

BEGINNING for the third at a planted iron pin about One Hundred (100) feet West of the private road heretofore referred to in the tract of land heretofore secondly described and running with lands of Frank W. Fraley North Eighty-three (83) degrees East One Hundred Twenty-two (122) feet to the boundary line of the Catactin Furnace property and running thence with said boundary line South Seven and one-half (7½) degrees East Thirty-nine and one-half (39½) feet; thence due North Thirty-three (33) feet to the place of beginning and containing Sixteen (16) square perches, more or less.

The tracts of land herein secondly and thirdly described being subject to a right-of-way as set forth in a Deed dated October 26th, 1931, and recorded among the Land Records of Frederick County in Liber No. 309, Folio 503, was granted and conveyed by Frank W. Fraley and Ida M. Fraley, his wife to Franklin R. Fraley and James Austin Fraley.

BEING the same lots of ground which by Deed dated June 9th, 1942, and recorded among the Land Records of Frederick County in Liber No. 434, Folio 269, were granted and conveyed by Dorothy E. Reyes, unmarried, to James Austin Fraley and Mary Victoria Fraley, his wife, the said Mortgagors.

BEGINNING for the fourth at a point in the center of the public road leading from the State road to Crosserstown, said road being known as Stony Lane, said point being a corner of land of Mrs. Trastle and marked by a stake and stone on the North side of said road, running thence from the center of said road North Sixty-six (66) degrees West Forty-five and six tenths (45.6) perches to the center of the State road; thence running to the center of said State road North Six (6) degrees West Seventy-two and Ninety-eight One Hundredths (72.98) perches; thence with the lands of Mrs. Helts, North Eighty-seven and one-half (87½) degrees East Eleven and Twenty-four One Hundredths (11.24) perches; thence with lands of Frank F. Fraley North Eighty-six (86) degrees East Twenty-four and Seventy-six One Hundredths (24.76) perches North Fifteen (15) degrees East One and six tenths (1.6) perches, thence with the lands of Howard Bussard South Eighty-one and one-half (81½) degrees East Fourteen and Twelve One Hundredths (14.12) perches; thence with the lands of the aforesaid Mrs. Trastle South Thirty-two and one-half (32½) degrees West Three (3) perches, South Five (5) degrees Sixteen and Eight tenths (16.8) perches; South Two and one-half (2½) degrees East Sixteen (16) perches, South One-half (½) degree East Seven and Sixty-four One Hundredths (7.64) perches, South Forty-five (45) perches to the place of beginning, containing Twenty-three (23) acres, more or less.

SAVING AND EXCEPTING therefrom all that tract of land containing One Hundred (100) square perches of land more or less as fully set forth and described in the Deed dated June 10th, 1939, and recorded among the Land Records of Frederick County in Liber No. 421, Folio 183, was granted and conveyed by Ida May Fraley and Frank W. Fraley, her husband, Gladys L. Fraley Rhoderick and W. Elkins Rhoderick, her husband, to Anna E. Fraley.

BEING the same lot of ground which by Deed dated May 18th, 1948, and recorded among the Land Records of Frederick County in Liber No. 472, Folio 456, was granted and conveyed by Frank W. Fraley and Ida M. Fraley, and Gladys L. Fraley Rhoderick and W. Elkins Rhoderick, her husband, to J. Austin Fraley and Mary V. Fraley, his wife, the said Mortgagors.

The properties in this offering are located approximately Twelve (12) miles north of Frederick on the East side of U. S. Route 15 in an area known and designated as Catactin Furnace, and are improved with a concrete block building One (1) and Two (2) stories in height, used as a rendering plant; a concrete block slaughter house; a dairy-type barn of block and frame construction; a cold storage building of frame construction; cattle pens and sheds of frame construction and Five (5) one-story dwellings fronting on Black Hills Road, of frame construction.

OFFERING 5. Offering as an entirety the properties described in Offerings No. 1, 2 and 4 above, as an entirety.

MANNER OF SALE:—Each offering and improvements described shall be offered separately with the bids reserved and shall be offered as an entirety under Offering No. 5 and to be sold to the bidder or bidders in the manner producing the greatest sum of money.

The sales are subject to the rights of the United States of America as to its tax lien against the proceeds of the sale and its statutory redemption rights and Offering No. 4 subject to existing water lines or encroachments all of which will be more fully outlined at time of sale.

TERMS OF SALE: Cash upon ratification of sale. Expenses to be adjusted to date of sale. A deposit of 15% of the amount bid on each offering will be required if sold separately or a deposit of 15% of the total offering on the entire mortgaged premises if sold in its entirety will be required of the purchaser or purchasers at the time and place of the sale; balance of purchase money to bear interest at the rate of 6% per annum from date of sale.

**H. ALLEN MEZGER**

Assignee for the Purpose of Foreclosure of the heretofore mentioned Mortgage

E. T. NEWELL & CO., Inc., Auctioneers.

## CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

Frederick, Md. March 29, 1960.

This is to certify, That the annexed Public Sale - Display Advertisement was published in The News & The Post

a newspaper published in Frederick County, ~~consecutively~~ at least 20 days ~~consecutive~~ prior to the twenty sixth day of March, 1960.

THE NEWS-POST

LIBER 18 PAGE 534

Per Geo. B. Delaplaine

Filed March 29, 1960

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