141 PUBLIC NOTICES PUBLIC NOTICE

HERBERT O. SHUCK and JOANNE D. SHUCK, his wife Plaintiffs, BOARD OF COUNTY COMMISSIONERS OF

FREDERICK COUNTY,

MARYLAND, et al.,

Defendants. IN THE CIRCUIT COURT FOR FREDERICK COUNTY, MARYLAND

CIVIL NO. 4807E SHOW CAUSE ORDER

Upon consideration of plaintiffs' Complaint. Motion for Class Certification and Motion for Partial Summary Judgment and Motion for Summary Judgment; it is this 10th day of December. 1990, by the Circuit Court for Frederick County, Maryland.

ORDERED, that any member of the defendant class as certified previously in the Order of November 29, 1990 is directed to show cause by filing a written objection with this Court on or before the 28th day of January, 1991, why the following Decree and Order should not be passed, setting forth the specific grounds for such objection provided that the notice attached hereto is published in a newspaper of general circulation in Frederick County, Maryland, once a week in each of three (3) successive weeks, a copy of this Order is posted at the Courthouse door or on a bulletin board posted within its immediate vicinity and a copy of this Order is posted in a conspicious place on the property in dispute on or before the 27th day of December, 1990. ORDERED, that any defendant who files timely a

Decree and Order quieting title to the property in plaintiffs should not be passed. G. EDWARD DWYER, JR. JUDGE NOTICE

valid written objection

appear in this Court by a

date certain, not more than

sixty (60) days from the date

of this Order, being the 26th

day of February, 1991, at 10

a.m., and show cause, if any

he has, why the following

Herbert O. Shuck and Joanne D. Shuck, have instituted a class action in the Circuit Court for Frederick County, Maryland, to quiet title to certain real property owned by the Shucks at 2772 Washington Street, Adamstown, Maryland 21710, located within Frederick County, to eliminate any claim of right or interest of public or private persons or entities to use said property in a case entitled Herbert O. Shuck, et ux. v. Board of County Commissioners of Frederick County, et al., Civil No. 4807E. Pursuant to Rule 2-231(b) (2) of the Maryland Rules of Procedure, the defendant class is defined as follows:

All of the remaining present owners of property in Adamstown, who own property in Adamstown depicted on a plat entitled "Plot of part of Adamstown Known as Jacob Kline's Addition", recorded in the Land Records of Frederick County, Maryland on June 1, 1903, at Liber D.H.H. No. 17, folio 290 and any other person or entity who may have or claim a legal or contractual interest in any such property in Adamstown de-

picted on said Plat. Notice is hereby given to all interested parties, as defined above, that you have until the 26th day of February, 1991, at 10:00 a.m. to appear and show cause why a decree and order shall not issue quieting title to plaintiffs' property and giving plaintiffs indefeasible fee simple title to the above-referenced property subject to a certain 20 foot wide private right-ofway running between Washington Street and a certain 20 foot wide reserved alley, running northeasterly between Lots 8 and 15 on a plat entitled "Jacob Kline's Addition" located in the northeast corner of the subject property. Provided, however, that any such interested party file a notice in writing with this Court stating their intention to appear at the abovereferenced hearing and their basis for objection, no later than the 28th day of January, 1991.

Should you fail to object, an Order and Decree shall be entered which will provide: ORDER

DECREED, ORDERED and ADJUDGED, that the plaintiffs, Herbert O. Shuck and Joanne D. Shuck, own an indefeasible fee simple title to all that land conveyed and described in their deed executed on June 18, 1965 and recorded at Liber 1286, folio 478 in the Frederick County Land Records, except as to such portions of said property conveyed by plaintiffs by deed dated August 8,

1988, subject to a twenty foot

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(20') wide private right-of-

way running upon and over plaintiffs' property between the northwesterly right-ofway line of Washington Street, running in a northwesterly direction, along the southwest border of Lot 15 as depicted on the Plat entitled Jacob Kline's Addition to a twenty foot (20') wide reserved alley running northeasterly between Lot 8 and Lot 15 on said plat for the purpose of ingress, egress and regress for those property holders owning property bounded by the B&O Railroad on the northwest, Cherry Alley on the northeast, Washington Street on the southeast and Lots 8 and 15 on the southwest, as depicted on the Plat entitled Jacob Kline's Addition.

IT IS FURTHER DE. CREED, ORDERED AND ADJUDGED, that all rights of all parties, including but not limited to, public rights or private rights of user, in and to that portion of Tuscarora Street situate northwest of Washington Street, as shown on the plat entitled "Plot of Part of Adamstown known as Jacob Kline's Addition'', are hereby extinguished forever, as if the same had never existed, and that said part of Tuscarora Street as shown on the plat of Jacob Kline's Addition, is hereby declared to be stricken from said plat, as if the same had never existed. Dec 19, 26, 1990 THE CITY OF FREDERICK

REQUEST FOR PROPOSALS GOLF FACILITY MANMAGEMENT The Mayor and Board of Aldermen of the City of

Frederick, Maryland will receive proposals for contract management of the Frederick Municipal Golf Course until Thursday, January 10, 1991 at 4:00 p.m. Contract specification may be obtained by contracting Glen L. Nikirk, Administrative Assistant at City Hall, 101 North Court Street, Frederick, Maryland or by phonig (301) 694-1382. Dec 19, 21, 1990

> INVITATION TO BID Carroll Street Flood Control Project Stage IIIA Baker Park to Court Street

Sealed bid proposals will be received up to 2:00 P.M. E.S.T. January 31, 1991 by the City of Frederick, in the City Engineer's Office, 101 North Court Street, Frederick, Maryland, for furnishing all labor, materials, and equipment necessary to construct that portion of the Carroll Creek Flood Control Project from Baker Park east to existing Court Street terminus has been designed for this portion of the project. The project for Stage IIIA includes 1355 linear feet of twin 2 celled box conduits, the weir and conduit entrance, the demolition and reconstruction of the Carroll Creek Bridges and approaches, grading and related work.

Plans and specifications may be inspected at or obtained from the City Engineer's Office, and/or Rummel, Klepper and Kahl's Baltimore Office, Monday through Friday between 8:30 A.M. and 4:30 P.M. EST. Each set of contract documents may be purchased for \$75.00, non-

refundable. Sealed proposals shall be placed in an envelope addressed to the City of Frederick, City Engineer, 101 North Court Street, Frederick, Maryland, and identified in the lower left hand corner as "Proposal for Carroll Creek Flood Control Project-Stage IIIA." Proposals shall include a certified check or bid bond in the amount of 5% of the total base bid price. Performance and payment bond in an amount equal to 100% of the base bid price will be required of the successful bidder, along with complete insurance coverage for public liability and property damage. The City reserves the right to reject any or all bids or to make award as is deemed to be in the best interest of the City of Freder-

AWARD OF CONTRACT The contract for project 90-T shall be awarded strictly on the basis of the lowest bid received.

No successful bidder shall withdraw his bid within ninety (90) days after the opening thereof. The successful bidder will be notified in writing of the award of the contract or contracts by the Owner within ninety (90) days after the date of opening of bids.

PRE-BID MEETING ''Pre-Bidding Informational Meeting" will be held on January 4, 1991, 141 PUBLIC NOTICES

10:00 a.m. Eastern Standard Time, in the board room on the first floor City Hall, 101 North Court Street, Frederick, Maryland 21701. Representatives of appropriate governmental agencies, as well as affected public and private utilities, will be present for the purpose of answering or obtaining answers to questions of interested parties. Information pertaining to right-ofway, utilities, design and construction details will be discussed. Attendees who leave their

name and address will be furnished a copy of the Minutes of the meeting which will include a list of all persons present and their affiliation. It is possible that these Minutes will contain some clarification or discussion which will not be included in an addendum. Anyone who does not attend the meeting will be able to review a copy of the Minutes at the office of the City Engineer, located on the lower level of City Hall at 101 North Court Street, Frederick. Maryland 21701. If other information relative to this project is desired,

please contact in writing: Mr. Mark T. Scire, P.E., City Engineer 101 North Court Street Frederick, MD 21701 Fax (301) 696-0925 Dec. 17, 18, 19, 1990

IN THE CIRCUIT COURT FOR FREDERICK COUNTY, MARYLAND Robert H. Raab 7215 Drought Spring Road Frederick, Md. 21701 **Plaintiff**

Oray L. Proctor P.O. Box 564 Madison, Va. 22727, et al, Defendant Civil Case #7827E

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ORDER OF PUBLICATION This is to give notice that a Complaint was filed by the Plaintiff in the Circuit Court for Frederick County, Maryland against the Defendants, Oray L. Proctor. William T. Proctor, Rachel V. Proctor, Walter Proctor, William Proctor, Annie Proctor, John Proctor, Ida Proctor, Lillian Proctor, and all persons unkonwn claiming any right, title, estate, lien or interest in the real property adverse to plaintiff's ownership, or any cloud upon plaintiff's title thereto. The object of these proceedings is to quiet title, based upon adverse possession, to real property and right of way in Frederick County, Maryland, known

All that lot or parcel of land described as being part of two tracts of land known as "Foul Play" and Resurvey on Little Worth" in Frederick County, Maryland, containing one (1) acres, more or less, and being the same property more particularly described in a deed from Sophia Proctor unto William T. Proctor dated May 22, 1891 and recaorded among the Land Records of Frederick County, Maryland in Liber JLJ-7 at folio 371.

The Plaintiff has attempted to locate the Defendants but without success, and is now proceeding to quiet title to the property and right of way regarding this claim by adverse possession as provided by law, Maryland Code, Article Real Property, Title 14, Subtitle 1, Section 14-108.

That an Order has been issued commanding the Defendants herein to appear, plead, answer or otherwise move with respect to the Complaint herin, on or

MELVIN KOLB, INC.

SPECIAL

CHRISTMAS SALE **200 QUALITY HOLSTEINS 200**

THURSDAY, DECEMBER 20, 1990 AT 11:00 A.M.

FREE TURKEY FOR EVERYONE THAT BUYS A COW!

Free Christmas Dinner Starting to Serve at 10:00 A.M. LOCATION: At my Maryland farm located 1/2 mile northwest of Woodsboro, Route 550 in Frederick County.

MILK — QUALITY — TYPE

200 of the finest cattle were selected for this special sale. Top Purebreds and grades from the New England States, New York and Up-State Pa. Purebred cows and heifers - some classified, many with outstanding pedigrees. Grades - large, well uddered, cows and heifers with lots of dairy character. Cows milking to 100 lbs. Heifers 70-80 lbs. This is an extremely nice group of cattle. 1 Extra Special load from Up-State New York. 2 loads of Fancy Fresh, 1st, and 2nd, grade heifers from Canada.

SAMPLE OF SOME SELLING

2 Service Age Bulls • A MARK Son, Dam HX-91 4-01 25,260 4.2 1054, next Dam EX-91, 24,130 5.2 1263, next dam, VG-87 20,120 4.5 899.

• A BELL JESSIE Son, Dam EX-92-2E 26,400 4.2 1119, next dam VG-87 24,890 4.2 1055 next dam VG 30.270 4.0 1234.

 A WALKWAY CHIEF MARK Dtr., Dam GP 17.600 3.7 643, next Dam 24,020 3.9 944. A ASTRO VALIANT DON Dtr., 2-00 13,920 4.4 611, Dam 83 pts. 25,960 3.9 1013, next Dam

31.340 3.3 1025. • A C ROYSBROOK TEMPTATION-ET Dtr. due to BLACK STAR 256 days 17,600 3.5 608 Inc. next Dam ES-90 26,550 3.8 996.

 A HAPPY-HERD BEAUTIFICATION Dtr., Dam 22,060 3.5 767, next dam 23,390 3.9 909.

 A FANCY DRIDON ASTRO JET-ET Dtr., Dam 2-00 13,112 4.0, Dam VG 305d 19,478 3.7 712. A 3 yr. ASTRO JET Dtr. due to INGHOLM ROOSTER-RED.

• A Big Fancy 4-yr. ROYBROOK TEMPO Dtr. (show cow).

 A SIR C VALOR Dtr., Dam a STEWART Dtr. 3-00 23,203 3.4 784, next Dam 305d 26,210 3.3 860.

 A SHORE STYLIST Dtr A MAVIES THUNDER Dir

 A HANOVERHILL REPLY ET Dtr. A FLEMINGDALE ROLAND ET Dir

 A HILLTOPPER ELEVATION WARDEN Dtr., due to MELVIN, Dam 2 yrs. 14,921 4.6 675.

 A STARTMORE STERLING ET due to HANOVERHILL DESIGNER.

 A BROWNDALE SIR CHRISTOPHER Dtr. due to HANOVERHILL RENEGADE.

 A HANOVERHILL DESIGNER Dtr., Dam 180d 11,025 3.9 434 Inc., next Dam 21,030 4.0 842.

 A STRAIGHT-PINE ÉLÉVATION PETE Dir. Several Good Red & White Cows.

Some Jersey Cows.

Several Good Heifer Calves.

 Many more not in this ad - full pedigrees will be in Sale Catalog.

DAIRYMEN: Come out Thursday morning and bring the family. A Special Chicken Dinner with all the fixins will be served starting at 10:00. Also a Free turkey for everyone that buys a COW or CALF. An extra special group of cattle for an extra special sale. The Kolb Organization would like to thank

everyone for their patronage throughout the past year and wish you the Merriest of Christmas's and a healthy and prosperous New Year! FREE TRANSPORTATION FOR LANCASTER CO.

AMISH. Please call: 569-2106 or 569-6800 before noon on Wed., December 19, 1990. MD. FARM: 11342 Creagerstown Rd

Woodsboro, MD 21798 (301) 898-7663 or 898-7720 TOM & MEL KOLB, Sale Managers

ROBERT MULLENDORE, Auctioneer (AU 000644-L) HENRY KETTERING, Pedigrees
MERRY CHRISTMAS

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free of any claims.

default.

the 15th day of February,

1991, may result in the case

proceeding against them and

the subject property by

Charles C. Keller

Clerk of the Circuit Court

Lynda E. Hasenmeier

Substitute Trustee

No. 7102E Civil

In the Circuit Court for Frederick County

September Term. 1980

Dec. 19 & 26, 1990

150 ORDER NISI

Jan. 2, 1991

sitting in Equity.

150 ORDER OF NISI

trary thereof be shown before said day; provided a copy of this order be inserted in some newspaper published in Frederick County for three successive weeks prior to before the 15th day of February 1991, or in default thereof this Court will proceed to grant the relief The report states the amount of sales to be \$44,000.00 sought by th the Plaintiff's Dated this 14th day of December 1990. Complaint, namely that title

Niles, Barton & Wilmer Robert F. Scholz 111 S. Calvert Street to said property will be quieted and that Plaintiff is nore, MD 21202-6185 Charles C. Keller Clerk of the Circuit Court vested with fee simple estate Defendants are warned for Frederick County that failure to file an answer ORDER NEW ON SALES or other defense on or before

James K. Ligon and Debra A. Whales VS. William F. Bready Brenda Blakeman Timothy J. O'Gwin Carla R. O'Gwin

No. 7837E Civil Equity
In the Circuit Court for Frederick County
sitting Equity. September, 1900. In the
Matter of Report of Sales (Bed the 14 th day Ordered, That on the 13th day of January

1991, the Court will preced to act upon the Report of Sales of Real Estate, reported to sald Court by James K. Ligou. Trustee in the above cause, and filed therein as aforesald to finally ratify and confirm the same, unless cause to the contrary thereof he shown before said day; provided a copy of this corter he instead in some novanaece. of this order he inserted in some newspaper published in Fredeick County for three successive weeks prior to said day. The reports states the amount of sales to \$220,000. Dated this 16th day of December, 1990

Miller, Miller & Canby Robert L. Bruchett In the Matter of the Report of Sales filed the 14th day of December 1990. Ordered, That on the 13th day of January 1961, the Court will proceed to act upon the Report of Sales of Real Estate, reported to said Court by Lynda E. Hasenmeier Sub-Rockville, Md. 2005 Charles C. Keller Clerk of the Circuit Court for Frederick County stitute Trustee in the above cause, and filed

therein as aforesaid to finally ratify and confirm the same, unless cause to the con-

ASSIGNEE'S SALE

Under and by virtue of the power of sale contained in a certain mortgage dated August 13, 1987, and recorded in Liber 1439, folio 496, one of the Land Records of Frederick County, Maryland, from Franklin L. Shriner and Alice M. Shriner, his wife, said mortgage having been duly assigned to the undersigned for the purpose of foreclosure, default having occurred therein and continuing the undersigned, as assignee of said mortgage, will offer for sale at public auction at the Courthouse Door in Frederick City, Frederick County, Maryland, on

THURSDAY, JANUARY 10, 1991 AT 10:30 A.M., est.

all the following described real estate, to-wit: All those lots or parcels of land situate, lying and being in Thurmont, Frederick County, Maryland, and more particularly described as follows:

Parcel One

All that land and premises situate and lying on the West side of Water or South Street in Thurmont, Frederick County, and State of Maryland described as follows:

Beginning to include the same at the South East corner of the lot now owned by Addie C. Grimes, and running with said street South fifty two feet, thence South eighty four degrees West one hundred and sixty four feet to an alley, thence North twenty five and one half degrees, West, fifty four feet, thence with lot number thirty nine to the beginning.

Parcel Two

All that piece or parcel of land situated on the west side of Water Street, in Thurmont, Frederick County, Maryland and contained in the following metes and bounds viz:

Beginning at a point on the west side of the pavement and 53 feet 9 inches distant from the corner of a lot now owned by W.C. Brennaman which he purchased from Frank W. Fraley, and running thence S. 3° E. 2 feet to a lot now owned by Mr. Smith, thence by and with said lot S. 86 $^{14}^{\circ}$ W. 176 feet to an alley, thence with said alley N. 7 1/2 ° E. 2 feet to intersect the divisional line between the lot hereby conveyed and sold to Edwin C. Creeger by Frank W. Fraley, thence by and with said divisional line N. 88 3/4° E. 176 feet to the place of beginning.

Excepting and reserving all that lot or parcel of mont, Frederick County, Maryland, and more particularly described as follows:

Beginning at a point 80 feet from the Eastern end of the division line between the property of Minia D. Smith and Lillian Smith and Edwin C. Creeger and Ethel M. Creeger, his wife, a parcel of land 3 ft. wide and 96 feet long, said strip of land lying adjacent to and being parallel with the aforesaid division line between the properties of Minia D. Smith and Lillian Smith and Edwin C. Creeger and Ethel M. Creeger, his wife.

Being all and the same real estate conveyed unto Robert Shriner and Jane Shriner, his wife, and Franklin Shriner and Alice Shriner, his wife, by deed to be recorded among the Land Records of Frederick County, Maryland.

And also being all and the same real estate conreyed unto Franklin L. Shriner and Alice M. Shriner, his wife, by deed from Robert Shriner and Jane Shriner, his wife, and Franklin Shriner and Alice Shriner, his wife, bearing even date herewith and to be recorded among the aforesaid Land Records immediately prior hereto.

The property is improved by a two story dwelling with aluminum siding, having two bedrooms, living room, kitchen, one full bath and one half bath, and garage. TOGETHER WITH the improvements thereon and

all the rights, ways, easements and appurtenances thereunto belonging to or in anywise appertaining. TERMS OF SALE – A deposit of \$5,000.00 in cash

or by certified or cashier's check will be required of the purchaser(s) at the time and place of the sale and the balance of said purchase price to be paid upon ratification of the sale by the Circuit Court for Frederick, Maryland. Interest to be paid on said balance from the date of sale to date of settlement at the rate of 12%. Taxes and all other public charges will be adjusted to the date of sale and thereafter be assumed by the purchaser. Title examination, conveyancing, recording fees, State and County Revenue Stamps and transfer taxes and all other costs incident to the settlement are to be paid by the purchaser. Assignee reserves the right to withdraw the herein described property from sale at any time. Settlement is to be held and the balance of the

purchase price paid within ten (10) days after final ratification of the sale by the Circuit Court for Frederick County, Maryland. If compliance is not made with the above terms of sale the deposit shall be forfeited and the property re-sold at the risk of the defaulting purchaser(s). The property herein is being sold subject to all Federal, State and County laws and ordinances which may affect the property and/or its use, as well as all easements, restrictions, covenants, conditions and other matters of record which may be superior to the mortgage being foreclosed.

JAMES R. SHOEMAKER

Assignee

DELBERT S. NULL, Auctioneer SHOEMAKER, HORMAN & CLAPP, P.A. Solicitors for Assignee 124 North Court Street Frederick, MD 21701 301-663-8100

ASSIGNEE'S SALE

Under and by virtue of the power of sale contained in a certain mortgage dated March 18, 1987, and recorded in Liber 1402, folio 919, one of the Land Records of Frederick County, Maryland, from Debra A. Geisbert and George P. Geisbert, her husband, and George Thomas Danner and Leola Virginia Danner, his wife, said mortgage having been duly assigned to the undersigned for the purpose of foreclosure, default having occurred therein and continuing, the undersigned, as assignee of said mortgage, will offer for sale at public auction at the Courthouse Door in Frederick City, Frederick County, Maryland, on:

THURSDAY, JANUARY 10, 1991

AT 10:00 A.M., est.

all the following described real estate, to-wit: All those lots or parcels of land situate, lying and being in Brunswick Election District, Frederick County, Maryland, and more particularly described as follows:

Parcel One

All that lot or parcel of land situate, lying and being in the Brunswick Election District, Frederick County, Maryland, more particularly described as follows: Lot No. 10, beginning on the south side of E

Street at a point 255 feet from the east side of

Seventh Avenue, and running thence easterly

along the south side of B Street, 50 feet, thence southerly parallel to Seventh Avenue, 150 feet to the north side of an alley 15 feet wide, thence westerly along the North side of said alley 50 feet, thence northerly parallel to Seventh Avenue 150 feet to the place of beginning. Lot No. 11, beginning on the south side of B Street at a point 305 feet from the East side of Seventh Avenue, and running thence Easterly

along the South side of B Street 50 feet, thence Southerly parallel to Seventh Avenue 150 feet to the North side of an alley 15 feet wide, thence Westerly along the North side of said alley 50 feet, thence Northerly parallel to Seventh Avenue 150 feet to place of beginning. BEING Lots Nos. 10 and 11 in Block No. 15 as shown on the plat of The Real Estate and Improve ment Company's Second Subdivision of part of

Brunswick, prepared by R.T. Mavin, Surveyor, and dated July 24th, 1890, and recorded with the Deed from the said Real Estate and Improvement Company of Baltimore City to Rudolph T. Ault, dated February 8, 1892, and recorded among the aforesaid Land Records. BEING FURTHER all the same real estate which was conveyed by Dorothy L. Carty (a.k.a. Dorothy

Lee Carty), Attorney-in-fact for Stewart F. Weidman and Nina C. Weidman, his wife, unto Ellis W. Levine and Andrea M. Levine, his wife, as tenants by the entirety, by confirmation deed dated March 16, 1987 and intended to be recorded prior in time to this mortgage. BEING FURTHER all the same real estate which

and Andrea M.

bra A. Geisbert

эг W.I.P. No. 13,

ds of Frederick

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conveyed unto

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Jary 7, 1964 and

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Parcel 2 is im-

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and George P. Geisb and, dated even date with this mor ntended to be recorded prior in tim Parcel 2 All that lot or parc uate, lying and being on the north si stomac Street in

Brunswick, Frederick /land, and more particularly described BEING all that lot c g a frontage on the north side of Ea _i treet (formerly inning back in a Potomac Avenue) of 🕻 northerly direction w niform width of a 15 foot alley, 25 feet for a distance said lot being the eas of Lot No. 33 in Block 16 as shown or Real Estate and Improvement Compa Sub-division of Part of Brunswick, rec

Folio 311, one of th€ County, the improver and designated as 71 Being all that same George Thomas Dani ner, his wife, by a De Mary E. Funk, his wife ^t recorded at Liber 61

aforementioned Land The property descri proved by a two s ing room, kitchen anc

was conveyed by Ell'

Levine, his wife, by [

The property descril proved by a two sto siding, having eigh

bedrooms, one bath c

TOGETHER WITH and all the rights, purtenances thereunto appertaining. TERMS OF SALE ANI

RED FIRST OFFERING: Pa · offered for bid and the bid reserved.

SECOND OFFERING: Parcel 2 will be offered for bid and the bid reserved. THIRD OFFERING: Parcels 1 and 2 will be offered

together for bid and the bid reserved. The undersigned, (James R. Shoemaker, Assignee) reserves the right to make the said sale(s) in the manner or combination that pro-

estate hereby offered, subject to the right of the Assignee set forth below to withdraw the At any time before or during the sale, the Mortgage Assignee reserves the right, in his sole discretion, by oral announcement at the place of sale to (1) alter or change the lots offered in a par-

duces the highest and best price for all of the real

ticular Offering; or (2) change the order in which the Offerings are being sold; or (3) withdraw from the sale any lot, parcel or Offering; or (4) refuse to accept any bid made for an Offering. A deposit of \$7,500.00 for Parcel 1 and \$7,500.00

for Parcel 2, or \$15,000.00 if both parcels are awarded together, in cash or by certified or cashier's check will be required of the purchaser(s) at the time and place of the sale and the balance of said purchase price(s) to be paid upon ratification of the sale(s) by the Circuit Court for Frederick, Maryland. Interest to be paid on said balance from the date of sale to date of settlement at the rate of 12%. Taxes and all other public charges will be adjusted to the date of auction sale and thereafter be assumed by the purchaser. Title examination, conveyancing, recording fees State and County Revenue Stamps and transfer taxes and all other costs incident to the settlement are to be paid by the purchaser.

Settlement is to be held and the balance of the purchase price(s) paid within ten (10) days after final ratification of the sale by the Circuit Court for Frederick County, Maryland. If compliance is not made with the above terms of sale the deposit(s) shall be forfeited and the property re-sold at the risk of the defaulting purchaser(s). The property herein is being sold subject to all Federal, State and County laws and ordinances which may affect the property and/or its use, as well as all easements, restrictions, covenants, conditions and other matters of record which may be superior to the mortgage being foreclosed.

JAMES R. SHOEMAEKR, Assignee

DELBERT S. NULL, Auctioneer SHOEMAKER, HORMAN & CLAPP, P.A. Solicitors for Assignee 124 North Court Street Frederick, MD 21701 301-663-8100

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