

# ASSIGNOR'S SALE

OF VALUABLE IMPROVED  
REAL ESTATE

4904 SHOOKSTOWN ROAD,  
SHOOKSTOWN, MARYLAND

BOOK 43 PAGE 409

By virtue of the power of sale contained in a mortgage from Cliver J. Phelps and Eleanor J. Phelps, his wife, dated August 15, 1966, and recorded among the Land Records of Frederick County, Maryland in Book 751, page 749, which mortgage is now in default, the undersigned Assignee will offer for sale at the Court House door in Frederick, Maryland, on

**MONDAY, MAY 12, 1980**

**AT 11:00 A.M.**

All of the hereinafter described real estate being part of all and the same real estate described in the mortgage:

All that lot or parcel of land situate, lying and being in Tuscarora Election District, Frederick County, Maryland, and beginning at a survey marker located at the northwest corner of a lot known as the Ronald L. Korrell lot, in Book 710, page 306, and running thence with the western line of the Korrell lot, South 9° 30' 00" West 200.0 feet to a survey marker located on the Northern Right-of-Way line; thence South 9° 30' 00" West 30.0 feet to a point in the center of the County Road; thence turning and running with the center of the road, North 82° 30' 00" West 100.0 feet to a point; thence turning and running North 9° 30' 00" East 30.0 feet to a survey pin; thence North 9° 30' 00" East 200.0 feet to a survey marker; thence turning and running South 82° 30' 00" East 100.0 feet to a place of beginning, containing 23,000 square feet of land, more or less.

BEING all and the same real estate which was conveyed unto Jerry O. Phelps and Robin Y. Phelps, his wife, by Oliver J. Phelps and Eleanor J. Phelps, his wife, by deed dated April 26, 1973, and recorded among the Land Records of Frederick County, Maryland, in Book 910, page 309.

Together with all the buildings and improvements thereon, and all rights, ways, roads, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining.

## IMPROVEMENTS

The improvements consist of a brick and siding house containing three bedrooms, kitchen, living room, large recreation room, one and one-half baths, oil fired furnace, and attached garage.

## TERMS OF SALE

A deposit of ten percent 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 of the sale by the Circuit Court for Frederick County, Maryland, with interest to be paid on the unpaid balance from the date of auction to the date of settlement. State, County and City real estate taxes and sewer and water charges will be adjusted as of the date of final settlement. All costs of conveyancing, including transfer taxes and revenue stamps, will be borne by the purchaser. Assignee reserves the right to withdraw the herein described property from sale at any time. Contact the assignee for an inspection of the premises.

**HERBERT L. ROLLINS,**

Assignee

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Attorneys

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WILLIAM L. TRITAPOE, Auctioneer