Decree in Circuit Court for ~~Baltimore~~ Frederick County

DOCKET 41 FOLIO 83

CASE NO 21,466 Equity

FILED October 20, 1966

METROPOLITAN LIFE INSURANCE COMPANY,
Assignee
1 Madison Avenue
New York 10, New York
Plaintiff

Vs

ALVIN J. COLE and
KAREN A. COLE, his wife
502 Canberra Court
Frederick, Maryland 21701
Defendants

IN THE

CIRCUIT COURT

FOR

~~BALTIMORE COUNTY~~
FREDERICK COUNTY, IN EQUITY
TERM, 19

DECREE FOR SALE OF MORTGAGED PREMISES

The Petition and exhibit in the above cause having been submitted, the proceedings therein were by the Court read and considered

It Is Thereupon, this 20th day of October in the year nineteen hundred and sixty-six by the Circuit Court of ~~Baltimore~~ Frederick County, ADJUDGED, ORDERED AND DECREED, that the mortgaged property in the proceedings mentioned to be sold, at or after any one of the periods limited in the mortgage filed for the forfeiture of said mortgage, that John J. Neubauer, Sr. and J. Jerome Offutt be and they are hereby appointed Trustees to make said sale, and that the course and manner of their proceedings shall be as follows They shall first file with the Clerk of this Court, a bond to the State of Maryland, executed by themselves, and a corporate surety or sureties to be approved by this Court, or by the Clerk thereof, in the penalty of $16,000.00 Dollars, conditioned for the faithful performance of the trust reposed in them by this decree, or to be reposed in them by and further Decree or Order in the premises they shall then proceed to make the said sale, having given at least three weeks' notice by advertisement, inserted in such weekly newspaper or newspapers published in ~~Baltimore~~ Frederick County as they shall think proper, of the time, place, manner and terms of sale, which shall be ~~one-third cash, the balance in six and twelve months or all cash at the purchaser's election, the credit payments to bear interest from the day of sale, and to be secured by the notes of the purchaser or purchasers~~ all cash, and the unpaid balance of sale price to bear interest from the day of sale and be paid upon ratification of sale; and as soon as may be convenient after any such sale or sales, the said Trustees shall return to this Court a full and particular account of their proceedings relative to such sale, with an affidavit annexed of the truth thereof, and of the fairness of said sale, and on obtaining the Court's ratification of the sale, and on the payment of the whole purchase money (and not before), the said Trustees shall by a good and sufficient deed to be executed, acknowledged and recorded, according to law, convey to the purchaser or purchasers, his, her or their heirs the property and estate to him, her or them sold, free, clear and discharged from all claims of the parties hereto, Petitioner and Mortgagor, and those claiming by, from or under them, or either of them And the said Trustees shall bring into this Court the money arising from said sale, to be distributed under the direction of this Court, after deducting the cost of this suit, and such commissions to the said Trustees as this Court shall think proper to allow in consideration of the skill, attention and fidelity wherewith they shall appear to have discharged their trust, provided, that before the sale herein before decreed shall be made, a statement of the mortgage claim, duly verified by affidavit, as required by law, be filed in said cause

JUDGE

Filed Oct. 20, 1966