

ASSIGNEE'S SALE

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of valuable, improved real property containing 0.43 acre, more or less, located on the south side of All Saints Street and the west side of South Carroll Street in the City of Frederick, Frederick County, Maryland.

By virtue of a power of sale contained in a mortgage dated November 2, 1977, recorded in Liber 1034, folio 262, one of the Land Records of Frederick County, Maryland, from Mark Perlow to Juanita Lewis, said Mortgage now being in default and having been assigned for the purposes of foreclosure, the undersigned Assignee will offer for sale at the Court House in the City of Frederick, Maryland on

THURSDAY, DECEMBER 20, 1979

AT 11:00 A.M.

all that lot or parcel of land situate, lying and being in Frederick City, Frederick County, Maryland, being more particularly described as follows: Beginning at a point, 10 feet south of the southern end of the brick warehouse described in a deed of agreement dated April 25, 1911 and recorded in Liber 296, folio 513, and running with said deed (1) North 82° 53' 10" West 149.51 feet, thence with the eastern line of a 20 foot wide alley (2) North 05° 40' 26" East 121.25 feet, thence (3) South 83° 06' 12" East 123.67 feet, thence (4) North 06° 41' 45" East 15.00 feet to the southern building line of All Saints Street and running therewith (5) South 84° 56' 38" East 28.02 feet, to the intersection of All Saints Street southerly building line and the west line of Carroll Street, thence (6) South 06° 41' 45" West 137.68 feet to the point of beginning, containing 0.43 acres of land, more or less. Being all of those tracts or parcels of land conveyed unto Mark Perlow by Juanita Lewis by a deed dated November 2, 1977, and recorded in Liber 1034, folio 260, among the Land Records of Frederick County, Maryland, and subsequently reconveyed by Mark Perlow unto World Office Services Corporation, a body corporate of Delaware, by deed dated December 30, 1978, and recorded in Liber 1074, folio 779, among the aforesaid Land Records. TOGETHER WITH all and singular the buildings and improvements thereon and all the rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining; INCLUDING the right to use the siding or railway track as now located across Carroll Street and along the northern side of the Frederick County Farmers Exchange Warehouse for movement of engines and cars thereon and for all other purposes for which said track may be suitable or available in common with the said Frederick County Farmers Exchange and its assigns as the owners of the lands abutting upon said track to the south thereon, and in common with James H. Gambrill Jr. and R. Rush Lewis and their assigns as the owners of the lands situated along the western side of the said 20 foot alley as mentioned in the deed from James H. Gambrill, Jr. and R. Rush Lewis and his wife, to The Frederick County Farmers Exchange and recorded among the Land Records of Frederick County, Maryland; and subject to the right as to said track reserved to the said James H. Gambrill, Jr., et al, and together with the undivided one-half interest in and to the said railway track as now located over and across said Carroll Street and along and by the Northern side of the said warehouse to its present point of termination east of the said 20 foot alley and subject to the covenant with regard to maintaining the said siding or railway track.

The aforesaid real property being improved by a three story brick and stone warehouse with half basement and built up roof, two half baths and one full bath, hot water heat, 8' chain link fence enclosing entire open end of the property and a 6' x 50' loading dock. Combination of four buildings containing a total of over 15,000 square feet of floor space.

Terms of Sale: A deposit of Eight Thousand Dollars (\$8,000.00) in cash or check acceptable to the Assignee shall be required of the successful bidder on the day of sale and the balance shall be paid within 10 days of the ratification of the sale by the Circuit Court for Frederick County, Maryland. All costs of conveyancing including title examination, revenue stamps, transfer tax and document preparation shall be at the expense of the purchaser. Adjustments on all taxes, public charges, and special or regular assessments will be made as of the date of sale and thereafter be assumed by the purchaser. Interest at 8% per annum on the unpaid purchase price shall be charged to the purchaser from the date of sale, until date of settlement. The above described property will be sold subject to any easements, agreements, restrictions or covenants of record effecting same, if any.

RUSSELL T. HORMAN
ASSIGNEE

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