

**ASSIGNEE SALE
OF VALUABLE FEE SIMPLE
REAL ESTATE**

By virtue of the power of sale contained in the mortgage from Mary Kathryn Smith Rowles, William Boyd Rowles, her husband, and Deborah Bourke, to James Laurence Luckadoo and Mary Ellen Luckadoo, his wife, dated 8 December 1977 and recorded 9 December 1977 among the Land Records of Frederick County, Maryland, in Liber 1037, Folio 487, etc., said mortgage being in default and having been Assigned to the undersigned Assignee for the purpose of foreclosure, the Assignee will offer for sale at the Frederick County Courthouse door on

**TUESDAY, JUNE 5, 1979
11:00 A.M.**

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

ALL those pieces or parcels of land situate, lying and being in the Village of Buckeystown, Buckeystown Election District, Frederick County, Maryland, and more particularly described as follows:

PARCEL NO. 1: All that lot or parcel of land situate as aforesaid, beginning for the same at the end of the first line of the deed from Daniel Baker, et ux to the Trustees of the Methodist Protestant Parsonage of the Jefferson Circuit of Frederick County, Maryland, dated May 31, 1886, and recorded in Liber W I P No. 1, folio 423, one of the Land Records of Frederick County, and running thence (1) South 29 3/4° West 90 feet, (2) South 60 1/4° East 240 feet, (3) North 29 3/4° East 90 feet, (4) North 60 1/4° West 240 feet to the place of beginning, containing 80 square perches of land, more or less.

BEING all and the same real estate originally acquired by Edward L. Keller from Charles F. Thomas, et ux, by deed dated July 12, 1889, and recorded in Liber W I P 9, folio 374, one of the Land Records of the County aforesaid.

And being also the same real estate conveyed by Grover P. Keller et al unto Ollie Mae Thomas by deed dated November 24, 1948, and recorded in Liber No. 477, folio 528, one of the Land Records of the County aforesaid.

PARCEL NO. 2: All that lot or parcel of land situate as aforesaid, beginning for the same at the end of the second line of Parcel No. 1, above described, and running thence South 60 1/4° East 121 feet, North 29 3/4° East 90 feet, North 60 1/4° West 121 feet, South 29 3/4° East 90 feet to the place of beginning, containing 1/4 of an acre of land, more or less.

Being all and the same real estate which was conveyed unto Edward L. Keller by Charles F. Thomas, et ux, by deed dated February 26, 1894, and recorded in Liber J L J No. 5, folio 597, one of the Land Records of the County aforesaid.

PARCEL NO. 3: All that piece or parcel of land situate, lying and being in Buckeystown, in the District, County and State aforesaid, beginning for the same in the middle of the U.S. Route 15 at the southwest corner of Parcel No. 1, above described, and running from said corner, South 59° East 363 feet, then South 31° West 10 feet, North 59° West 363 feet to the middle of said turnpike, and with the middle thereof, North 31° East 10 feet to the place of beginning, containing 13 1/2 square perches of land, more or less.

Being all and the same real estate which was conveyed unto Edward L. Keller by Charles F. Thomas, et ux, by deed dated December 12, 1896, and recorded in Liber J L J No. 14, folio 532, one of the Land Records of the County aforesaid.

Parcels 1, 2 and 3 above being the same 3 parcels that were conveyed to Mary Kathryn Smith Rowles and William Boyd Rowles, her husband and Deborah Bourke by deed dated December 8, 1977 and recorded on December 9, 1977 in Liber 1037, folio 484, one of the Land Records of the County aforesaid.

IMPROVEMENTS: The improvements to be sold are located at 3439, Buckeystown Pike, Buckeystown, Maryland, on the parcels of land aforesaid. The improvements consist of a 2 story Colonial frame house, aluminum siding, 4 bedrooms, 1 1/2 baths, den, 3 fireplaces, steam heat oil-fired, garage. Also 2 out-buildings on said land.

TERMS OF SALE: A deposit of ten percent (10%) of the purchase price in cash or certified check payable to the Assignee will be required of the purchaser or purchasers on the date of sale. The balance of said purchase price to be paid within five (5) days of Final Ratification thereof by the Circuit Court for Frederick County, Maryland, and to bear interest from the date of settlement at the rate of eight and one-half percent (8 1/2%) per annum. All costs and expenses of conveying 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 will be adjusted to date of sale.

**J. VERNON SUMMERS, Assignee
One South Market Street
Frederick, Maryland 21701**

EDWIN F. NIKIRK II
Attorney for Assignee
NIKIRK AND NIKIRK
110 North Court St.
Frederick, Maryland 21701
662-1781

GEORGE WILLIAM SMITH, Auctioneer
845-8815

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ACKNOWLEDGEMENT OF PURCHASE

We do(~~does~~) hereby acknowledge that We have(~~has~~) purchased the real estate described in the advertisement attached hereto as Parcel Nos. 1, 2 & 3 at and for the sum of Eighty-two Thousand

Dollars (\$82,000.00), the sum of Eight thousand two hundred Dollars (\$8,200.00) having been

paid this date and the balance of Seventy three thousand - Eight Hundred Dollars (\$73,800.00) 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 5th day of June, 1979.

James Laurence Luckadoo (SEAL)
JAMES LAURENCE LUCKADOO

Mary Ellen Luckadoo (SEAL)
MARY ELLEN LUCKADOO
Purchasers

WITNESS:
Edwin F. Nikirk II
EDWIN F. NIKIRK II

Filed June 6, 1979

EXHIBIT "3"