LIBER 25 PAGE 253 No. 21,271 EQUITY

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md. May 6, 1966.

This is to certify that the annexed Advertisement of Public Sale was published in The 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 ~~10~~ 20 days prior to sale, and the last such publication being made not more than one week prior to the 7th day of May 1966..

THE NEWS-POST

Filed May 13, 1966 Per Geo. B. Delaplaine
Geo. B. Delaplaine

ASSIGNEE'S SALE

OF VALUABLE FEE SIMPLE COMMERCIAL PROPERTY

FORMERLY OCCUPIED BY VIM LABORATORIES, INC

By virtue of the power of sale contained in (1) mortgage made by David S Porten and his wife to Frederick Federal Savings and Loan Association, dated the 24th day of February, 1961 and recorded in Liber 650 folio 476, and (2) mortgage made by David S Porten and his wife to Frederick Federal Savings and Loan Association, dated the 16th day of June, 1961, and recorded in Liber 656 Folio 37, and (3) mortgage made by David S Porten and his wife to Frederick Federal Savings and Loan Association, dated the 26th day of November, 1963, and recorded in Liber 695 folio 479, and (4) mortgage made by Vim Laboratorioes, Inc, a/k/a Vim Laboratories Co, Inc, a body corporate to Western Maryland Trust Company, dated the 6th day of April, 1964 and recorded in Liber 702 folio 148, and (5) by a confirmatory mortgage made by Vim Laboratories, Inc a/k/a Vim Laboratories Co, Inc, a/k/a Vim Laboratories Company, Inc, dated the 5th day of June, 1964, and recorded in Liber 706 folio 27 (to confirm the debt and mortgage referred to and recorded in Liber 702 folio 148), each of said mortgage by mesne assignments having been duly assigned unto the undersigned, for the purpose of foreclosure, default having occurred in each of said mortgages, authorizing the sale of the mortgaged premises in the event of default, and continuing thereunder, the undersigned will sell at public auction, on the premises located in ADAMSTOWN, FREDERICK COUNTY, MARYLAND, on

SATURDAY, MAY 7, 1966

AT 11 00 O'CLOCK A. M

all those pieces or parcels of land in Adamstown, Buckeystown District, Frederick County, Maryland, being parts of Lots 8 and 10 of Carrollton Manor, and described as follows: BEGINNING to include the property in one general outline at an iron pipe on the southeastern limits of the Baltimore and Ohio Railroad where the dividing line between Lot No 8 and Lot No 10 of Carrollton Manor intersects the southeastern limits of said Railroad, being the beginning point described in a deed from Stephen A Thomas et al to the Adamstown Canning and Supply Co, Inc, dated August 31, 1910 and recorded in Liber No 292 folio 488, and in a deed from John W Thomas and wife to the Adamstown Packing Company, dated February 20, 1904, and recorded in Liber No 265 Folio 531 532, and running thence by and with the southeastern limits of said Railroad (1) South 50° 30' West 423 5 feet to a point, thence by and with the third line of a deed from Samuel C Thomas et al to George Leicester Thomas, dated November 21, 1905 and recorded in Liber No. 271, folio 579, and by a fence now standing (2) South 39° 45' East 227 7 feet to an iron pipe on the northwestern side of the County Road leading from Adamstown to Buckeystown, thence by and with the northwestern side of said road (3) North 50° 30' East 66 45 feet to an iron pipe, thence (4) South 85° 00' East 109 73 feet to the south side of said road thence leaving said road and running by and with the fence now standing two courses and distances, (5) North 10° 15' East 165 00 feet to a fence post, thence (6) North 40° 15' West 198 00 feet to an iron pipe on the southeastern limits of said Baltimore and Ohio Railroad, thence by and with said southeastern limits of said Railroad (7) South 50° 30' West 545 5 feet to the place of beginning Containing 4 6845 acres, more or less

Being the same real property conveyed by the mortgages aforesaid, and being all and the same real estate conveyed unto David S Porten and Shirley Porten, his wife, by Byron W Thompson and James C Roberts, Ancillary Receivers in Bankruptcy of Sitterding, Carneal, Davis Company, Incorporated, by deed dated February 24, 1961, and recorded in Liber No 649 Folio 458, one of the Land Records of Frederick County and being all and the same real estate conveyed unto Vim Laboratories Inc a/k/a Vim Laboratories Co, Inc., by Herman Porten and Shirley Porten, his wife, and others by deed dated the 31st day of December, 1962, and recorded among the Land Records of Frederick County, Maryland in Liber 697 Folio 102

TOGETHER with the improvements thereon, and all the rights ways, easements, roads and appeutenances thereunto belonging, and SUBJECT to any easements for public utilities

IMPROVED BY FACTORY BUILDING consisting of Plant 200'x45', two story, brick siding with concrete roof, Shipping Room, 30'x123' constructed of metal siding and metal roof and storage shed, 80' x 75', constructed of metal siding and metal roof, 1 story—all connected. OFFICE BUILDING constructed within last 15 years, concrete foundation with brick exterior walls, asphalt shingled roof, plywood flooring, coppertuling, fully insulated, oil fired steam heat, bath, full attic, one half basement, containing a total of 8 rooms

The improvements are served with electricity; located on paved streets, two good wells for water, and in addition there is a railroad siding. The improvements are in a good state of repair

TERMS OF SALE: CASH. A deposit of ten per cent (10%) required at time of sale, balance upon ratification of the sale by the Circuit Court for Frederick County, Maryland. Taxes and all other public charges, if any, to be adjusted to date of sale Cost of all documentary stamps, recording and title shall be at the expense of the purchaser or purchasers, including the cost of deed

JAMES McSHERRY, Assignee

J VERNON SUMMERS
Solicitor for Assignee
DELBERT S NULL, Auctioneer