

Mortgage Sale of Real Estate.

By virtue of a power of sale contained in a mortgage from Walter P. Simmers and Barbara G. Simmers, his wife, dated January 14, 1924, and duly recorded in Liber No. 345, Folio 451 et seq, one of the Land Records of Frederick County, Maryland, which mortgage has been duly assigned to me for the purposes of foreclosure, I, the undersigned, will sell at public sale at the Court House door in Frederick City, Maryland, on Saturday, the 18th day of October, 1924, at eleven o'clock a.m., all those lots and parts of lots of ground, fronting 55 feet on South side of Madison street, and running back 160 feet to a public alley, in Frederick City, Frederick County, Maryland, improved with a Two-Story Brick, Metal Roof Dwelling-House, with six rooms, bath room, furnace heat, electric lights, two porches, cellar, garage for two automobiles, chicken house, brick and concrete walks, said dwelling being No. 322 Madison Street. Being the same property that was conveyed to the said Walter P. Simmers and Barbara G. Simmers by deed from Lawrence Avery and Louise Marie Avery, his wife, bearing date of the 14th day of January, 1924, and recorded in Liber No. 346 Folio 400, one of the Land Records of Frederick County, Maryland.

This property will be offered for sale as a whole or in two parts; (1) The said moderate brick house with 19 front feet which includes a sidewalk way from street to rear of house and depth of lot 160 feet to the public alley at rear, together with the use of said alley; (2) Lot of ground 36 feet front on Madison Alley street and running back with uniform width for the depth of 160 feet to a public alley, improved with a frame garage building for two automobiles; said lot of ground being of sufficient frontage to build two houses thereon. Possession of the property to be given to purchaser or purchasers upon ratification of sale by the Circuit Court for Frederick County and payment in full thereof. Terms of Sale.- Cash of \$300.00 of purchase money on whole property on day of sale; if sold in parts, cash of \$200.00 of purchase money on house and \$100.00 cash of purchase money on lot of ground, on day of sale, Balance of purchase to be paid on ratification of sale by the Circuit Court for Frederick County. Cost of conveyancing and Revenue Stamps to be paid by the purchaser or purchasers.

Guy L. Fout, Auct.

Walter E. Sinn  
Assignee of Mortgage.

Frederick, Md., Oct, 18th, 1924

This is to Certify, That the annexed Mortgage sale was published in The News & Newspaper published in Frederick County, once a week for three successive weeks prior to the 18th day of October 1924.

(Filed October 20, 1924)

The News-Post.  
Per Moore.

(EXHIBIT NO. 2)

ACKNOWLEDGEMENT OF PURCHASE.

I hereby acknowledge that I have this 18th day of October, 1924, purchased from Walter E. Sinn, assignee, the entire premises described in the annexed advertisement at and for the sum of Thirty-five Hundred and Seventy-five dollars (\$3575.00); three hundred dollars (\$300.00) of the above-mentioned purchase money having been paid to said Walter E. Sinn on the above date, leaving a balance due of Thirty-two Hundred and Seventy-five dollars (\$3275.00), which I hereby obligate myself and promise to pay to said Walter E. Sinn upon the ratification of the sale by the Circuit Court for Frederick County, and I further promise to abide by the terms of sale as set forth in said annexed advertisement.

Test;- Walter E. Sinn.  
(Filed October 20, 1924)

James H. Cramer  
Purchaser.