

# ASSIGNEE'S SALE

## OF VALUABLE REAL ESTATE IN FREDERICK COUNTY

By virtue of the power of sale contained in a Mortgage of Martin Mendelsohn and Richard A. Micheel to Roger J. Bowers and Mildred L. Bowers, his wife, dated August 11, 1970 and recorded in Liber 830, folio 142, etc. among the Land Records of Frederick County, Maryland, said Mortgage having been assigned to the undersigned Assignee for the purpose of foreclosure, default having occurred in the terms and conditions of the said Mortgage, the undersigned will offer for sale at the Court House Door in Frederick City, Frederick County, Maryland, on:

**FRIDAY, APRIL 19TH, 1974**

AT 11:00 O'CLOCK A.M.

all that parcel of unimproved land consisting of 111.567 acres, more or less, and being on the East side of U.S. Route 15 and borders on Roddy and Old Lime Kiln Roads. It being the same parcel of land conveyed by Roger J. Bowers and Mildred L. Bowers, his wife, to Martin Mendelsohn and Richard A. Micheel in a deed dated August 11, 1970 and recorded in Liber 829, folio 320, EXCEPTING THEREFROM and THEREOUT the parcels of land conveyed in deeds from Martin Mendelsohn and Richard A. Micheel to Raymond L. Barrett and Sandra J. Barrett, his wife, dated August 11, 1970 and recorded in Liber 829, folio 325, containing 10 acres; and the following parcel of land, to-wit:

Beginning for the same at a point in the centerline of Lime Kiln Road and at a distance of 876 feet, more or less, S. 86° 06' 32" E. of the Southeast corner of the land conveyed by Martin Mendelsohn and Richard A. Micheel to Raymond L. Barrett and wife by deed dated August 11, 1970, and recorded among the Land Records of Frederick County, in Liber 829, folio 325, thence as now surveyed by D. K. Sutcliffe & Associates, for the following three (3) lines of division across the land conveyed by said Mendelsohn and Micheel to Harry T. Gibson and wife by deed dated February 20, 1971, and recorded among said land records in Liber 845, folio 346, N. 01° 54' 07" E. 601.02 feet to an iron tee bar with registered land surveyors cap No. 2046 (hereinafter referred to as a standard marker), S. 86° 45' 18" E. 248.07 feet to a standard marker, S. 01° 54' 07" W. 605.90 feet to a point on said centerline, thence running and binding on said centerline, N. 85° 50' 14" W. 248.20 feet to the place of beginning, containing 3.433 acres, more or less, including 0.142 acres, more or less, within the right of way line of Lime Kiln Road.

Property is unimproved but of beautiful level plateau land overlooked by U.S. Route 15. Land is ideal for raising of stock of most any type, beef, horses, swine, poultry, etc. Property is on Tax Map 14, Block 19, Parcel 27.

INSPECTION: There will be an "open house" on the property, Monday, April 8th, 1974 from 5:00 to 7:30 P.M. For details call Mrs. Doris White of the Auction Company at 301-662-6231.

POSSESSION: Immediate upon final settlement.  
TERMS OF SALE: A deposit of Ten Thousand (\$10,000.00) Dollars in cash or check acceptable to Assignee at time of sale, balance in cash within five (5) days after ratification of sale by the Court. Interest to be paid on unpaid purchase money from date of ratification to date of settlement. Taxes and all public charges to be adjusted to date of settlement. All costs of conveyancing, including Documentary and Transfer Taxes, to be at the expense of the purchaser or purchasers.

**W. JEROME OFFUTT, Assignee**  
22 West Second Street  
Frederick, Maryland 21701  
Ph.: 301-662-8248 or 301-948-5633

WILLIAM L. HAUGH, JR., ESQ.  
Of Offutt, Haugh & Bloom, P.A.  
Attorney  
JAMES G. TROUT AUCTION AND REALTY, INC.  
JAMES G. TROUT, Auctioneer

I/We hereby acknowledge that I/We have this 19<sup>th</sup> day of April, 1974, purchased at Public Sale of W. Jerome Offutt, Assignee of Roger J. Bowers and Mildred L. Bowers, his wife, in No. 24,749 Equity in the Circuit Court for Frederick County, Maryland, the real estate situate lying and being on the East side of U.S. Route 15 and bordering on Roddy and Old Lime Kiln Roads in Mechanicstown Election District No. 15, Frederick County, Maryland described in the annexed advertisement for the sum of NINETY THOUSAND EIGHT HUNDRED

(\$90,800.00) Dollars, and I/~~we~~ hereby covenant to comply with the terms of sale set forth in said advertisement and announced by the Auctioneer on the day of sale.

WITNESS my ~~own~~ hand(s) and Seal(s).

THE FREDERICK BUSINESS PROPERTIES, CO.

BY: Melvin H. Zimmerman (SEAL)  
Melvin H. Zimmerman, Vice President

(SEAL)

WITNESS:

James G. Trout  
James G. TROUT

APR 19 1974  
"C.P. OF LAND"