service Rd near wrongs old place

WDW/jcl

BOOK 051 PAGE 814

MARVA TOWNS MADDOX Plaintiff	*	CIVIL ACTION NO. 88-CA-01113
	*	IN THE CIRCUIT COURT FOR
v.	*	SOMERSET COUNTY
WILLIAM JAMES ROLLEY Defendant	*	STATE OF MARYLAND

* * * * *

ANSWER TO BILL OF
COMPLAINT FOR PARTITION

The Answer of William James Rolley, Defendant, by his attorney, Walter D. Webster, says:

1. That he admits the allegations of parapraphs Nos. 1, 2, 3, 4, 5 and 6.

Answering said Bill of Complaint further, Defendant requests that his attorney, Walter D. Webster, be appointed co-trustee in any decree for the sale of the subject property.

Walter D. Webster
300 West Main Street
Salisbury, Maryland 21801
Telephone: 749-0333

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of May, 1988, a copy of the aforegoing was mailed by regular U.S. mail, postage prepaid, to R. Patrick Hayman, Prince William Street, Princess Anne, Maryland 21853.

Walter D. Webster
Attorney for Defendant

LAW OFFICES
WEBSTER & MOORE, P.A.
P. O. BOX 307
SALISBURY, MD 21801-0307
(301) 749-0333

WDW/jcl

MARVA TOWNS MADDOX
Plaintif

v.

WILLIAM JAMES ROLLEY
Defendant

* CIVIL ACTION NO. 88-CA-01113

* IN THE CIRCUIT COURT FOR

* SOMERSET COUNTY

* STATE OF MARYLAND

* * * * *

JOINT MOTION FOR AMENDMENT TO
CORRECT MISNOMER OF PLAINTIFF

The parties hereto Move for leave to amend the titling of this case by correcting the name of the Plaintiff and say:

1. The Plaintiff in this case is designated as Marva Towns Maddox.

2. The Plaintiff is in fact bringing this suit in her capacity as Personal Representative of the Estate of Susie Turpin Rolley in the Orphan's Court for Somerset County, Maryland.

WHEREFORE, Movants ask leave of this Court to amend the titling of this case by correcting the name of the Plaintiff to read "Marva Towns Maddox, Personal Representative of the Estate of Susie Turpin Rolley."

M.L.E. Parties
Section 11

Md. Rule
2-341(c)(4)

R. Patrick Hayman
Attorney for Plaintiff

Walter D. Webster
Attorney for Defendant

LAW OFFICES
WEBSTER & MOORE, P.A.
P. O. BOX 307
SALISBURY, MD 21801-0307
(301) 749-0333

BOOK 051 PAGE 815

WDW/jcl

BOOK 051 PAGE 816

MARVA TOWNS MADDOX
Plaintif

v.

WILLIAM JAMES ROLLEY
Defendant

* CIVIL ACTION NO. 88-CA-01113

* IN THE CIRCUIT COURT FOR

* SOMERSET COUNTY

* STATE OF MARYLAND

* * * * *

ORDER

ORDERED, this 31 day of May, 1988, by the Court that the name of the Plaintiff is amended and that henceforth the Plaintiff shall be designated as "Marva Towns Maddox, Personal Representative of the Estate of Susie Turpin Rolley."

Lloyd L. Simkins
Judge

LAW OFFICES
WEBSTER & MOORE, P.A.
P. O. BOX 307
SALISBURY, MD 21801-0307
(301) 749-0333

Marva Towns Maddox, Personal Representative of the Estate of Susie Turpin Rolley,

Plaintiff

vs

William James Rolley,

Defendant

Civil Action No. 88-CA-01113

In the Circuit Court for

Somerset County, Maryland

STIPULATION AND WAIVER

It is hereby stipulated by and between the Attorneys for the respective parties to this action, that the notice of taking testimony is hereby waived, and that the requirement that the testimony filed herein shall remain in Court ten days, subject to exception, before the action shall be taken up for hearing, pursuant to Maryland Rule 2-542, be and it is hereby waived.

R. Patrick Hayman
Attorney for Plaintiff

Walter D. Webster
Attorney for Defendant

BOOK 051 PAGE 817

Marva Towns Maddox, Personal Representative of the Estate of Susie Turpin Rolley,

Plaintiff

vs

William James Rolley,

Defendant

Civil Action No. 88-CA-01113

In the Circuit Court for

Somerset County, Maryland

TESTIMONY

I, Logan C. Widdowson, Standing Examiner in this Court, do hereby certify that this cause being at issue and notice having been given me of the desire of the Plaintiff to take testimony in the same, I did meet with the Attorney for the Plaintiff in the office of R. Patrick Hayman, Princess Anne, Maryland, on Wednesday, June 1, 1988, at 1:00 P.M., as the time and place for examining such witnesses as should then be produced before me, at which time I attended. I further certify that the Defendant's Attorney was notified of the taking of said testimony. Therefore, in the presence of the Attorney for the Plaintiff, I proceeded to examine the witnesses in the following manner:

MARVA TOWNS MADDOX, the Plaintiff herein, a witness of lawful age, testifying in her own behalf, after being duly sworn by me, deposes and says:

Q. Please state your name, age, residence, and occupation.
A. My name is Marva Towns Maddox, I am years of age, I reside at Rt. 1, Box 267, Pocomoke, Maryland 21851, and I am employed at Rose's Department Store, in Pocomoke.

Q. How did you acquire an interest in the property referred to in the Bill of Complaint?
A. I am the named Personal Representative of Susie Turpin Rolley, who owned an undivided one-half interest in the property.

Q. Who owns the remaining one-half interest?
A. My brother, William James Rolley.

Q. Is the property subject to partition without material loss to the parties?
A. No Sir.

Q. Has there been any attempt on your part to settle this without putting the property up for sale at public auction?
A. Yes, many times, however no agreement could be reached.

Q. Is the property capable of being physically divided?
A. No, the principal improvement is a single family dwelling not capable of division, nor can there be any equitable division by splitting the improvements from the remainder of the land.

Q. What is the value of the whole property?
A. Mr. I. Theodore Phoebus appraised the property at $36,050.00, a copy of his appraisal is attached hereto. I also had an appraisal of the approximately 7 acres of woodland made by Mr. Randall L. Miller, whose evaluation was $3,370.00, see copy of his appraisal also.

COURT'S QUESTION:
A. No Sir.

Marva Towns Maddox
Marva Towns Maddox

Logan C. Widdowson,
Standing Examiner

R. PATRICK HAYMAN, a witness of lawful age, testifying on behalf of the Plaintiff, after being duly sworn by me, deposes and says:

Q. Please state your name, age, residence, and occupation.
A. My name is R. Patrick Hayman, I am 49 years of age, I reside at Princess Anne, Maryland, and I am an Attorney.

Q. Do you represent the Plaintiff in this matter?
A. Yes I do.

Q. Did you inquire from the Land Records and otherwise to ascertain the ownership of the land in question?
A. Yes, I found the land was owned by Susie Turpin Rolley, the deceased, and William James Rolley, the Defendant.

COURT'S QUESTION:
A. No Sir.

Logan C. Widdowson,
Standing Examiner

R. Patrick Hayman

There being no further witnesses produced to me, I then and there, at the request of the Attorney for the Plaintiff, 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 were paid by the Plaintiff.

GIVEN UNDER MY HAND AND SEAL THIS 1st day of June, 1988.

Logan C. Widdowson,
Standing Examiner

APPRAISAL

SUSIE F. ROLLEY ESTATE

LOT NO. 1:

LOCATION:	in Westover Election District of Somerset County, Maryland, lying on the South Side of U.S. Route 13, and being a parcel of land 3/10 of an acre, more or less, and being the same land conveyed to William and Susie Rolley from William L. Shreeves, etux, by deed dated August 31, 1972, and recorded in Liber 268, Folio 85, etc.	
Land:	3/10 acre of land	$2,000.00

TOTAL LAND - LOT NO. 1.....$2,000.00

LOT NO. 2:	in Westover Election District of Somerset County, Maryland, lying on the South Side of U.S. Route 13, and being a parcel of land 1/2 of an acre, more or less, and being the same land conveyed to William and Susie Rolley from Amelia Cottman Bell, et vir, by deed dated MArch 23, 1946, and recorded in Liber 135, Folio 435, etc.	
LAND:	1/2 acre of land	$3,000.00

TOTAL LAND - LOT NO. 2.....$3,000.00

LOT NO. 3:

LOCATION:	in Westover Election District of Somerset County, Maryland, lying on the south Side of U.S. Route 13 (but not abutting thereon), and being a parcel of land, with improvements thereon, 18.125 acres, more or less, and being the same land conveyed to William J. and Susie F. Rolley from William Rolley Estate, etal by deed dated December 21, 1979, and recorded in Liber 318, Folio 450, etc.	
Land:	1 acre homesite, 2 acres of Class A, 8.125 acres of Class C and 7 acres of wooded land	$10,000.00
IMPROVEMENTS:	Residence, implement shed, misc. other buildings of little or no value	21,050.00

TOTAL LAND AND IMPROVEMENTS - LOT NO. 3.....$31,050.00

TOTAL APPRAISED VALUE ALL PROPERTY AND IMPROVEMENTS.....$36,050.00

Timber Appraisal

BOOK 051 PAGE 822

To - Mr. Patrick Hayman

Princess Anne, Md.

By - Randall L. Miller

PO Box 585

Salisbury, Md. 21801

Date - Dec. 1, 1986

Area - Approximately 7 acres

Location - Susie Rolley Place on Rt. 13 near Curtis Chapel Road, Somerset County, Md.

Method of Appraisal - 100% cruise of trees.

Results - Estimated Volume and Number of Trees

Pine ----------	26,596 board feet --------	115 trees
Hardwoods ---------	5,952 board feet --------	39 trees

Evaluation - $3,370.00

Randall L. Miller

Encl. Sketch

Marva Towns Maddox, Personal Representative of the Estate of Susie Turpin Rolley,

Plaintiff

vs

William James Rolley,

Defendant

Civil Action No. 88-CA-01113

In the Circuit Court for

Somerset County, Maryland

ORDER OF COURT

Upon the Bill Of Complaint For Partition and Answer consenting to sale filed in this cause, it is this 9th day of May, 1988, by the Circuit Court for Somerset County, Maryland, ORDERED that R. Patrick Hayman, Esq. and Walter D. Webster, Esq. be and they are hereby appointed Trustees to sell the real estate referred to in the Bill Of Complaint, at public auction, after having given notice thereof as required by Rule of Court, and they shall promptly thereafter file a report of said sale in this Court, provided they shall prior to sale file an approved bond herein in the amount of $ 40,000.00.

Lloyd L. Griffin
Judge

BOOK 051 PAGE 823

Maryland

Western Surety Company

BOOK 051 PAGE 824

TRUSTEES, MORTGAGEES, ATTORNEYS OR FORECLOSURE BOND

KNOW ALL MEN BY THESE PRESENTS: BOND No. 60027033

That we, R. Patrick Hayman and Walter D. Webster, 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 Forty Thousand and no/100 ($40,000.) 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 14Th day of June, 19 88.

WHEREAS, the above bounden R. Patrick Hayman and Walter D. Webster

by virtue of the power contained in a mortgage from The Estate Of Susie Turpin Rolley

to _____

bearing date the _____ day of _____ and recorded among

the mortgage records of Somerset County, Maryland

in Liber 88 CA 01113 No. _____ Folio _____

and R. Patrick Hayman and Walter D. Webster

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. Patrick Hayman and Walter D. Webster

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

Bond Book 12 - Page 183

As to Principal

Lolvrue Dize

Lulu Mae Dize

As to Surety

A Vieson

K Stoopes

R. Patrick Hayman Principal

Walter D Webster Principal

WESTERN SURETY COMPANY

By Joe Kirby
President

Countersigned by Marylou King Maryland Resident Agent

APPROVED AS PER

L Theodore Phoebus CLERK

FILED

JUN 22 9 51 AM '88

RECORDED IN
LIBER NO ____ FOLIO ____
THEODORE PHOEBUS, CLK. CT. CT.
____ DEPUTY

1268—5-81

WESTERN SURETY COMPANY • ONE OF AMERICA'S OLDEST BONDING COMPANIES

Marva Towns Maddox, Personal Representative of the Estate of Susie Turpin Rolley,

Plaintiff

vs

William James Rolley,

Defendant

Civil Action No. 88-CA-01113

In the Circuit Court for

Somerset County, Maryland

REPORT OF SALE

The report of R. Patrick Hayman and Walter D. Webster, Trustees appointed by this Court by Order dated May 9, 1988, 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 Somerset Herald, a weekly newspaper published in the Town of Princess Anne, Somerset County, Maryland, for three weeks before the date of sale, and having published in the Daily Times on Sunday, July 10, 1988, they did, pursuant to said notices, attend at the steps of the Courthouse, in Princess Anne, Maryland, on the 15th day of July, 1988, at 2:00 P.M. of said day, and then and there proceeded to sell the property described in said advertisements, to wit:

ALL those two lots of land in Westover Election District, Somerset County, Maryland, on the North side of the state road leading from Westover to Green Hill, adjoining the lands now or formerly of Erastus Handy and the Campeau lands, known as the Wesley Ballard lot; containing

88 JUL 22 AM 10:55

BOOK 051 PAGE 825

18 1/8 acres, more or less; being the same premises conveyed from Charles Thomas Ballard, et al. unto William Rowley and Laura Rowley, his wife, both deceased, by deed dated April 4, 1936, and recorded among the Land Records of Somerset County, Maryland, in Liber J.M.T. No. 110, folio 369; and being the same premises conveyed by Susie F. Rolley, Personal Representative of the Estate of William Rolley, also known as William Rowley, unto Susie F. Rolley and William J. Rolley, as tenants in common, by deed dated December 21, 1979, and recorded as aforesaid in Liber I.T.P. No. 318, folio 450.

And sold the same to Alma Louise Gregg for $40,000.00, she being then and there the highest bidder therefor, and the purchaser has complied with the terms of the sale.

R. Patrick Hayman

Walter D. Webster,
Trustees

STATE OF MARYLAND, Somerset County:

I hereby certify that on this 15th day of July, 1988, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared R. Patrick Hayman and Walter D. Webster, Trustees named in the foregoing Report of Sale, and 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.

Witness my hand and Notarial Seal.

Notary Public

Marva Towns Maddox, Personal Representative of the Estate of Susie Turpin Rolley,

Plaintiff

vs

William James Rolley,

Defendant

Civil Action No. 88-CA-01113

In the Circuit Court for

Somerset County, Maryland

PURCHASER'S AFFIDAVIT

STATE OF MARYLAND, Somerset County:

I hereby certify that on this 15th day of July, 1988, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Alma Louise Gregg, she being the purchaser of the real estate in the above entitled proceeding, and made oath in due form of law as follows:

1.. That in making said purchase she was not acting as agent for anyone but herself.

2. That other interest in said purchase as principal is none.

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

As witness my hand and seal.

Lulu Mae Dezi

Notary Public

88' 4A ss 01 22 Jul

BOOK 051 PAGE 827

BOOK 051 PAGE 828

Marva Towns Maddox, Personal Representative of the Estate of Susie Turpin Rolley,

Plaintiff

vs

William James Rolley,

Defendant

Civil Action No. 88-CA-01113

In the Circuit Court for

Somerset County, Maryland

NOTICE

ORDERED that the sale of the property mentioned in these proceedings be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of August, 1988, provided a copy of this Order be inserted in some weekly newspaper published in Somerset County, once in each of three consecutive weeks, before the 26th day of August, 1988.

The report states the amount of sale to be $40,000.00.

Dated: July 22, 1988.

I. Theodore Phoebus, Clerk

FILED

JUL 27 11 25 AM '88

CERTIFICATE OF PUBLICATION

Salisbury, Md..July.12,. 1988 . . .

We hereby certify that the annexed. .Trustees. Sale. - Civil .Action. .

. . No. 88-CA-01113 Wesley Ballard Lot. . . was published in

THE DAILY TIMES on. . July 10, 1988 . . . . . .

. . . . . Brenda Wagner

Thomson Newspapers, Inc.
Publishers of The Daily Times

R. Patrick Hayman
Attorney At Law
Princess Anne, Maryland 21853, and

Walter D. Webster, Esq.
Attorney At Law
Salisbury, Maryland 21801

TRUSTEES' SALE
OF VALUABLE REAL ESTATE
Situate in Westover Election District
Somerset County, Maryland

Under and by virtue of an Order of the Circuit Court for Somerset County, Maryland, in Civil Action No. 88-CA-01113, where in R. Patrick Hayman and Walter D. Webster were appointed Trustees to sell the hereinafter described land; we hereby give notice that we will on

FRIDAY, JULY 15, 1988
At 2:00 P.M.
At the Courthouse Door
Princess Anne, Maryland

offer for sale at public auction to the highest bidder therefor, the following described property:

ALL those two lots of land in Westover Election District, Somerset County, Maryland, on the North side of the state road leading from Westover to Green Hill, adjoining the lands now or formerly of Erastus Handy and the Campeau lands, known as the Wesley Ballard lot; containing 18⅛ acres, more or less; being the same premises conveyed from Charles Thomas Ballard, et al. unto William Rowley and Laura Rowley, his wife, both deceased, by deed dated April 4, 1936, and recorded among the Land Records of Somerset County, Maryland, in Liber J.M.T. No. 110, folio 369; and being the same premises conveyed by Susie F. Rolley, Personal Representative of the Estate of William Rolley, also known as William Rowley, unto Susie F. Rolley and William J. Rolley, as tenants in common, by deed December 21, 1979, and recorded as aforesaid in Liber I.T.P. No. 318, folio 450.

The above property consists of 1 acre homesite, 2 acres of Class A, 8.125 acres of Class C, and 7 acres of wooded land.

Terms of Sale: 10% cash on day of sale, balance upon ratification of the sale. The credit portion to bear interest from the date of sale until settlement at the rate of 10%. All title papers, revenue stamps, and other closing costs at the expense of the purchaser. Taxes to be adjusted to the date of sale.

R. Patrick Hayman and
Walter D. Webster,
Trustees

AS7/10

BOOK 051 PAGE 830

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 6/29 1988, and ending 7/13, 1988 inclusive, in the said Marylander and Herald aforementioned.

Attest: Kim E Abbey
Publisher.

Printer's Fee: $ 44.00 per week $ 132.00 total

R. PATRICK HAYMAN
Attorney At Law
Princess Anne, Maryland 21853
and
WALTER D. WEBSTER, ESQ.
Attorney At Law
Salisbury, Maryland 21801

TRUSTEES' SALE OF VALUABLE REAL ESTATE

Situate in
Westover Election District
Somerset County, Maryland

****

Under and by virtue of an Order of the Circuit Court for Somerset County, Maryland, in Civil Action No. 88-CA-01113, wherein R. Patrick Hayman and Walter D. Webster were appointed Trustees to sell the hereinafter described land, we hereby given notice that we will on

FRIDAY, JULY 15, 1988
At 2:00 P.M.
At the Courthouse Door
Princess Anne, Maryland

offer for sale at public auction to the highest bidder therefore, the following described property:

ALL those two lots of land in Westover Election District, Somerset County, Maryland, on the North side of the state road leading from Westover to Green Hill, adjoining the lands now or formerly of Erastus Handy and the Campeau lands, known as the Wesley Ballard lot; containing 18 1/8 acres, more or less; being the same premises conveyed from Charles Thomas Ballard, et al. unto William Rowley and Laura Rowley, his wife, both deceased, by deed dated April 4, 1936, and recorded among the Land Records of Somerset County, Maryland, in Liber J.M.T. No. 110, folio 369; and being the same premises conveyed by Susie P. Rolley, Personal Representative of the Estate of William Rolley, also known as William Rowley, unto Susie P. Rolley and William J. Rolley, as tenants in common, by deed dated December 21, 1979, and recorded as aforesaid in Liber I.T.P. No. 318, folio 450.

The above property consists of 1 acre homesite, 2 acres of Class A, 8.125 acres of Class C, and 7 acres of wooded land.

TERMS OF SALE: 20% cash on day of sale, balance upon ratification of the sale. The credit portion to bear interest from the date of sale until settlement at the rate of 10%. All title papers, revenue stamps, and other closing costs at the expense of the purchaser. Taxes to the adjusted to the estate of sale.

R. Patrick Hayman and
Walter D. Webster
TRUSTEES

SH-80-6/29/3t.

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 enclosed notice has been published for 3 successive weeks, commencing 8/3, 1988, and ending 8/17, 1988 inclusive, in the said Marylander and Herald aforementioned.

Attest: Kim E. Abbey
Publisher.

Printer's Fee: $ 23.37 per week | $70.11 total

Marva Towns Maddox,
Personal Representative of the
Estate of Susie Turpin Rolley,
PLAINTIFF

vs

William James Rolley,
DEFENDANT

****

CIVIL ACTION NO. 88-CA-01113
IN THE CIRCUIT COURT FOR
SOMERSET COUNTY, MARYLAND

****

NOTICE

ORDERED that the sale of the property mentioned in these proceedings be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of August, 1988, provided a copy of this Order be inserted in some weekly newspaper published in Somerset County, once in each of three consecutive weeks, before the 26th day of August, 1988.

The report states the amount of sale to be $40,000.00.

DATED: July 27, 1988
I. Theodore Phoebus, Clerk

TRUE COPY, TEST:
I. Theodore Phoebus, Clerk SH-80-8/3/3t

BOOK 051 PAGE 831

BOOK 051 PAGE 832

Marva Towns Maddox, Personal Representative of the Estate of Susie Turpin Rolley,

Plaintiff

vs

William James Rolley,

Defendant

Civil Action No. 88-CA-01113

In the Circuit Court for

Somerset County, Maryland

FINAL ORDER

ORDERED by this Court this 30 th day of August, 1988, that the sale made and reported by the Trustees be and the same is hereby ratified and confirmed, no cause to the contrary having been shown.

Lloyd L. Simpkins

Judge

MARVA TOWNS MADDOX
Rt. 1, Box 267
Pocomoke, Maryland 21851
Plaintiff

vs.

WILLIAM JAMES ROLLEY
Rt. 1, Box 60
Westover, MD 21871
Defendant

* IN THE CIRCUIT COURT

* FOR SOMERSET COUNTY

* STATE OF MARYLAND

* NO. 88CA01113

* * * * * * * * * * * *

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		$40,000.00
Fees, Costs, Expenses, etc.:		
I. Theodore Phoebus, costs	$ 217.00	
Atlantic Publications		
Advertising	132.00	
Order Nisi	70.11	
The Daily Times, Advertising	165.20	
Henderson, Elliott & Pryor, Bond	120.00	
Wallace Dashiell, Auctioneer	200.00	
R. Patrick Hayman,		
Trustees Commission	1,075.00	
Walter D. Webster, Trustees		
Commission	1,075.00	
Logan C. Widdowson, Auditor	65.00	
Logan C. Widdowson, Testimony	25.00	
Total Fees, Costs, Expenses, etc.	$3,144.31	
Balance to be Distributed		$36,855.69

To be distributed to the parties as their interest may appear.

ALL EXCEPTIONS to said report must be filed within ten 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:

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3600

BOOK 051 PAGE 833

R. Patrick Hayman, Esquire
Prince William Street
Princess Anne, MD 21853

Walter D. Webster, Esquire
P.O. Box 307
Salisbury, MD 21801

Marva Towns Maddox
Rt. 1, Box 267
Pocomoke City, MD 21851

William James Rolley
Rt. 1, Box 60
Westover, MD 21871

Logan C. Widdowson, Auditor

Date of Filing: September 14, 1988

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2500

LCW/gjb
9/14/88
88 # 228

No. 88CA01216 Civil Action
~~Chancery Case~~

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 14th *day of* September, 19 88 *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* 26th *day of* September, 19 88.

L. Theodore 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 5th *day of* October, 19 88 *that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.*

L. Theodore Phelps
CLERK

Rtd.
July 13, 1989

651 836

H. MICHAEL HICKSON, Assignee For The Purpose Of Foreclosure And Collection	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
v.	*	STATE OF MARYLAND
ANDERS RANDRUP, III and BEVERLY A. RANDRUP, his wife Rt. 2, Box 24C Princess Anne, MD 21853	*	CIVIL NO. SSC 20119
Defendants	*	

* * * * * * *

ORDER TO DOCKET SUIT

MR. CLERK:

Please docket this case as above and file for foreclosure the attached Mortgage from R. Edward Beauchamp and Carol A. Beauchamp, his wife, to The Federal Land Bank Of Baltimore, dated December 13, 1985 and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 355, Folio 859. Please also file the enclosed copy of the Assignment Of Mortgage dated July 8, 1988 and recorded or intended to be recorded among the Land Records of Somerset County, Maryland, on July 14, 1988 from The Federal Land Bank Of Baltimore to H. Michael Hickson, Assignee.

H. MICHAEL HICKSON, Assignee For The Purpose Of Foreclosure And Collection

JOHN R. SULLIVAN

BANKS, NASON, HICKSON & SULLIVAN, P.A.
113 S. Baptist Street
P.O. Box 44
Salisbury, MD 21801
Telephone: (301) 546-4644
Attorneys for Assignee

S:FLBB10/h

FILED
88 JUL 21 A 11:49

LAW OFFICES OF
BANKS, NASON,
HICKSON &
SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

H. MICHAEL HICKSON, Assignee For The Purpose Of Foreclosure And Collection *

v. *

ANDERS RANDRUP, III and BEVERLY A. RANDRUP, his wife Rt. 2, Box 24C Princess Anne, MD 21853 *

Defendants *

IN THE CIRCUIT COURT

FOR SOMERSET COUNTY

STATE OF MARYLAND

CIVIL NO. 88CA01191

* * * * * * *

STATEMENT OF INDEBTEDNESS

Balance due on principal of Mortgage from Anders Randrup, III and Beverly A. Randrup, his wife, to The Federal Land Bank Of Baltimore, dated December 13, 1985, and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P. No. 355, Folio 859 is Seventy-Three Thousand Five Hundred and Fifty-Four Dollars and Fifty-Nine Cents ($73,554.59) as of June 13, 1988, with per diem interest thereafter of Twenty-Eight Dollars and Sixty-Five Cents ($28.65) as well as late charges that may accrue after said date plus attorneys fees and other costs as provided for in said Mortgage.

H. MICHAEL HICKSON, Assignee For The Purpose Of Foreclosure And Collection

JOHN R. SULLIVAN

BANKS, NASON, HICKSON & SULLIVAN, P.A.
113 S. Baptist Street
P.O. Box 44
Salisbury, MD 21801
Telephone: (301) 546-4644
Attorneys for Assignee

LAW OFFICES OF
BANKS, NASON,
HICKSON &
SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

88 JUL 21 A 9:55

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT: BOOK 651 PAGE 833

On this 14th day of July, 1988, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared H. MICHAEL HICKSON, who acknowledged himself to be the Assignee For Fhe Furpose Of Foreclosure And Aollection of a certain Mortgage dated December 13, 1985 and recorded among the Land Records of Somerset County, Maryland in Liber I.T.P. No. 355, Folio 859, and made oath in due form of law that the above Statement 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 Defendants 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.

Melanie L. Stefursky
NOTARY PUBLIC
My Commission Expires: 7/1/90

MELANIE L. STEFURSKY NOTARY PUBLIC WICOMICO CO.

S:FLBB11/h

LAW OFFICES OF
BANKS, NASON,
HICKSON &
SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

FILED
88 JUL 21 A 11:49
RECORDED IN LIBER ____ FOLIO ____

The Ohio Casualty Insurance Company

HAMILTON, OHIO

BOND NO. 2-751-166

IN THE CIRCUIT COURT FOR SOMERSET COUNTY, MARYLAND

H. MICHAEL HICKSON, ASSIGNEE FOR THE PURPOSE OF FORECLOSURE & COLLECTION OF A CERTAIN MORTGAGE TO FEDERAL LAND BANK OF BALTIMORE Plaintiff

vs.

ANDERS RANDRUP, III & BEVERLY A. RANDRUP
Rt. 2, Box 24C
Princess Anne, Maryland 21853
Defendant

~~EQUITY~~ # 88-CA-01191 (Civil)

FORECLOSURE BOND

KNOW ALL MEN BY THESE PRESENTS:

That ~~We~~, I, H. MICHAEL HICKSON, ASSIGNEE as Principal and The Ohio Casualty Insurance Company, a body corporate, duly incorporated under the laws of the State of Ohio and duly authorized to transact a surety 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 Eighty-Five Thousand and 00/100 -----($ 85,000.00 ---------) 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 14th day of July in the year of our Lord One Thousand Nine Hundred and eighty-eight.

Whereas, the above bounden H. MICHAEL HICKSON, ASSIGNEE by virtue of the power contained in a mortgage--~~deed of trust~~ from ANDERS & BEVERLY A. RANDRUP, III to Federal Land Bank of Baltimore bearing date the 13th day of December, 1985 and recorded among the mortgage--~~deed of trust~~ records of Somerset County, Maryland in Liber No. I.T.P. 355 folio 859 and H. MICHAEL HICKSON, ASSIGNEE is/~~are~~ 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 H. MICHAEL HICKSON, 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 remain in full force and virtue in law.

In Testimony Whereof, the above bounden H. MICHAEL HICKSON, ASSIGNEE has hereto set his hand and Seal 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:

H. MICHAEL HICKSON (SEAL)

(SEAL)

As to Surety:
Brenda H. Moore

THE OHIO CASUALTY INSURANCE COMPANY

By: Geraldine H. Brimer
Geraldine H. Brimer, Attorney-in-Fact
AVERY W. HALL INSURANCE AGENCY, INC.
P. O. Box 2317, Salisbury, Md. 21601

THE WITHIN BOND APPROVED.
S-4753 PER: L. Thurlow Phoebus CLERK.

Bond Book No. 12, Page 212

BOOK 051 PAGE 839

Bond Book No 12. Page 213

CERTIFIED COPY OF POWER OF ATTORNEY

THE OHIO CASUALTY INSURANCE COMPANY

HOME OFFICE, HAMILTON, OHIO

ENOX 10-342 831 PAGE 840

Know All Men by These Presents: That THE OHIO CASUALTY INSURANCE COMPANY, in pursuance of authority granted by Article VI, Section 7 of the By-Laws of said Company does hereby nominate, constitute and appoint:

Geraldine H. Brimer - of Salisbury, Maryland - - - -

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, UNDERTAKINGS, and RECOGNIZANCES, not exceeding in any single instance

TWO HUNDRED FIFTY THOUSAND - - - - - - - - - - - - - - - - - - ($ 250,000.00 - -) Dollars, excluding, however, any bond(s) or undertaking(s) guaranteeing the payment of notes and interest thereon

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 Hamilton, Ohio, in their own proper persons.

The authority granted hereunder supersedes any previous authority heretofore granted the above named attorney(s)-in-fact.

SEAL

In WITNESS WHEREOF, the undersigned, officer of the said The Ohio Casualty Insurance Company has hereunto subscribed his name and affixed the Corporate Seal of the said The Ohio Casualty Insurance Company this 11th day of January 19 82.

.....

Assistant Secretary

STATE OF OHIO, COUNTY OF BUTLER } SS.

On this 11th day of January A. D. 19 82 before the subscriber, a Notary Public of the State of Ohio, in and for the County of Butler, duly commissioned and qualified, came Richard T. Hoffman, Assistant Secretary - of THE OHIO CASUALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn deposeth and saith, that he is the officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporation.

NOTARIAL SEAL BUTLER COUNTY, OHIO

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

.....

Notary Public in and for County of Butler, State of Ohio

My Commission expires December 24, 1986.

This power of attorney is granted under and by authority of Article VI, Section 7 of the By-Laws of the Company, adopted by its directors on April 2, 1954, extracts from which read:

"ARTICLE VI"

"Section 7. **Appointment of Attorney-in-Fact, etc.** The chairman of the board, the president, any vice-president, the secretary or any assistant secretary shall be and is hereby vested with full power and authority to appoint attorneys-in-fact for the purpose of signing the name of the Company as surety to, and to execute, attach the corporate seal, acknowledge and deliver any and all bonds, recognizances, stipulations, undertakings or other instruments of suretyship and policies of insurance to be given in favor of any individual, firm, corporation, or the official representative thereof, or to any county or state, or any official board or boards of county or state, or the United States of America, or to any other political subdivision."

This instrument is signed and sealed by facsimile as authorized by the following Resolution adopted by the directors of the Company on May 27, 1970:

"RESOLVED that the signature of any officer of the Company authorized by Article VI Section 7 of the by-laws to appoint attorneys in fact, the signature of the Secretary or any Assistant Secretary certifying to the correctness of any copy of a power of attorney and the seal of the Company may be affixed by facsimile to any power of attorney or copy thereof issued on behalf of the Company. Such signatures and seal are hereby adopted by the Company as original signatures and seal, to be valid and binding upon the Company with the same force and effect as though manually affixed."

FILED

JUL 27 8 31 AM '88

CERTIFICATE

I, the undersigned Assistant Secretary of The Ohio Casualty Insurance Company, do hereby certify that the foregoing power of attorney, Article VI Section 7 of the by-laws of the Company and the above Resolution of its Board of Directors are true and correct copies and are in full force and effect on this date.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Company this 14th day of July A.D., 19 88

ORDER NO. ____ FOLIO ____
THEODORE PHOEBUS, CLK. CT. CT.
BY ... DEPUTY

SEAL

Assistant Secretary

B-4300-C 12-80-3M

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 7/27, 1988, and ending 8/10, 1988 inclusive, in the said Marylander and Herald aforementioned.

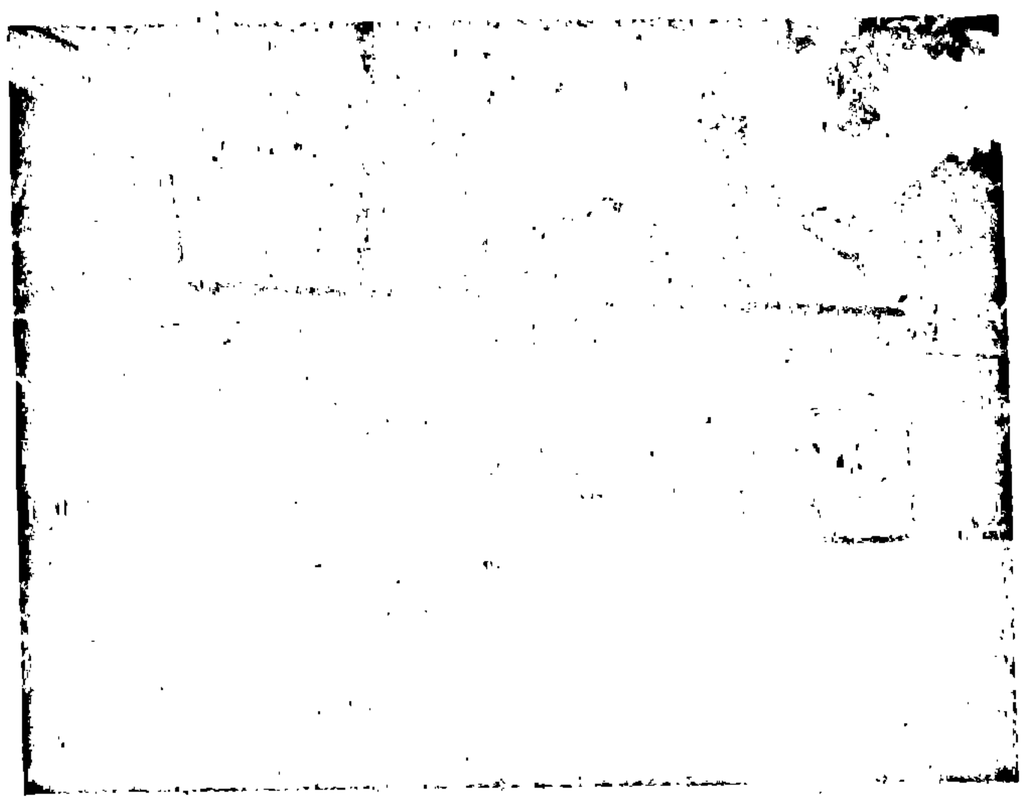
Attest: Kim Abbey.
Publisher.

Printer's Fee: $81.12 per week | $243.36 total

BOOK 051 PAGE 841

BANKS, NASON, HICKSON & SULLIVAN, P.A.
113 S. Baptist Street
Salisbury, Maryland 21801

ASSIGNEE'S SALE
OF EXTREMELY VALUABLE PROPERTY
Route 2, Box 24 C, Princess Anne
Somerset County, Maryland



Under and by virtue of the power of sale contained in a Mortgage from Anders Randrup, III and Beverly A. Randrup, dated December 13, 1985, and recorded among the land Records of Somerset County, Maryland, in Liber I.T.P. No. 355, Folio 859, which said Mortgage was duly assigned, pursuant to an Assignment of Mortgage dated July 8, 1988 and recorded among the Land Records of Somerset County, Maryland, in Liber I.T.P., No. 375, Folio 464, to the undersigned Assignee for the purpose of foreclosure and collection, default having occurred therein, said Assignee will offer for sale, at public auction, at the Court House steps the hereinafter described property, on

FRIDAY, AUGUST 12, 1988
at or about the hour of 10:00 a.m.

ALL that tract or parcel of land situate in East Princess Anne Election District, Somerset County, Maryland, lying back from the north side of State Route 388 leading from Princess Anne to West Post Office, and more particularly described as follows: Beginning at the end of a ditch on the east side of a private road leading from said state road to the dwelling house on said property, thence by and with the middle of said ditch South 67 1/2 degrees East 47 poles and 9 links to the Waters land, thence with said Waters land and ditch, South 19 1/2 degrees West 31 1/2 poles and 8 links to a ditch, thence with said ditch North 69 1/2 degrees West 48 3/4 poles to the aforesaid private road, thence by and with the east side of the private road North 22 1/2 degrees East 31 3/4 poles to the place of beginning, containing ten (10) acres of land, more or less, EXCEPTING, from said land so much thereof as was conveyed unto the County Commissioners of Somerset County by Franklin W. Pusey and Helen C. Pusey, his wife, by Deed dated December 22, 1964 and recorded among the aforesaid Land Records in Liber I.T.P. No. 224, Folio 519.

This property is improved by a custom built, 1910 square foot, vinyl sided home, a shed, and two broilers houses.

The property will be sold subject to all convenants, agreements, conditions, easements, rights-of-way, and restrictions as may appear among the Land Records of Somerset County, Maryland, or elsewhere, affecting the same.

DIRECTIONS TO PROPERTY: From Princess Anne, approximately 1 mile east on West Post Office Road to Tom Michaels Road. Go North (left) on Tom Michaels Road, approximately 1/3 mile. Property is on east (right) side on Tom Michaels Road.

TERMS OF SALE: A deposit of Five Thousand dollars ($5,000.00) 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 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 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 therefore shall be borne by the purchaser. The improvements are being sold in an "as is" condition and without any warranty or representation as to their nature, 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 successfully bidder at the time of the ratification of the sale.

Inquiries regarding the subject sale should be directed to Joel Boren or Howard Pruitt at Phone # 742-7191.

H. MICHAEL HICKSON
BANKS, NASON, HICKSON & SULLIVAN, P.A.
113 S. Baptist Street
P.O. Box 44
Salisbury, MD 21801
Telephone: (301) 546-4644

SH-80-7/27/3t

H. MICHAEL HICKSON, Assignee For The Purpose of Foreclosure And Collection	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
v.	*	STATE OF MARYLAND
ANDERS RANDRUP, III and BEVERLY A. RANDRUP, his wife Rt. 2, Box 24C Princess Anne, Maryland 21853	*	CIVIL NO. 88CV-01191
Defendants	*	

* * * * * * *

REPORT OF SALE

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The report of H. Michael Hickson, Assignee for the Purpose of Foreclosure and Collection being duly authorized under and by virtue of a Mortgage from Anders Randrup, III and Beverly A. Randrup, his wife to The Federal Land Bank of Baltimore, having given bond, with security, for the faithful discharge of the trust, and having given proper notice of the time, place, manner and terms of sale, by advertisement in the Somerset Herald, a newspaper published in Somerset County, the said Assignee did, pursuant to said notice, attend the place of sale on August 12, 1988 10:00 o'clock, a.m., and then and there proceeded to sell the property mentioned in said proceedings, to wit:

ALL that tract or parcel of land situate in East Princess Anne Election District, Somerset County, Maryland, lying back from the north side of State Route 388 leading from Princess Anne to West Post Office, and more particularly described as follows: Beginning at the end of a ditch on the east side of a private road leading from said state road to the dwelling house on said property, thence by and with the middle of said ditch South 67 1/2 degrees East 47 poles and 9 links to the Waters land, thence with said Waters land and ditch, South 19 1/2 degrees West 31 1/2 poles and 8 links to a ditch, thence with said ditch North 69 1/2 degrees West 48 3/4 poles to the

LAW OFFICES OF
BANKS, NASON,
HICKSON &
SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

aforesaid private road, thence by and with the east side of the private road North 22 1/2 degrees East 31 3/4 poles to the place of beginning, containing ten (10) acres of land, more or less, EXCEPTING, from said land so much thereof as was conveyed unto the County Commissioners of Somerset County by Franklin W. Pusey and Helen C. Pusey, his wife, by Deed dated December 22, 1964 and recorded among the aforesaid Land Records in Liber I.T.P. No. 224, Folio 519.

BEING the same land that was conveyed unto Anders Randrup, III and Beverly A. Randrup, dated December 13, 1985, and Andrew W. Irvine and Jean S. Irvine, and recorded among the Land Records for Somerset County, Maryland in Liber I.T.P. No. 355, Folio 857.

The said property was sold to The Federal Land Bank of Baltimore, it being the highest bidder, at the sum of Sixty-One Thousand Two Hundred Dollars ($61,200.00).

The said purchaser has complied with the terms of the sale.

H. MICHAEL HICKSON, Assignee
for the Purpose of
Foreclosure and Collection

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY that on this 16th day of August, 1988, before me, a Notary Public in and for the State and County aforesaid, personally appeared H. Michael Hickson, named in the above Report Of Sale, and he made oath in due form of law that the matters and facts set forth in the foregoing Report Of Sale are true to the best of his knowledge, information and belief, and that the said sale was fairly made.

AS WITNESS my hand and Notarial Seal.

NOTARY PUBLIC
My Commission Expires: 7/1/90

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SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

S2:R3/1

H. MICHAEL HICKSON, Assignee For The Purpose of Foreclosure And Collection	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
v.	*	STATE OF MARYLAND
ANDERS RANDRUP, III and BEVERLY A. RANDRUP, his wife Rt. 2, Box 24C Princess Anne, Maryland 21853	*	CIVIL NO. 88CV-01191
Defendants	*	

* * * * * * *

AMENDED REPORT OF SALE

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The report of H. Michael Hickson, Assignee for the Purpose of Foreclosure and Collection being duly authorized under and by virtue of a Mortgage from Anders Randrup, III and Beverly A. Randrup, his wife to The Federal Land Bank of Baltimore, having given bond, with security, for the faithful discharge of the trust, and having given proper notice of the time, place, manner and terms of sale, by advertisement in the Somerset Herald, a newspaper published in Somerset County, the said Assignee did, pursuant to said notice, attend the place of sale on August 12, 1988 10:00 o'clock, a.m., and then and there proceeded to sell the property mentioned in said proceedings, to wit:

ALL that tract or parcel of land situate in East Princess Anne Election District, Somerset County, Maryland, lying back from the north side of State Route 388 leading from Princess Anne to West Post Office, and more particularly described as follows: Beginning at the end of a ditch on the east side of a private road leading from said state road to the dwelling house on said property, thence by and with the middle of said ditch South 67 1/2 degrees East 47 poles and 9 links to the Waters land, thence with said Waters land and ditch, South 19 1/2 degrees West 31 1/2 poles and 8 links to a ditch, thence with said ditch North 69 1/2 degrees West 48 3/4 poles to the

LAW OFFICES OF
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SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

aforesaid private road, thence by and with the east side of the private road North 22 1/2 degrees East 31 3/4 poles to the place of beginning, containing ten (10) acres of land, more or less, EXCEPTING, from said land so much thereof as was conveyed unto the County Commissioners of Somerset County by Franklin W. Pusey and Helen C. Pusey, his wife, by Deed dated December 22, 1964 and recorded among the aforesaid Land Records in Liber I.T.P. No. 224, Folio 519.

BEING the same land that was conveyed unto Anders Randrup, III and Beverly A. Randrup, dated December 13, 1985, and Andrew W. Irvine and Jean S. Irvine, and recorded among the Land Records for Somerset County, Maryland in Liber I.T.P. No. 355, Folio 857.

The said property was sold to The Federal Land Bank of Baltimore, it being the highest bidder, at the sum of Sixty Thousand Two Hundred Dollars ($60,200.00).

The said purchaser has complied with the terms of the sale.

H. MICHAEL HICKSON, Assignee
for the Purpose of
Foreclosure and Collection

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY that on this 17th day of August, 1988, before me, a Notary Public in and for the State and County aforesaid, personally appeared H. Michael Hickson, named in the above Report Of Sale, and he made oath in due form of law that the matters and facts set forth in the foregoing Report Of Sale are true to the best of his knowledge, information and belief, and that the said sale was fairly made.

AS WITNESS my hand and Notarial Seal.

LOIS E. PENDERGRASS NOTARY PUBLIC WICOMICO CO., MD.

NOTARY PUBLIC
My Commission Expires: 7/1/90

S2:R3/1

LAW OFFICES OF
BANKS, NASON,
HICKSON &
SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

H. MICHAEL HICKSON, Assignee For The Purpose of Foreclosure And Collection	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
v.	*	STATE OF MARYLAND
ANDERS RANDRUP, III and BEVERLY A. RANDRUP, his wife Rt. 2, Box 24C Princess Anne, Maryland 21853	*	CIVIL NO. 88CV-01191
Defendants	*	

* * * * * * *

NOTICE

ORDERED, by the Circuit Court for Somerset County, this 19th day of August, 1988, that the sale of the property mentioned in these proceedings to The Federal Land Bank of Baltimore made and reported by H. Michael Hickson, Assignee for the Purpose of Foreclosure and Collection be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of Septembes 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 19th day of Septembes next.

The Report Of Sale states the amount of the sale to be $60,200.00.

I. Theodore Phoebus

I. Theodore Phoebus, Clerk

BOOK 051 PAGE 847

S2:R4/1

LAW OFFICES OF
BANKS, NASON,
HICKSON &
SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

BOOK 051 PAGE 848

H. MICHAEL HICKSON, Assignee For The Purpose of Foreclosure And Collection	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
v.	*	STATE OF MARYLAND
ANDERS RANDRUP, III and BEVERLY A. RANDRUP, his wife Rt. 2, Box 24C Princess Anne, Maryland 21853	*	CIVIL NO. 88CV-01191
Defendants	*	

* * * * * * *

AFFIDAVIT BY PURCHASERS

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I, Joel A. Boren do hereby make oath in due form of law that I have purchased as Agent for Farm Credit Bank of Baltimore, successor in interest to The Federal Land Bank of Baltimore, the property fully set forth in these proceedings at and for the sum of Sixty Thousand Two Hundred Dollars ($60,200.00), and that I was acting solely as the Agent for said Farm Credit Bank of Baltimore, successor in interest to The Federal Land Bank of Baltimore in bidding on said property and I have not directly or indirectly discouraged anyone from bidding for said property.

FARM CREDIT BANK OF BALTIMORE

Joel A. Boren

SUBSCRIBED AND SWORN TO before me this 29th day of August, 1988.

NOTARY PUBLIC

My Commission Expires:

SHIRLEY P. NORMAN NOTARY PUBLIC WICOMICO CO. MD.

LAW OFFICES OF
BANKS, NASON,
HICKSON &
SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

S2:R1/1

H. MICHAEL HICKSON, Assignee
For The Purpose of Foreclosure
And Collection

v.

ANDERS RANDRUP, III
and
BEVERLY A. RANDRUP, his wife
Rt. 2, Box 24C
Princess Anne, Maryland 21853

Defendants

* IN THE CIRCUIT COURT
* FOR SOMERSET COUNTY
* STATE OF MARYLAND
* CIVIL NO. 88CV-01191
*
*
*

* * * * * * *

AMENDED REPORT OF SALE

TO THE HONORABLE, THE JUDGE OF SAID COURT:

The report of H. Michael Hickson, Assignee for the Purpose of Foreclosure and Collection being duly authorized under and by virtue of a Mortgage from Anders Randrup, III and Beverly A. Randrup, his wife to The Federal Land Bank of Baltimore, having given bond, with security, for the faithful discharge of the trust, and having given proper notice of the time, place, manner and terms of sale, by advertisement in the Somerset Herald, a newspaper published in Somerset County, the said Assignee did, pursuant to said notice, attend the place of sale on August 12, 1988 10:00 o'clock, a.m., and then and there proceeded to sell the property mentioned in said proceedings, to wit:

ALL that tract or parcel of land situate in East Princess Anne Election District, Somerset County, Maryland, lying back from the north side of State Route 388 leading from Princess Anne to West Post Office, and more particularly described as follows: Beginning at the end of a ditch on the east side of a private road leading from said state road to the dwelling house on said property, thence by and with the middle of said ditch South 67 1/2 degrees East 47 poles and 9 links to the Waters land, thence with said Waters land and ditch, South 19 1/2 degrees West 31 1/2 poles and 8 links to a ditch, thence with said ditch North 69 1/2 degrees West 48 3/4 poles to the

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21801

aforesaid private road, thence by and with the east side of the private road North 22 1/2 degrees East 31 3/4 poles to the place of beginning, containing ten (10) acres of land, more or less, EXCEPTING, from said land so much thereof as was conveyed unto the County Commissioners of Somerset County by Franklin W. Pusey and Helen C. Pusey, his wife, by Deed dated December 22, 1964 and recorded among the aforesaid Land Records in Liber I.T.P. No. 224, Folio 519.

BEING the same land that was conveyed unto Anders Randrup, III and Beverly A. Randrup, dated December 13, 1985, and Andrew W. Irvine and Jean S. Irvine, and recorded among the Land Records for Somerset County, Maryland in Liber I.T.P. No. 355, Folio 857.

The said property was sold to the Farm Credit Bank of Baltimore, successor in interest to The Federal Land Bank of Baltimore, it being the highest bidder, at the sum of Sixty Thousand Two Hundred Dollars ($60,200.00).

The said purchaser has complied with the terms of the sale.

H. MICHAEL HICKSON, Assignee
for the Purpose of
Foreclosure and Collection

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY that on this 30th day of August, 1988, before me, a Notary Public in and for the State and County aforesaid, personally appeared H. Michael Hickson, named in the above Amended Report Of Sale, and he made oath in due form of law that the matters and facts set forth in the foregoing Report Of Sale are true to the best of his knowledge, information and belief, and that the said sale was fairly made.

AS WITNESS my hand and Notarial Seal.

LOIS E. PENDERGRASS NOTARY PUBLIC WICOMICO CO., MD.

NOTARY PUBLIC
My Commission Expires: 7/1/90

LAW OFFICES OF
BANKS, NASON,
HICKSON &
SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

S2:R3/1

H. MICHAEL HICKSON, Assignee For The Purpose of Foreclosure And Collection	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
v.	*	STATE OF MARYLAND
ANDERS RANDRUP, III and BEVERLY A. RANDRUP, his wife Rt. 2, Box 24C Princess Anne, Maryland 21853	*	CIVIL NO. 88CV-01191
Defendants	*	

* * * * * * *

AFFIDAVIT OF COMPLIANCE

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

John R. Sullivan, Attorney for Assignee for the purpose of foreclosure and collection of a Mortgage from Anders Randrup, III and Beverly A. Randrup to The Federal Land Bank of Baltimore, dated December 13, 1985, and recorded among the Land Records of Wicomico County, Maryland, in Liber A.J.S. No. 355, Folio 859, and makes oath and certifies that pursuant to Rule W74(a)(2)(c) of the Maryland Rules of Procedure, that he, on the 28th day of July, 1988, did send by Registered Mail, return receipt requested to Anders Randrup, III and Beverly A. Randrup and Andrew S. Irvine and Jean S. Irvine, holders of Second Mortgage, at their last known address, notice of the time, place and terms of sale, the same having been sent no earlier than thirty (30) days and no later than ten (10) days before the date of sale. Attached herewith are receipts showing that the said notices were given as above set forth and received.

JOHN R. SULLIVAN

BANKS, NASON, HICKSON &
SULLIVAN, P.A.
113 S. Baptist Street
P.O. Box 44
Salisbury, Maryland 21801
Telephone: (301) 546-4644

LAW OFFICES OF
BANKS, NASON,
HICKSON &
SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

BOOK 051 PAGE 851

STATE OF MARYLAND, WICOMICO COUNTY, TO WIT:

I HEREBY CERTIFY that on this 30th day of August, 1988, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared John R. Sullivan, Attorney for Assignee for the Purpose of Foreclosure and Collection 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.

LOIS L. PENDERGRASS NOTARY PUBLIC WICOMICO CO., MD

L. L. Pendergrass
NOTARY PUBLIC

My Commission Expires: 7/1/90

S2:R5/1

FILED

LAW OFFICES OF
BANKS, NABON,
HICKSON &
SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

LAW OFFICES OF

BANKS, NASON, HICKSON & SULLIVAN

PROFESSIONAL ASSOCIATION

113 BAPTIST STREET

P. O. BOX 44

SALISBURY, MARYLAND 21801

TELEPHONE
(301) 546-4644

EDWARD G. BANKS, JR.
JOHN C. NASON
H. MICHAEL HICKSON
JOHN R. SULLIVAN
ROBIN R. COCKEY

July 27, 1988

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Jean S. Irvine
Oakland Avenue
Sag Harbor, Long Island, NY 11963

Re: Foreclosure Sale
Route 2, Box 24C,
Princess Anne, MD

Dear Mrs. Irvine:

Pursuant to Maryland Rule W74 a 2 (c), we are hereby notifying you that the foreclosure sale of the above-captioned property will take place at public auction to be held at Circuit Court House steps on August 12, 1988 at 10:00 a.m. and will be sold then and there to the highest bidder(s). A deposit of $5.,000.00 payable in cash or by certified or cashier's check will be required from the purchaser(s).

Enclosed is a xeroxed copy of an advertisement appearing in the Somerset Herald, a newspaper published in and for Somerset County setting forth the particulars.

A xeroxed copy of this letter is being sent to you by regular mail.

Very truly yours,

JOHN R. SULLIVAN

JRS/leh

Enclosure

S:R1

BOOK 051 PAGE 853

BOOK 061 PAGE 854

SENDER: Complete items 1 and 2 when additional services are desired, and co
and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will p.
card from being returned to you. The return receipt fee will provide you the name of the
delivered to and the date of delivery. For additional fees the following services are available. C
postmaster for fees and check box(es) for additional service(s) requested.
1. ☒ Show to whom delivered, date, and addressee's address. *†(Extra charge)†*
2. ☐ Restricted Delivery *†(Extra charge)†*

3. Article Addressed to:

Jean S. Irvine
Oakland Avenue
Sag Harbor, Long Island
New York 11963

4. Article Number
P 706 561 860

Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee
X

6. Signature — Agent
X

7. Date of Delivery

8. Addressee's Address *(ONLY if requested and fee paid)*

PS Form 3811, Mar. 1987 ★ U.S.G.P.O. 1987-178-268 DOMESTIC RETURN RECEIPT

P 706 561 860

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

Sent to Jean S. Irvine	
Street and No. Oakland Avenue	
P.O., State and ZIP Code Sag Harbor, Long Island, NY 11963	
Postage	$ .25
Certified Fee	.85
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	.90
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 2.00
Postmark or Date 7/28/88	

PS Form 3800, June 1985

LAW OFFICES OF

BANKS, NASON, HICKSON & SULLIVAN

PROFESSIONAL ASSOCIATION

113 BAPTIST STREET

P. O. BOX 44

SALISBURY, MARYLAND 21801

TELEPHONE
(301) 546-4644

EDWARD G. BANKS, JR.
JOHN C. NASON
H. MICHAEL HICKSON
JOHN R. SULLIVAN
ROBIN R. COCKEY

July 27, 1988

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Andrew S. Irvine
Oakland Avenue
Sag Harbor, Long Island, NY 11963

Re: Foreclosure Sale
Route 2, Box 24C,
Princess Anne, MD

Dear Mr. Irvine:

Pursuant to Maryland Rule W74 a 2 (c), we are hereby notifying you that the foreclosure sale of the above-captioned property will take place at public auction to be held at Circuit Court House steps on August 12, 1988 at 10:00 a.m. and will be sold then and there to the highest bidder(s). A deposit of $5.,000.00 payable in cash or by certified or cashier's check will be required from the purchaser(s).

Enclosed is a xeroxed copy of an advertisement appearing in the Somerset Herald, a newspaper published in and for Somerset County setting forth the particulars.

A xeroxed copy of this letter is being sent to you by regular mail.

Very truly yours,

JOHN R. SULLIVAN

JRS/leh

Enclosure

S:R1

BOOK 051 PAGE 855

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.
1. ☒ Show to whom delivered, date, and addressee's address. *†(Extra charge)†*
2. ☐ Restricted Delivery *†(Extra charge)†*

3. Article Addressed to:

Andrew S. Irvine
Oakland Avenue
Sag Harbor, Long Island,
New York 11963

4. Article Number
P 706 561 859

Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

6. Signature – Addressee
X Andrew S. Irvine

8. Addressee's Address *(ONLY if requested and fee paid)*

6. Signature – Agent
X

7. Date of Delivery
8/10/88

PS Form 3811, Mar. 1987 * U.S.G.P.O. 1987-178-268 DOMESTIC RETURN RECEIPT

P 706 561 859
RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to Andrew S. Irvine	
Street and No. Oakland Avenue	
P.O., State and ZIP Code Sag Harbor, Long Island, NY 11963	
Postage	$ .25
Certified Fee	.85
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	.90
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 2.00
Postmark or Date 7/28/88	

PS Form 3800, June 1985

LAW OFFICES OF

BANKS, NASON, HICKSON & SULLIVAN

PROFESSIONAL ASSOCIATION

113 BAPTIST STREET

P. O. BOX 44

SALISBURY, MARYLAND 21801

EDWARD G. BANKS, JR.
JOHN C. NASON
H. MICHAEL HICKSON
JOHN R. SULLIVAN
ROBIN R. COCKEY

TELEPHONE
(301) 546-4644

July 27, 1988

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Beverly A. Randrup
Box 24 C, Route 2
Princess Anne, MD 21853

Re: Foreclosure Sale
Route 2, Box 24C,
Princess Anne, MD

Dear Mrs. Randrup:

Pursuant to Maryland Rule W74 a 2 (c), we are hereby notifying you that the foreclosure sale of the above-captioned property will take place at public auction to be held at Circuit Court House steps on August 12, 1988 at 10:00 a.m., and will be sold then and there to the highest bidder(s). A deposit of $5.,000.00 payable in cash or by certified or cashier's check will be required from the purchaser(s).

Enclosed is a xeroxed copy of an advertisement appearing in the Somerset Herald, a newspaper published in and for Somerset County setting forth the particulars.

A xeroxed copy of this letter is being sent to you by regular mail.

Very truly yours,

JOHN R. SULLIVAN

JRS/leh

Enclosure

S:R2

BOOK 051 PAGE 857

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☒ Show to whom delivered, date, and addressee's address. *†(Extra charge)†*
2. ☐ Restricted Delivery *†(Extra charge)†*

3. Article Addressed to:

Beverly A. Randrup
Box 24C, Route 2
Princess Anne, MD 21853

4. Article Number
P 706 561 858

Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee
X Beverly A. Randrup

6. Signature — Agent
X J. Bashor

7. Date of Delivery
7-29-88

8. Addressee's Address *(ONLY if requested and fee paid)*
Rt. 2 Bx. 24-C
Princess Anne
Md.

PS Form 3811, Mar. 1987 ★ U.S.G.P.O. 1987-178-268 DOMESTIC RETURN RECEIPT

BOOK 051 PAGE 858

P 706 561 858

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

Sent to Beverly A. Randrup	
Street and No Box 24C, Route 2	
P.O., State and ZIP Code Princess Anne, MD 21853	
Postage	$ .25
Certified Fee	.85
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	.90
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$ 2.00
Postmark or Date 7/28/88	

PS Form 3800, June 1985

LAW OFFICES OF

BANKS, NASON, HICKSON & SULLIVAN

PROFESSIONAL ASSOCIATION

113 BAPTIST STREET

P. O. BOX 44

SALISBURY, MARYLAND 21801

TELEPHONE
(301) 548-4844

EDWARD G. BANKS, JR.
JOHN C. NASON
H. MICHAEL HICKSON
JOHN R. SULLIVAN
ROBIN R. COCKEY

July 27, 1988

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Anders Randrup
Box 24 C, Route 2
Princess Anne, MD 21853

Re: Foreclosure Sale
Route 2, Box 24C,
Princess Anne, MD

Dear Mr. Randrup:

Pursuant to Maryland Rule W74 a 2 (c), we are hereby notifying you that the foreclosure sale of the above-captioned property will take place at public auction to be held at Circuit Court House steps on August 12, 1988 at 10:00 a.m. and will be sold then and there to the highest bidder(s). A deposit of $5.,000.00 payable in cash or by certified or cashier's check will be required from the purchaser(s).

Enclosed is a xeroxed copy of an advertisement appearing in the Somerset Herald, a newspaper published in and for Somerset County setting forth the particulars.

A xeroxed copy of this letter is being sent to you by regular mail.

Very truly yours,

JOHN R. SULLIVAN

JRS/leh

Enclosure

S:R1

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.
1. ☒ Show to whom delivered, date, and addressee's address. †(Extra charge)†
2. ☐ Restricted Delivery †(Extra charge)†

3. Article Addressed to:
Anders Randrup
Box 24 C, Route 2
Princess Anne, MD 21853

4. Article Number
P 706 561 857

Type of Service:
☐ Registered ☐ Insured
☒ Certified ☐ COD
☐ Express Mail

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee
X Beverly A. Randrup

6. Signature — Agent
X [illegible]

7. Date of Delivery
7-29-88

8. Addressee's Address (ONLY if requested and fee paid)
Rt. 2 Bx. 24-C
Princess Anne

PS Form 0811, May 1987 * U.S.G.P.O. 1987-178-268 DOMESTIC RETURN RECEIPT

APR 12 1988 WD TAX

P 706 561 857
RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

Sent to Anders Randrup	
Street and No. Box 24 C, Route 2	
P.O., State and ZIP Code Princess Anne MD. 21853	
Postage	$ .25
Certified Fee	.85
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	.90
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$2.00
Postmark or Date 7/28/88	

PS Form 3800, June 1985

C3.1?

SOMERSET HERALD

P.O. Box 310 Princess Anne, MD 21853

(301) 651-1600

CERTIFICATE OF PUBLICATION

We, Atlantic Publications, Inc., publishers of the Somerset Herald, a weekly newspaper published at Princess Anne, Maryland, do hereby certify that the enclosed notice has been published for 3 successive weeks, commencing 8/31, 19 88 and ending 9/14, 19 88 inclusive, in the said Somerset Herald aforementioned.

Attest: Kenn E Abbey
Publisher.

Printer's Fee: $28.87 per week | $86.61 total

BOOK 051 PAGE 861

H. MICHAEL HICKSON, Assignee
For The Purpose of Foreclosure
And Collection

v.

ANDERS RANDRUP, III
and
BEVERLY A. RANDRUP, his wife
Rt. 2, Box 24C
Princess Anne, Maryland 21853,
Defendants

* * * * * * *

IN THE CIRCUIT COURT
FOR SOMERSET COUNTY
STATE OF MARYLAND
CIVIL NO. 88CV-01191

* * * * * * *

NOTICE

ORDERED, by the Circuit Court for Somerset County, this 19th day of August, 1988, that the sale of the property mentioned in these proceedings to The Federal Land Bank of Baltimore made and reported by H. Michael Hickson, Assignee for the Purpose of Foreclosure and Collection be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of September 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 19th day of September next.

The Report of Sale states the amount of the sale to be $60,200.00.

L THEODORE PHOEBUS, CLERK

TRUE COPY, TEST:
I. T. Phoebus, Clerk

SH-80-8/31/3t

BOOK 051 PAGE 862

H. MICHAEL HICKSON, Assignee For The Purpose of Foreclosure and Collection	*	IN THE CIRCUIT COURT
	*	FOR SOMERSET COUNTY
v.	*	STATE OF MARYLAND
ANDERS RANDRUP, III and BEVERLY A. RANDRUP Rt. 2, Box 24C Princess Anne, Maryland 21853	*	CIVIL NO. 88CV-01191
Defendants	*	

* * * * *

FINAL ORDER

ORDERED, by the Circuit Court for Somerset County, this 20th day of Sept., 1988, that the sale made and reported by H. Michael Hickson, Assignee For The Purpose of Foreclosure and Collection herein, Farm Credit Bank of Baltimore, successor in interest to The Federal Land Bank of Baltimore, 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 Notice passed in said cause; and the H. Michael Hickson, Assignee For the Purpose of Foreclosure and Collection shall be allowed the usual commissions and such proper expenses as he shall produce vouchers for to the Auditor.

Lloyd L. Armstrong
JUDGE

S10:R3/1

LAW OFFICES OF
BANKS, NASON,
HICKSON &
SULLIVAN
PROFESSIONAL ASSOC.
113 BAPTIST STREET
P.O. BOX 44
SALISBURY, MD
21801

H. MICHAEL HICKSON, Assignee For the Purpose of Foreclosure and Collection * IN THE CIRCUIT COURT

* FOR SOMERSET COUNTY

vs. * STATE OF MARYLAND

ANDERS RANDRUP, III and BEVERLY A. RANDRUP, his wife * NO. 88CA01191

Rt. 2, Box 24C
Princess Anne, MD 21853
Defendants

* * * * * * * * * * *

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	$60,200.00
Interest to Date of Settlement	1,048.87
	61,248.87

Fees, Costs, Expenses, etc.:

I. Theodore Phoebus, costs	$ 322.50	
The Daily Times, Advertising	98.43	
Somerset Herald		
Advertising	243.36	
Order Nisi	86.61	
Avery W. Hall, Bond	340.00	
Auctioneer's Fee	200.00	
Trustee's Commission	3,160.00	
Certified Mail	4.80	
Real Estate Taxes	1,805.26	
Logan C. Widdowson, Auditor	65.00	
Total Fees, Costs, Expenses, etc.	$ 6,325.96	
Balance to be Distributed		$54,922.91
Mortgage Debt: Principal	$73,554.59	
Interest 6/13/88 to 9/22/88	2,893.65	
Interest 9/23/88 to 10/17/88	716.25	
Total Mortgage Debt		$77,164.49
Deficit		$ 22,241.58

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

88 NA SE 11 Y 1:0

BOOK 051 PAGE 863

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-2000

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:

H. Michael Hickson, Esquire
113 Baptist Street
P.O. Box 44
Salisbury, MD 21801

Anders Randrup
Box 24C, Route 2
Princess Anne, MD 21853

Beverly Randrup
Box 24C, Route 2
Princess Anne, MD 21853

Date of Filing: October 7, 1988

Logan C. Widdowson, Auditor

LOGAN C. WIDDOWSON
PHILIP C. WIDDOWSON
EDMUND L. WIDDOWSON, JR.
ATTORNEYS AT LAW
47 SOUTH SOMERSET AVENUE
PRINCESS ANNE, MD 21853
651-3600

LCW/gjb
10/7/88
88 # 230

FILED
OCT 7 11 35 AM '88
RECORDED IN LIBER ... FOLIO ...
... CLERK

Civil Action

No. 88CA01191 ~~Chancery~~ Case

ORDERED by the Subscriber, Clerk of the Circuit Court for Somerset County, in Equity, this 7th *day of* October, 19 88 *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* October, 19 88.

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 18th *day of* October, 19 88 *that the within Report of the Auditor be and the same is hereby finally Ratified and Confirmed.*

I Theodore Phoebus
CLERK

exd
July 13, 1989