

## ASSIGNEE'S SALE

Under and by virtue of the power of sale contained in a certain mortgage dated December 14, 1964 and recorded in Liber 717, folio 1, one of the land records of Frederick County, from The Copper Oak Farms Corporation, a body corporate, and Richard U. Comstock and Myra J. Comstock, 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

**THURSDAY, JULY 21, 1977**

AT 11:00 A.M., DST

all the following described real estate, to wit:

All that parcel of land situate, lying and being in Woodsboro Election District, Frederick County, Maryland, and more particularly described as follows:

Beginning for the same at an iron pipe found along the southern margin of Coppermine Road and 20.0 feet from the center, said point being N. 84° 15' 00" W. 878.55 feet from the northeast corner of the whole tract and running thence with the said southern margin of said road S. 84° 15' 00" E. 128.85 feet to an iron pipe set, thence leaving said road and by lines of division now made S. 3° 46' 20" W. 1264.00 feet to an iron pipe set, thence N. 84° 15' 00" W. 617.34 feet to an iron pipe set, thence N. 3° 46' 30" E. 1264.00 feet to stone found and located along the southern margin of Coppermine Road and 20.0 feet from the center, thence with the southern margin of said road S. 84° 15' 00" E. 488.49 feet to the place of beginning, containing 17.921 acres of land, more or less.

Being a part of the real estate which was conveyed unto Richard U. Comstock and Myra J. Comstock, his wife, by deed dated April 2, 1956 and recorded in Liber 562, folio 57, one of the land records of Frederick County, Maryland, from Nina C. Anders, widow. Located on said premises are two frame buildings and a block building, as well as a number of small animal cages, all of which were formerly used for the animal resources business. Said buildings are in need of substantial repair.

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, with interest to be paid on the balance from the date of the auction sale to the date of final settlement. Taxes and all other public charges will be adjusted to the date of sale and expenses of conveyancing will be paid by the purchaser. Assignee reserves the right to withdraw the herein described property from sale 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. 25,490 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 Twenty five  
Thousand Dollars  
(\$25,000.00)

of which the sum of Twenty five  
Hundred Dollars (\$2,500.00)

is paid simultaneously with the execution hereof.

Dated: July 21, 1977

Myra J. Comstock (SEAL)  
Myra J. Comstock

Richard U. Comstock (SEAL)  
Richard U. Comstock

Witness:

David H. Winger, Jr.  
DAVID H. WINGER, JR.

Filed July 26, 1977