

MORTGAGE SALE

OF VALUABLE "L" SHAPED COMMERCIAL REAL ESTATE

By virtue of the power of sale contained in the mortgage from Robert W. Russell and Margaret T. Russell, his wife, bearing date March 2, 1964, and recorded in Liber 700, folio 129, one of the Land Records of Frederick County, Maryland, which was assumed by The Francis Scott Key Plaza, Inc., a body corporate of the State of Maryland, by deed dated January 23, 1965, and recorded in Liber 718, folio 85, one of the Land Records aforesaid, and duly assigned to the undersigned for the purpose of foreclosure, I, the undersigned, will sell at public sale in front of the Court House Door, in the City and County of Frederick, State of Maryland, on

FRIDAY, DECEMBER 12, 1969

AT THE HOUR OF 11:00 A.M.

all those lots, parts of lots or parcels of land situate on the south side of West Patrick Street, in the City of Frederick, State of Maryland, consisting of four parcels.

PARCEL I being that rear land 217.8 feet from the south side of West Patrick Street with an original depth of 341.0 feet and a width of 29.65 feet on the south and a width of 23.03 feet on the north, being the rear of No. 124 West Patrick Street, being the same real estate conveyed unto Roy C. Romsburg by Margaret V. Fischer, Widow, by deed dated November 24, 1943, and duly recorded in Liber 477, folio 106, one of the Land Records aforesaid.

PARCEL II being all that lot in the rear of the property known as 122 West Patrick Street for a width of 23 1/4 feet and 235 feet south of the south line of West Patrick Street and running to the center of Carroll Creek; being the same real estate that was conveyed unto Roy C. Romsburg et ux. by John S. Rubeck et ux. by deed dated January 10, 1963, and recorded in Liber 512, folio 67, one of the Land Records aforesaid.

PARCEL III being all that portion of the northwest corner of South Court Street Parking Lot as then laid out containing 625 square feet of land, more or less, and subject to a covenant that no structures or enclosure can be erected thereon so long as The City of Frederick maintains the South Court Street Parking Lot; being the same real estate that was conveyed unto Roy C. Romsburg et ux. by The City of Frederick by deed dated January 8, 1963, and recorded in Liber 512, folio 65, one of the Land Records aforesaid.

PARCEL IV, being all that lot or parcel of land situate on the south side of West Patrick Street fronting 36 feet, more or less, and extending southwardly an uniform width a depth of 377 feet, more or less, known as 120 West Patrick Street; being the same real estate conveyed by Paul L. Romsburg, et al, etc. unto Roy C. Romsburg et ux. by deed dated April 12, 1966, and recorded in Liber 562, folio 356, one of the Land Records aforesaid.

RESERVING AND EXCEPTING, HOWEVER, from Parcels I, II and IV the land conveyed by Roy C. Romsburg et ux. unto The City of Frederick by deed dated January 8, 1963, and recorded in Liber 512, folio 183, and reserving the option to purchase said excepted land from The City of Frederick for the sum of \$2,200.00 in the event the City of Frederick would revoke or discontinue the right of way to this land from South Court Street to the rear of the properties known and described as 122 and 124 West Patrick Street and the right to continue the existing drain pipes running through and across the South Court Street Municipal Parking Lot to Carroll Creek.

TOGETHER with a three story brick building known as 120 West Patrick Street, containing retail sales space in the front, commercial and storage space in the rear on the first floor; second floor is improved with a 5 room and bath apartment and the third floor has a 4 room and bath apartment; there is a recently constructed concrete block warehouse on the rear of the lots. The boiler heating this property is in poor condition and the improvements are not subject to any tenant rights.

TERMS OF SALE — Cash on the ratification of the sale by the Circuit Court for Frederick County, in Equity. A deposit of 10% of the sale price will be required on the day of sale to insure compliance with the terms thereof. All costs of conveyancing, state, county and transfer taxes plus the adjustment of state, county and city taxes for the year 1968-1970 to be paid by the purchaser or purchasers.

BENJAMIN B. ROSENSTOCK

Assignee, No. 22,600 Equity

GEORGE WILLIAM SMITH, Auctioneer
ROSENSTOCK & McSHERRY, Solicitors

This is to certify that the annexed Advertisement of Public Sale was published in The News & 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 ¹⁵ days prior to sale, and the last such publication being made not more than one week prior to the 12th day of December 1969.

Filed
December 13, 1969
THE NEWS-POST

Per *Geo. B. Delaplaine*
Geo. B. Delaplaine