LIBER 22 PAGE 244 No.20,260 Equity

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md.

PUBLIC SALE
VALUABLE REAL ESTATE
IN EMMITSBURG DISTRICT
FREDERICK COUNTY, MD.

By virtue of the power and authority contained in a Deed of Trust as hereinafter more fully described, the undersigned Substituted Trustee, will offer at public sale at the Court House door in Frederick City, Frederick County, Maryland on

WEDNESDAY, APRIL 24, 1963
AT 10:00 A. M.

Following Real Estate To-wit:

All those two tracts or parcels of land located in Emmitsburg Election District of Frederick County, Maryland, and described by metes and bounds, courses and distances in the following deeds: (1) Emanuel G. Eckenrode to Alta A. Eckenrode, June 17, 1961, recorded in Liber 665, Folio 21; (2) Alta R. Eckenrode, unmarried, to Straw-Man, Inc. June 17, 1961, recorded in Liber 665, Folio 24 and (3) Straw-Man, Inc. to Alta R. Eckenrode and James F. Sartwell, as Joint Tenants and not as Tenants in Common, dated June 17, 1961, recorded in Liber 665, Folio 26 & C. The said two tracts of land described in the above referred to deeds, contain respectively, 71 acres more or less, and 30½ acres more or less.

The above being all and the same real estate described in a Deed of Trust granted by the said Alta F. Eckenrode, unmarried, James F. Sartwell and Verna Sartwell, his wife, to C. Morton Goldstein, Trustee, First Guarantee Savings and Loan Association, (Now First Guarantee Savings and Loan Association, Inc., a body corporate of the State of Maryland), default having occurred in the terms and covenants contained in this mortgage.

The real estate is located along Motter Station Road about 2½ miles South of the town of Emmitsburg and is improved with a seven room brick farm dwelling, barn and necessary farm outbuildings.

Terms of Sale—A cash deposit of ten percent of the purchase price will be required on day of sale. Final settlement will be required upon ratification of the sale by the Circuit Court of Frederick County, Maryland. All state and county taxes and other public charges will be adjusted as of date of final settlement. Terms of possession will be announced at time of sale. All costs of conveyancing, including Federal and State revenue stamps shall be borne by purchaser or purchasers.

HERBERT H. ROSENBAUM
Substitute Trustee
No. 20,260 Equity
Phone SA 7-4613
906 Fidelity Bldg.
Baltimore, Md.

Sale conducted by
100 West Church St.
Frederick, Md.
Emmert S. Bowlus, Auctioneer

Frederick, Md. April 24, 19 63.

This is to certify, That the annexed Advertisement of public sale was published in The Frederick Post a newspaper published in Frederick County, ~~[illegible]~~ at least 20 day ~~[illegible]~~ prior to the twenty fourth day of April, 19 63.

THE NEWS-POST

Per Geo. A. Delaplaine

Filed May 21, 1963