

**ASSIGNEE'S SALE**

of valuable, improved real estate located in Frederick City, Frederick County, Maryland, and being known and designated as No. 313 West South Street.

By virtue of the power and authority contained in a Mortgage from Donald L. Randolph and Theresa D. Randolph, husband and wife, dated March 4, 1977, and recorded in Liber 1011, folio 978, one of the Land Records of Frederick County, Maryland, the undersigned Assignee will offer for sale at the Courthouse door, Frederick, Maryland, on

**WEDNESDAY, MAY 7, 1980**

at 11:00 A.M.

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

All that lot or parcel of land situate, lying and being in Frederick City, Frederick County, Maryland, being known as No. 313 West South Street, and more particularly described as follows:

BEGINNING at a point on the North line of West South Street 13.0 feet North of the present curb line and on the West line of the property conveyed to John E. Dieter by Conrad Ruland and at the Southwest corner of the property here being described and running thence by and with the outlines of the whole property two courses and distances, (1) North 2° West 129.0 feet to a point in the Southern limits of the Housing Authority Property and running thence by and with the Southern limits of said property along a concrete wall (2) North 81 1/2° East 27.3 feet, thence by a line of division now made (3) South 2 1/2° West 134.4 feet to the North side of the aforesaid West South Street, thence by and with the North side of said West South Street (4) North 85 1/2° West 16.7 feet to the place of beginning, ALSO a right to use a 3 foot wide joint alley leading from the North side of West South Street to the rear of the houses known as 311 and 313 West South Street, the center line of said alley running along the above described third line reversed 20.0 feet or to a point 33.0 feet North of the present curb, reserving, however, for the benefit of the property adjoining on the East, a right to use said joint alley; also granting a right of way over the service roads of the Housing Authority Property as granted in the Deed of Exchange between John E. Dieter and The Housing Authority of The City of Frederick; also granting a right of way over the rear of the property adjoining on the East to the present gates leading to the aforesaid service roads until such a time when gates may be provided for the property hereby described to reach said service roads.

BEING all and the same real estate which was described in a Deed unto Donald L. Randolph and Theresa D. Randolph, husband and wife, dated March 4, 1977, and recorded among the Land Records of Frederick County, Maryland, in Liber 1011, folio 976.

The improvements consist of a two story brick, metal roof dwelling, containing five (5) rooms and one-half bath. Heated by gas heaters.

TERMS OF SALE: A deposit of 10% of the purchase price will be required in cash or certified check payable to the Assignee at the time of sale, the balance to be paid upon ratification of sale by the Court. All costs of conveyancing, revenue stamps and transfer taxes are to be borne by the purchaser or purchasers. All state, county and city real estate taxes and other public charges will be adjusted at the time of sale.

**HOWARD R. STEPLER, JR.**

**ASSIGNEE**

Mary Ann Stepler  
**STEPLER & STEPLER**  
 18 West Church Street  
 Frederick, Maryland 21701  
**ATTORNEY**

**JAMES G. TROUT, Auctioneer**

ACKNOWLEDGMENT OF PURCHASE

       We        do (does) hereby acknowledge that we have (has) purchased the real estate described in the advertisement attached hereto at and for the sum of FOURTEEN THOUSAND -----  
 -----  
 Dollars (\$14,000.00), the sum of One Thousand Four Hundred and 00/100-----  
 Dollars (\$1,400.00) having been paid this date and the balance of Twelve Thousand Six Hundred -----  
 Dollars (\$12,600.00) 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 May 1980.

Robert D. Osburn, Jr. (SEAL)  
Richard M. [unclear] (SEAL)

Robert A. Perrygo (SEAL)  
 Purchaser(s)

WITNESS:

James G. Trout  
 James G. Trout

LAW OFFICES OF  
 STEPLER AND STEPLER  
 18 WEST CHURCH STREET  
 FREDERICK, MD. 21701  
 (301) 682-6304

*Exhibit 3  
 Filed May 12, 1980*