

No. 20.170 Equity

# CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

LIBER

22 PAGE 178

Frederick, Md. Dec. 14, 1962

This is to certify, That the annexed Public Sale was published in the News-Post, once a week for three weeks, a newspaper published in Frederick County, ~~Frederick County, Maryland~~ 20 days ~~before~~ prior to the 6th day of December, 1962.

THE NEWS-POST

Per *Sarah Jane Hamilton*  
 Filed December 14, 1962 Sarah Jane Hamilton

Kardv, Brennan & Neumann,  
 Solicitors  
 525 George Avenue  
 Silver Spring, Maryland  
**ASSIGNMENT OF VALUE OF REAL ESTATE**  
**FOR SIMPLE PROPERTY**  
 Under and by virtue of the power and authority contained in mortgage from Louise A. Stone to Albert S. Diehl and Ida K. Diehl, his wife, dated the 2nd day of May, 1958, and recorded among the Land Records of Frederick County, Maryland in Liber 322, page 221, subject hereto assigned hereto, Albert S. Diehl, his wife, having assigned same to the undersigned solicitors, for the purpose of foreclosure, will sell of public auction at the Court House Door in the City of Frederick on

Thursday, December 6, 1962

at 3:00 o'clock P.M. And The Improvements Thereon, situate in New Market District, Frederick County, Maryland:

First: beginning at a stone twenty feet south of the center of the public road leading from New London to New Market, and running thence with lands of Cashier as follows: South 29 degrees East 25 perches to a platonic fence post; North 24 degrees East 9.72 perches to a cleared ditch; North 15 degrees West 35 perches to a planted fence post; North 45 degrees East 1.44 perches to the west side of a private road; North 37 degrees West 4 perches to a point twenty feet from the center of the aforesaid public road; thence on the south side of said public road North 66 degrees West 7.6 perches; South 15 degrees West 8 perches to the place of beginning, containing one acre and twenty-three square perches, more or less; and being the same real estate which was conveyed unto the said Louise A. Stone, in fee simple, as the first parcel by deed of even date from the said Albert S. Diehl and Ida K. Diehl, his wife, and intended to be recorded among the Land Records of Frederick County, Maryland, prior to the recording of this mortgage.

Second: beginning at a point twenty feet from the center of the public road leading from New London to New Market, said point being also on the east side of a private road, and running thence on the east side of said private road South 32 degrees East 5.44 perches to a point six feet from the southwest corner of a hog house, thence North 46 degrees East in a straight line to the center of Bear's Creek, thence in center of said creek to a point west feet south of the center of the aforesaid public road, thence on the south side of said public road South 69 degrees West 4.75 perches to the place of beginning, containing twenty-six square perches, more or less; and being the same real estate which was conveyed unto the said Louise A. Stone, in fee simple, as the second parcel by deed of even date from the said Albert S. Diehl and Ida K. Diehl, his wife, and intended to be recorded among the land records of Frederick County, Maryland, prior to the recording of this mortgage.

Third: that parcel of land containing one acre and seventy-seven square feet, more or less, which was conveyed unto the said Albert S. Diehl and Ida K. Diehl, his wife, as tenants in common, in fee simple, by deed from the said Louise A. Stone, his wife, dated June 26, 1948, and recorded in Liber 277, page 77, one of the Land Records of Frederick County, Maryland; and being the same real estate which was conveyed unto James K. Lee and Sarah M. Lee, his wife, as tenants in common, in fee simple, by deed from the said Albert S. Diehl and Ida K. Diehl, his wife, dated June 26, 1948, and recorded in Liber 477, page 427, one of the land records of Frederick County, Maryland; and being the same real estate which was conveyed unto the said Louise A. Stone, in fee simple, as the third parcel by deed of even date from the said Albert S. Diehl and Ida K. Diehl, his wife, and intended to be recorded among the land records of Frederick County, Maryland, prior to the recording of this mortgage.

Fourth: all that parcel of land containing 1100 square feet, situated in the village of New London, in New Market District, Frederick County, Maryland, and being the same real estate which was conveyed unto the said Louise A. Stone, in fee simple, as the fourth parcel by deed of even date from the said Albert S. Diehl and Ida K. Diehl, his wife, and intended to be recorded among the land records of Frederick County, Maryland, prior to the recording of this mortgage.

Fifth: all that parcel of land containing ten and one-fifth acres, more or less, and being the same real estate which was conveyed unto the said Louise A. Stone, in fee simple, as the fifth parcel by deed of even date from the said Albert S. Diehl and Ida K. Diehl, his wife, and intended to be recorded among the Land Records of Frederick County, Maryland, prior to the recording of this mortgage.

Together with all the buildings and improvements thereon, and all rights, ways, and privileges and easements thereto belonging or appertaining, except the mineral rights.

The property contains 23 acres more or less and is improved by a six room stone dwelling house with composition roof, a frame cottage containing living room, kitchen and two bedrooms, a barn, and miscellaneous outbuildings.

Terms of Sale: Cash. A deposit of \$500 at time of sale balance in cash upon final ratification of sale by the Circuit Court for Frederick County, Maryland; interest to be paid on unpaid purchase price from date of sale to date of settlement.

Adjustment of all taxes, public charges and special or regular assessments will be made as of the date of payment and thereafter by the purchaser. The examination, conveying, State and Federal revenue stamps, transfer tax and all other costs incident to settlement are to be paid by the purchaser.

Completion with terms of sale shall be made within ten days after final ratification of sale or deposit shall be furnished and the property ready at the risk and cost of the purchaser.

E. Richard Neumann, Assignee  
 Kardv, Brennan & Neumann  
 525 George Avenue  
 Silver Spring, Maryland