

ASSIGNEE'S SALE OF VALUABLE REAL ESTATE IN FREDERICK COUNTY, MARYLAND

By virtue of the power of sale contained in a mortgage from Glenn E. Warneking and Dorothy H. Warneking, a/k/a Dorothy A. Warneking, a/k/a Dorothy Warneking, his wife, dated June 28, 1972 and recorded in Liber 881, Folio 508, one of the Land Records of Frederick County, Maryland, said mortgage being in default in having been assigned to the undersigned Assignee for the purpose of foreclosure, the said Assignee will offer for sale at the Court House door in Frederick, Maryland, on:

FRIDAY, MAY 28, 1976

AT 11:00 A.M.

PARCEL 1: All that lot or parcel of land situate, lying and being on the East side of South Market Street in Frederick City, Frederick County, Maryland, fronting on said South Market Street 40 feet, more or less, and running back Eastwardly for a depth thereof 93 feet, 3 inches, more or less, together with improvements thereon known and designated as Nos. 66, 68 and 70 South Market Street, Frederick, Maryland.

BEING all and the same real estate as described and conveyed in a Deed from Helen M. Stephens, attorney for Ernest B. Stephens and Helen M. Stephens, his wife, to Glenn E. Warneking and Dorothy A. Warneking, his wife, dated May 18, 1971 and recorded in Liber 847, Folio 361, one of the aforesaid Land Records.

Said property is improved with a two story brick buildings with form stone front and having an asphalt roof. The North section of the first floor is used as a restaurant and the second floor front has one apartment. The South section of the first floor was occupied by a printing company and the second floor has one apartment.

PARCEL 2: All that lot or parcel of land situate, lying and being on the East side of South Market Street, in Frederick City, Frederick County, Maryland, and improved with a three story frame and brick building, being known and designated as 58, 60 and 62 South Market Street, Frederick, Maryland.

BEING all and the same real estate as described and conveyed in a Deed from Otho James Keller, IV, to Glenn E. Warneking and Dorothy H. Warneking, his wife, dated June 26, 1972 and recorded in Liber 881, Folio 507, one of the aforesaid Land Records.

Said property fronts on the East side of South Market Street 44½ feet with an even depth of 124 feet improved with a two story brick building with and slate and metal roof main building plus a two story frame addition at the South side. The North side of the first floor level was used as a bowling alley. There is one store room at the South end of the main building and a small store room in the frame section. The second and third floors have five small apartments.

A portion of the above properties being 60, 62, 66 and 68 South Market Street were posted as condemned by the Frederick City Building Inspector on March 31, 1976.

The aforesaid Parcels shall be sold as one tract.

TERMS OF SALE: A deposit of ten per cent (10%) of the purchase price will be required by the purchaser or purchasers on the date of sale and the balance of said purchase price within five (5) days after ratification of sale by the Circuit Court for Frederick County, Maryland. The purchaser or purchasers shall be responsible for underground utility reconnection charges as established by the City of Frederick. Taxes and all other public charges to be adjusted to date of settlement. All cost of conveyancing, including Deed, documentary and transfer tax, are to be at the expense of the purchaser or purchasers.

FRANKLIN D. STILLRICH

RALPH L. GASTLEY, JR., Assignee

GASTLEY & STILLRICH
150 West Patrick Street
Frederick, Maryland 21701
Phone: 662-8114
Solicitors for Assignee

150 West Patrick Street
Frederick, Maryland 21701
Phone: 662-8114

EMMERT R. BOWLUS, Auctioneer

I I
We hereby acknowledge that we have
this 28 day of May, 1976, purchased
at public sale of Ralph L. Gastley,
Jr., Assignee in No. 26,251 Equity
in the Circuit Court for Frederick
County, sitting as a Court of Equity,
all that real estate together with
the improvements thereon, described
in the annexed advertisement for the
sum of Fifteen thousand One hundred
(15,100.00)

I
Dollars and we hereby covenant to
comple with the terms of sale set
forth in said advertisement and
announcement by the Auctioneer on
the date of sale.

WITNESS our hand(s) and seal(s).
DELBERT S. NULL AND RICHARD R.
KLINE, T/A LINCOLN CENTER SOUTH

(SEAL)

BY: Richard R. Kline (SEAL)
RICHARD R. KLINE

WITNESS:

John L. Ponton
JOHN L. PONTON

Filed June 10, 1976