LIBER 25 PAGE 303 NO. 21,311 EQUITY

CERTIFICATE OF PUBLICATION

From THE NEWS-POST Frederick, Md. June 11, 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 ~~20~~ 15 days prior to sale, and the last such publication being made not more than one week prior to the 11th day of June 1966.

THE NEWS-POST

Filed June 17, 1966 Per Geo. B. Delaplaine
Geo. B. Delaplaine

HERBERT L. ROLLINS
LAW BUILDING
THREE WEST CHURCH STREET
FREDERICK, MARYLAND 21701
And
WILLIAM C. ROGERS
SIX SOUTH CALVERT STREET
BALTIMORE, MARYLAND 21202
SOLICITORS

MORTGAGE SALE

OF

VALUABLE FEE-SIMPLE PROPERTY

0 913 ACRES, MORE OR LESS
ON A PRIVATE ROAD
LEADING FROM THURSTON ROAD
URBANA ELECTION DISTRICT
FREDERICK COUNTY, MARYLAND

Under and by virtue of the power and authority contained in the mortgage from William C Offutt to The Augusta Building and Loan Association, Inc, dated the 13th day of March, 1965, and recorded among the Land Records of Frederick County in Liber No 721, folio 72, etc (default having occurred thereunder) the undersigned the Attorney Named in Mortgage will sell at Public Auction at the Court House Door, Frederick County Court House, Frederick, Maryland

ON SATURDAY, JUNE 11, 1966

AT 11 00 O'CLOCK A M

All that piece or parcel of ground situate and lying in Frederick County and described as follows

BEGINNING for the same at an iron tee bar with Registered Land Surveyors Cap No 2046 now set in the ground on the north side of a 20 foot wide lane at the southwest corner of the land conveyed by Harry M Roderick and wife to Claude A Webb and wife by Deed dated January 14 1953, and recorded among the Land Records of Frederick County in Liber 510, folio 490, said point of beginning being also at the end of the third line of the land conveyed by said Harry M Roderick and wife to Frazier T Webb and wife by Deed dated July 8, 1954, and recorded among the Land Records of Frederick County in Liber 472, folio 161 thence as now surveyed by D K Sutcliffe & Assoc, Surveyors & Engineers, and running and binding on the outlines of said Claude A Webb land the following four (4) courses and distances, and running and binding reversely on said 3rd line of Frazier Webb land, north 11 degrees 08 minutes 30 seconds west 435 60 feet to a point, north 55 degrees 00 minutes 00 seconds east 100 00 feet to a point, south 11 degrees 08 minutes 30 seconds east 435 60 feet to an iron tee bar with cap now set in the ground on said north side of the lane, thence running and binding on said north side of the lane and parallel to and at a ditsance of 20 feet, more or less, northerly from the fourth line of the 155 acres, more or less, tract of land conveyed by said Harry M Roderick and wife to Harry W Roderick and wife by Deed dated April 2, 1962, and recorded among the Land Records of Frederick County in Liber 666, folio 259, south 55 degrees 00 minutes 00 seconds west 100 00 feet to the place of beginning Containing 0 913 acres more or less Situate on a private road leading from Thurston Road to the Farm of Harry M Roderick For further reference see deed from Claude A Webb et al unto William C Offutt, dated March 13, 1965, and recorded in Liber 720, Folio 159, with plat attached

The improvements consist of a one story concrete block house with finished basement, 6 rooms and 1 bath

And including the rights of ingress and egress from the said public road over the said private road to and from the above described lot for the Mortgagee, its successors or assigns, for ordinary vehicles and other proper purposes

The property will be sold subject to conditions, restrictions, and agreements of record affecting same, if any

TERMS OF SALE A cash deposit of $500 00 will be required of purchaser or purchasers at time and place of sale, balance of purchase money upon final ratification of sale by the Circuit Court for Frederick County and to bear interest from day of sale to day of settlement Taxes and all other charges to be adjusted to day of sale —Conveyancing costs, including all renevue stamps, to be borne by the purchaser or purchasers

WILLIAM C. ROGERS
ATTORNEY NAMED IN MORTGAGE

EMMERT R BOWLUS, Auctioneer