

ASSIGNEE'S SALE

OF REAL ESTATE AND IMPROVEMENTS IN FREDERICK, MARYLAND

By virtue of the power of sale contained in a Mortgage from Paul L. Brown and Mary E. Brown, his wife, to Western Maryland Trust Company (now known as Maryland National Bank) dated 30 March 1976 and recorded in Liber 763, folio 367 among the Land Records of Frederick County, Maryland, said Mortgage being in default and 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, OCTOBER 22, 1976
11:00 A.M.

all of the hereinafter described real estate, together with the improvements thereon, described in said Mortgage, to wit:

All that lot, piece of lot, or parcel of land, situate, lying and being on the north side of West South Street, in the City and County of Frederick, State of Maryland, and known and designated as No. 403-1/2 thereon, and being all and the same real estate conveyed by Helen Rhoads Wachter and Grayson P. Wachter, her husband, unto Raymond E. Starr and Marie C. Starr, his wife, by deed made 21 July 1954 and recorded in Liber 533, folio 449, among the Land Records of Frederick County, Maryland.

Being all and the same real estate conveyed unto Paul L. Brown and Mary E. Brown, his wife, from Raymond E. Starr and Marie C. Starr, his wife, by deed made 30 March 1967 and recorded in Liber 762, folio 621 among the Land Records of Frederick County, Maryland.

The improvements to be sold consist of a two-story brick house with a metal roof, living room, dining room, kitchen and half bath on the first floor; two bedrooms, bath and storage room on the second floor; the basement is partially concrete.

TERMS OF SALE: A deposit of ten (10%) percent of the purchase price will be required of the purchaser or purchasers on the date with balance of said purchase price to be paid upon the ratification thereof by the Circuit Court for Frederick County, Maryland.

Frederick City, County and State of Maryland real estate taxes will be adjusted to date of sale, and all other costs and expenses of conveyancing are to be borne by the purchaser or purchasers.

JAMES McSHERRY, Assignee
21 East Second Street
Frederick, Maryland 21701
Telephone: 662-7848

J. VERNON SUMMERS
Solicitor for Assignee
Maryland National Bank
5 South Market Street
Frederick, Maryland 21701
EMMERT R. BOWLUS, Auctioneer

I/We the undersigned hereby acknowledge to have purchased from James McSherry, Assignee, the parcel of real estate, together with the improvements thereon, as described in the within advertisement of sale as appears on this page, at and for the sum of Three thousand

Three hundred and no more Dollars
and agree to fully comply with all the terms and conditions of the sale as set forth in the said advertisement of sale and further, I/We affirm that the said purchaser is not acting as agent for anyone or if so, then _____;

that no others are interested as principals except _____;

that the said purchaser has not directly nor indirectly

discouraged anyone from bidding on the said property. Witness my/our hands and seals this 22nd day of October 1976.

George Furry (SEAL)

_____ (SEAL)

Subscribed and sworn to me this 22 day of October 1976

Emmert R. Bowlus

JAMES McSHERRY, FREDERICK, MARYLAND

Filed November 15, 1976