

ASSIGNEE'S SALE OF VALUABLE IMPROVED REAL ESTATE

PALMER ROAD
MIDDLETOWN ELECTION DISTRICT

By virtue of a power of sale contained in a mortgage from Carville M. Downes and Elizabeth F. Downes, his wife, dated August 23, 1976 and recorded in Book 996, page 548; one of the Land Records of Frederick County, Maryland, and in a second mortgage from Carville M. Downes and Elizabeth F. Downes, his wife, dated March 4, 1977 and recorded in Book 1011, page 1011, one of the said Land Records, both of which mortgages are now in default, and a foreclosure suit having been docketed as No. 29,853 Equity in the Circuit Court of Frederick County, Maryland, the undersigned Assignee will offer for sale AT THE PREMISES, south side of Palmer Road, about 0.4 miles west of Old Hagerstown Road, Middletown District, on

TUESDAY, MAY 8, 1979
AT 11:00 A.M.

all of the following real estate, described in the mortgage:

All that lot or parcel of land situate, lying and being in Middletown Election District, Frederick County, Maryland, known and designated as lot No. 3, as shown on a subdivision plat of "Middletown View", said plat being recorded in Plat Book No. 7, folio 48, one of the Plat Records of Frederick County, Maryland; being all and the same parcel of land which was conveyed to Carville M. Downes and Elizabeth F. Downes, his wife, from DeLara Builders, Inc. by deed dated August 23, 1975 and recorded in Book 996, page 546, among the Land Records of Frederick County, Maryland.

Together with all the improvements thereon.

IMPROVEMENTS

The lot, which contains about 3.07 acres, is improved with a split-level frame and aluminum siding dwelling. Three bedrooms, 2½ baths. Central air conditioning. Electric heat pump. Raised hearth fireplace in family room. Wall-to-wall carpeting throughout. Eat-in kitchen, with dishwasher and electric range. One-car attached garage. Well and septic system.

TERMS OF SALE. A deposit of ten percent (10%) of the purchase price will be required of the purchaser or purchasers on the date of sale, with the balance to be paid upon ratification thereof by the Circuit Court for Frederick County, Maryland. Real estate taxes will be adjusted as of the date of final settlement. All costs of conveyancing, including transfer taxes and revenue stamps, shall be borne by the purchaser or purchasers.

INSPECTION: The premises will be open for inspection by prospective bidders on Sunday, April 29, 1979, from 2:00 P.M. to 4:00 P.M.; and also on Tuesday, May 8, 1979 from 10:00 A.M. to 11:00 A.M.

CHARLES U. PRICE

Assignee

JOHN H. TISDALE
AND ROLLINS, PRICE AND TISDALE
Attorneys
ROBERT M. MEUNIER, Auctioneer

ACKNOWLEDGMENT OF PURCHASE

I (we), the undersigned, hereby acknowledge to have purchased from Charles U. Price, Assignee, the real estate described in the advertisement of sale as appears on this page, at and for the sum of Sixty Thousand

Dollars (\$ 60,000.00), and agree to comply fully with all the terms, conditions of the sale as set forth in the attached advertisement of sale.

WITNESS my (our) hand and seal this

8th day of May, 1979.

David S Weinberg [SEAL]
DAVID S WEINBERG, Agent

[SEAL]

WITNESS:

Robert M. Meunier
ROBERT M MEUNIER

ACKNOWLEDGMENT OF SALE

I hereby acknowledge having sold the above described property to persons named above, and having recieved deposit of Six
Thousand Dollars (\$ 6,000.00).

WITNESS:

Betty J. Young
Betty J. Young

Charles U. Price
Charles U. Price, Assignee

ROLLINS, PRICE AND TISDALE
ATTORNEYS AT LAW
LAW BUILDING
FREDERICK, MD. 21701

Exhibit 2 - Filed May 11, 1979