

ASSIGNEE'S PUBLIC SALE

OF VALUABLE REAL ESTATE
IN NEW MARKET DISTRICT,
FREDERICK COUNTY, MARYLAND

By virtue of the power of sale contained in the mortgages from Joseph E. Mercer and Nancy A. Mercer, his wife, dated June 20, 1952, and assigned to Holden S. Felton for foreclosure, and recorded in Liber No. 502, Folios 555 and 557 one of the Land Records of said Frederick County, default having occurred, the undersigned assignee will sell at public auction at the Court House Door in Frederick, Maryland, on

SATURDAY, APRIL THE 3RD, 1954

at the hour of eleven o'clock a. m., all the following described real estate conveyed by said mortgage, to-wit:

All that lot or parcel of land situated in New Market District, Frederick County, just off of Route No. 40, along the Bell's Road, said lot being 430 by 130 feet, more or less, and improved with a five room frame house, covered with asbestos shingles, insulated throughout, storm doors and storm windows, oil burner steam heat and hard wood floors. One large room on the second floor can be converted into two rooms, this room has not been entirely finished.

And being the same real estate conveyed unto Joseph E. Mercer and Nancy A. Mercer, his wife, by Leonard R. Neal and Leona M. Neal, his wife, by deed dated June 20th, 1952, and recorded in Liber No. 503, Folio 475, one of the Land Records of Frederick County, as by reference to said deed will more fully appear.

This property is conveniently located to Frederick and is a very desirable home.

TERMS OF SALE: One-half of purchase money cash and the balance in 6 months, with interest at the rate of 6 per centum per annum for the deferred payment from the day of sale; or all cash, at the option of the purchaser, upon the ratification of the sale by the Court.

A deposit of 10 per cent of the purchase price will be required of the purchaser on day of sale.

Taxes adjusted to day of sale. All expenses of conveyancing to be paid by the purchaser.

HOLDEN S. FELTON, Assignee

HOLDEN S. FELTON, Solicitor.

Holden S. Felton

Filed April 19, 1954

"CERTIFICATE OF PURCHASE"
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I (we) hereby acknowledge to have this day purchased from Holden S. Felton, Assignee, all that lot or parcel of land situated in New Market District, Frederick County, Maryland, just off Route No. 40, along the Bell's Road, together with the buildings and improvements thereon, at and

for the sum of *Eighty three hundred* Dollars
(8300.00).

And we herewith agree to comply with the terms of sale as set forth in said advertisement of sale.

Witness our hands and seals, this 3 day of April, 1954.

Fidelity Bldg. & Loan Association
by Jas. C. B. [Signature]

SEAL