

ASSIGNEE'S SALE

BOOK 34 23

Under and by virtue of the power of sale contained in a certain mortgage dated September 18, 1970 and recorded in Liber 832, folio 540, one of the land records of Frederick County, from John Daniel Leatherman and Frances C. Leatherman, 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 Court House Door in Frederick City, Frederick County, Maryland, on:

TUESDAY, OCTOBER 15, 1974

AT 11:00 A.M. D.S.T.

all the following described real estate, to wit:

All those tracts of land lying in the County of Frederick, State of Maryland, and described as follows:

PARCEL NO. 1: Being on the Eastern side of Federal Street, now known as U.S. Route 15 in the Town of Lewistown, Frederick County, Maryland, and designated as Lot No. One (1), and more particularly described as follows:

BEGINNING for the same at the end of Thirty-two and One-half (32-1/2) perches plus Sixty (60) feet on the fifth line of part of a tract of land called "Miller's Chance," allowing for an alley, said point being the Northwest corner of Lot No. Two (2), and running thence by and with the Western margin of Federal Street, North Twelve and One-half (12-1/2) degrees West Sixty (60) feet, North Seventy-five and One-half (75-1/2) degrees East One Hundred Eighty (180) feet to the Eastern margin of a Twenty (20) foot alley, thence by and with said alley South Two and One-half (2-1/2) degrees East Sixty (60) feet; thence by and with the Northern margin of Lot No. Two (2), South Seventy-five and One-half (75-1/2) degrees West One Hundred Eighty (180) feet to the place of beginning; and including specially the right of ingress and egress over and across a Twenty (20) foot alley to the Lot No. Two (2) and in the rear of Lot Nos. Two (2) and One (1).

PARCEL NO. 2: All that lot, part of a lot, or parcel of land, situate, lying and being in or near Lewistown, in Lewistown Election District, Frederick County, State of Maryland, being a part of the same land and premises referred to and described in the deed from Julian M. Howe, et al, to Charles C. Putman and Bessie N. Putman, his wife, dated May 12th, 1939, and duly recorded in Liber 418, folio 26, one of the Land Records of Frederick County aforesaid, and more particularly described by metes and bounds, as follows:

BEGINNING at the Northeast corner of the lot mentioned in the deed from Staley F. Stull and Bessie V. Stull, his wife, to Walter R. Keyser and Lillie M. Keyser, his wife, dated November 18th, 1949, and duly recorded in Liber 484, folio 287, one of the Land Records of Frederick County aforesaid and running thence in a straight line Sixty (60) feet, more or less, in a Northern direction with the rear ends of the Stull lot and the Shank store property lot, No. 1, as mentioned in the Deed from Staley F. Stull and Bessie V. Stull, his wife, to John W. Shank and Pauline E. Shank, his wife, dated April 18, 1949, and duly recorded in Liber 489, folio 104, one of the Land Records aforesaid, and continuing North Twelve and One-half (12-1/2) degrees West One Hundred Twenty (120) feet, being the rear line of the lot mentioned in the deed from Charles R. Harper and wife to Walter E. Stull and Norma L. Stull, dated April 6, 1920, and recorded in Liber 344, folio 2, one of the Land Records aforesaid, and continuing thence in a straight line North Twelve and One-half (12-1/2) degrees East One Hundred Thirty-five (135) feet, more or less, to the Northeastern corner to the lot owned or occupied by Lester E. Utterback and wife, and thence with the Northern line of said lot in a straight line in an Eastern direction Two Hundred Twelve (212) feet, more or less, to the Western margin of the H. & F. Railway Company; thence in a straight line in a Southern direction with the Western margin of said Railway Three Hundred Fifteen (315) feet, more or less, to a point being the Northeastern corner of another lot conveyed by the said Charles C. Putman and Bessie N. Putman, his wife, to the said Keyzers and running thence in a straight line in a Western direction Two Hundred Twelve (212) feet, more or less, to the place of beginning, containing One and Five-tenths (1.5) acres, more or less.

BEING all and the same parcels of land conveyed from Arundel Federal Savings and Loan Association of Baltimore City unto John Daniel Leatherman and Frances C. Leatherman, his wife, by deed dated July 29, 1960 and recorded in Liber 641, folio 99, one of the Land Records for Frederick County, Maryland.

This property is improved with a two-story frame house with cemented brick facing and metal roof converted into three apartments. The first floor contains two apartments, one with six rooms and bath, the other with three rooms and bath. There is a full basement and an oil-fired hot water heating system.

TOGETHER WITH the improvements thereon and all rights, ways, easements and appurtenances thereunto belonging or in anywise appertaining.

TERMS OF SALE — A deposit of 10 per cent of the purchase price in cash or check acceptable to Assignee will be required of the said purchaser at the time and place of sale and the balance of said purchase price to be paid upon ratification of the sale by the Circuit Court for Frederick County, Maryland. Taxes will be adjusted to the date of sale and expenses of conveyancing will be paid by the purchaser. This property is offered for sale subject to existing tenants' rights and the Assignee reserves the right to withdraw the property at any time.

H. REESE SHOEMAKER, JR.
Assignee

EMMERT R. BOWLUS, Auctioneer
SHOEMAKER & SMITH
Solicitors for Assignee
124 North Court Street
Frederick, Maryland
663-8100

ACKNOWLEDGEMENT OF PURCHASE

We, the undersigned, hereby

agree(s) to have purchased from H. Reese Shoemaker, Jr., Assignee in No. 24,852

Equity in the Circuit Court for Frederick County, the real estate described in the attached advertisement of public sale in accordance with the terms and conditions

thereof, at and for the sum of Fifteen

Thousand Five Hundred Dollars (\$15,500.00)

of which the sum of Fifteen Hundred

Fifty Dollars (\$1550.00)

is paid simultaneously with the execution hereof.

Dated: October 15, 1974

Lewistown District Volunteer Fire Dept., Inc.

By: Raymond M. Stull, Jr. (SEAL)

Raymond M. Stull, Jr.

(SEAL)

Witness:

Emmert R. Bowlus
Emmert R. Bowlus

Filed October 17, 1974