

ASSIGNEE'S SALE

of valuable, improved real estate located at 201 West Seventh Street, Frederick City, Frederick County, Maryland; on the public road leading from Lewistown to Mountindale, Lewistown Election District, Frederick County, Maryland; and at or near Point of Rocks, Buckeystown Election District, Frederick County, Maryland.

By virtue of the power and authority contained in a Second Mortgage from Ruth G. Harley and David L. Phillips dated August 2, 1976, and recorded in Liber 994, folio 450, one of the Land Records of Frederick County, Maryland, the undersigned Assignee will offer for sale at the Court House door, Frederick, Maryland, on

WEDNESDAY, MARCH 7, 1979

11:00 A.M.

all the land described in said Mortgage together with improvements thereon, to wit:

PARCEL NO. 1: All those lots or parcels of land situate, lying and being on the North side of West Seventh Street (formerly known as Montonqua Avenue), in Frederick City, Frederick County, Maryland, being the eastern portion of Lots No. 10 and 11 in Block 9, on the Plat of Frederick City Manufacturing and Development Company's Northwest Addition to Frederick City recorded in Liber W.I.P. No. 13, folio 335, and recorded among the Land Records of Frederick County, and more particularly described as follows:

BEGINNING for the land herein intended to be conveyed at the southeast corner of Lot No. 10 on the hereinabove mentioned plat, said point being at the intersection of the west margin of an 18 foot alley and the north margin of West Seventh Street, and running thence with the north margin of West Seventh Street, and a portion of the southern line of Lot No. 10, (1) N. 65° 30' W. 67.14 feet to a galvanized post, thence by and with a concrete retaining wall now standing and crossing Lots 10 and 11 as shown on the aforesaid Plat, (2) N. 17° 26' E. 83.6 feet to a galvanized pipe on the dividing line between Lots No. 11 and 12 as shown on the aforesaid plat, and with said dividing line, (3) S. 72° 34' E. 66.6 feet to a point on the west margin of said alley and the eastern line of Lots 10 and 11 (4) S. 17° 26' W. 91.6 feet to the place of beginning; the improvements thereon being known and designated as No. 201 West Seventh Street, Frederick, Maryland.

BEING all and the same real estate that was conveyed unto Ruth G. Harley by deed dated October 1, 1974, and recorded among the Land Records of Frederick County, Maryland, in Liber 948, folio 848.

The improvements on the said Parcel No. 1 consists of a one-story frame dwelling covered with aluminum siding containing five (5) rooms (kitchen, dining room, living room and two bedrooms), bath, and basement and oil heat. There is a graveled area at the rear of the house for two cars.

PARCEL NO. 2: All that lot or parcel of ground, together with the improvements thereon, situate, lying and being in Lewistown Election District, Frederick County, Maryland, on the public road leading from Lewistown to Mountindale, and adjoining the lands of Charles Rico and others, containing one (1) acre of land, more or less, and being the same property which was conveyed by William C. Geasey and Mamie B. Geasey, his wife, to Charles H. Palmer and Stella E. Palmer, his wife, by deed dated October 1, 1923, and recorded in Liber 346, folio 19, one of the Land Records of Frederick County, Maryland.

BEING all and the same real estate that was conveyed unto Ruth G. Harley by deed dated June 6, 1975, and recorded among the Land Records of Frederick County, Maryland, in Liber 962, folio 659.

The improvements on the said Parcel No. 2 consist of a two-story frame dwelling with metal roof, containing seven (7) rooms (kitchen, two small living rooms, four small bedrooms) and 1 bath.

PARCEL NO. 3: All those tracts or parcels of land situate in or near Point of Rocks, Buckeystown Election District, Frederick County, Maryland, and more particularly described as follows:

All those three parcels of land more particularly described in a deed from George F. Stunkle and Helen E. Stunkle, his wife, to David L. Phillips and Jane C. Phillips, his wife, dated October 19, 1959, and recorded among the Land Records of Frederick County, Maryland, in Liber 625, folio 529. The said Jane C. Phillips having heretofore departed this life.

All that tract or parcel of land more particularly described in a deed from Charles E. Broadrup and Elizabeth C. Broadrup, his wife, to David L. Phillips, widower, dated December 14, 1965, and recorded among the Land Records of Frederick County, Maryland, in Liber 738, folio 325.

The improvements on the said Parcel No. 3 consist of a one-story brick and block dwelling containing six rooms (kitchen, living room, dining room, three bedrooms) bath, basement and carport, and oil-hot water radiators heating system.

TERMS OF SALE: The aforesaid parcels shall be sold separately until the mortgage indebtedness has been satisfied starting with Parcel No. 1.

Parcel No. 1 is being sold **SUBJECT TO** a First Mortgage from Ruth G. Harley to Fredericktown Bank & Trust Company, dated June 6, 1975, and recorded among the Land Records of Frederick County, Maryland, in Liber 962, folio 277.

Parcel No. 3 is being sold **SUBJECT TO** a First Mortgage from David L. Phillips to Fredericktown Bank & Trust Company, dated March 17, 1966, and recorded among the Land Records of Frederick County, Maryland, in Liber 742, folio 573.

A deposit of 10% of the purchase price will be required of the purchaser(s) in cash or certified check payable to the Assignee at the time of sale for each parcel, the balance to be paid upon ratification of sale by the Court, with interest to be paid at the rate of 10% per annum on the unpaid balance of the purchase price from the date of sale to the date of final settlement. All costs of conveyancing, revenue stamps, and transfer taxes are to be borne by the purchaser or purchasers. All state and county real estate taxes and other public charges shall be adjusted as of the date of sale.

HOWARD R. STEPLER, JR.

Assignee

MARY ANN STEPLER
STEPLER & STEPLER
18 West Church Street
Frederick, Maryland 21701
Attorney
JAMES G. TROUT, Auctioneer

STEPLER AND
ATTORNEYS
18 WEST CHURCH
FREDERICK, M.
2311 682

ACKNOWLEDGMENT OF PURCHASE

We _____ do (does) hereby acknowledge that we _____ have (has) purchased the real estate described in the advertisement attached hereto as Parcel No. 2, at and for the sum of Twenty Thousand -----

Dollars (\$20,000.00), the sum of

Two Thousand Two Hundred

Dollars (\$2,200.00) having been paid this date and the balance of Seventeen Thousand Eight Hundred and 00/100-----

Dollars (\$17,800.00) being due and payable at the time of final settlement and we do (does) further covenant and agree that

we _____ will comply with the terms of sale as expressed in the advertisement attached hereto.

WITNESS our hand(s) and seal(s) this 7th day of March 1979.

Joseph J. Stull (SEAL)
Joseph J. Stull

Diane W. Stull (SEAL)
Diane W. Stull
Purchaser(s)

WITNESS:
Mary E. Thompson
Mary E. Thompson

Filed March 22, 1979