

LIBER 22 PAGE 578
CERTIFICATE OF PUBLICATION

Exhibit # 3

THE NEWS-POST Frederick, Md.

No. 20,324 Equity
Filed Nov. 27, 1963

PUBLIC SALE

**ATTORNEY-ASSIGNEE SALE
OF**

**VALUABLE REAL ESTATE
AND PERSONAL PROPERTY**

By virtue of the power and authority contained in the mortgage executed by Carl E. Becker and Delores E. Becker, his wife, dated July 31, 1961, and recorded in Liber 656, folio 753, one of the Land Records of Frederick County, Maryland, also in a chattel mortgage executed by Carl E. Becker and Delores E. Becker, his wife, dated August 7, 1961, and recorded in Chattel Record No. 69, folio 448, one of the Chattel Records of Frederick County, Maryland, both mortgages having been assigned to the undersigned for the purpose of foreclosure, default having occurred therein, the undersigned will offer at public auction at the premises commonly known as "Sprague's Tavern" located on North Church Street in Thurmont, Maryland, on

WEDNESDAY,

NOVEMBER 20, 1963

at the hour of 11:00 o'clock A. M., the following:

First: All those parcels or lots situate on the westerly side of Route No. 15 adjacent and contiguous to the property of Paul Alfred Clark and beginning for the same at a point on the westerly side of Route No. 15, said point being South 5° West 25 feet from the line of division between Lot No. 12 and Lot No. 13 and running thence North 59.5° West 40.5 feet, thence North 86.5° West 113.5 feet, thence South 5° West 172.5 feet to the Southwesterly corner of Lot No. 10, thence South 85° East 150 feet to a point on the Westerly side of Route No. 15, thence by and with the Westerly side of Route No. 15, North 5° East 115 feet to the place of beginning. Being all and the same real estate as conveyed unto Ralph F. Sprague and Doris R. Sprague, his wife, and Arlis N. Shives by deed from Carl E. Becker and Delores E. Becker, his wife, dated December 21, 1962, and recorded in Liber 677, folio 488, one of said Land Records. This property is improved by a tavern and restaurant with adequate parking space and in good condition.

Second: All the following described personal property located in "Sprague's Tavern":

1 gas stove, 6 burners; 1 14-cubic foot refrigerator-Frigidaire, 1 electric deep fryer, 14 tables, 44 chairs, 2 beer coolers, 1 candy case, 1 electric meat case, 2 electric ice cream freezers, 1 working table, 1 counter, 7 stools, stainless steel sink, 4 booths with tables, stainless steel tableware and utensils.

Terms of Sale: Terms are cash with a deposit of 10% of the bid price on the real estate being required of the purchaser or purchasers on the date of sale and with all cash to be paid for the personal property and no property removed prior to full payment therefore. All State, County and Municipal taxes, water and sewer charges will be adjusted as of the date of final settlement. Final settlement of the real estate will be required upon ratification of the sale by the Circuit Court for Frederick County, Maryland, at which time full possession will be given. All costs of conveying, including stamps required for the deed, shall be born by the purchaser or purchasers.

MANUEL M. WEINBERG
Assignee

Null & Null, Auctioneers

This is to certify that the annexed Assignee Sale

was published in Frederick Post

a newspaper published in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than 20 days prior to sale, and the last such publication being made not more than one week prior to the 20th day of November 1963.

THE NEWS-POST

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Per

Mary L. Lininger
Mary L. Lininger