

ASSIGNEE'S SALE

Under and by virtue of the power of sale contained in a certain mortgage dated October 4, 1976 and recorded in Liber 1000, folio 221, one of the Land Records of Frederick County, from Mary Jane Overs, said mortgage having been duly assigned to the undersigned for the purpose of foreclosure, default having occurred therein and continuing, the undersigned, as assignee of said mortgage, will offer for sale at public auction at the Courthouse Door in Frederick City, Frederick County, Maryland, on

**THURSDAY, SEPTEMBER 4, 1980
AT 11:00 A.M., DST**

all the following described real estate, to-wit:

All that lot or parcel of land situate, lying and being on the South side of West South Street in Frederick City, Frederick County, Maryland, known as 456 West South Street, and more particularly described as follows: BEGINNING at a point on the South side of West South Street, said point being at the Northwest corner of brick residence no. 456, and running thence by and with the West side of the west wall of said residence S. 8 1/4° W. 42.50 feet, thence still S. 8 1/2° W. 122.20 feet to the North side of a 16 foot alley, thence by and with the North side of said alley S. 69 1/2° E. 28.50 feet, thence N. 8 1/4° E. 171.20 feet to the South side of West South Street, thence by and with the South side thereof N. 81 1/4° W. 28.0 feet to the place of beginning.

BEING all and the same real estate which conveyed unto Mary Jane Overs by deed from Herbert Eugene Frazier and Lois M. Frazier, his wife, dated October 4, 1976, and recorded in Liber 1000 folio 219, one of the Land Records of Frederick County, Maryland.

This property is improved with a two-story brick and siding house containing living room, dining room, kitchen, three bedrooms, bath, full basement with dirt floor, oil hot-water heat and tin roof.

TOGETHER WITH the improvements thereon and all rights, ways, easements and appurtenances thereunto belonging or in anywise appertaining.

TERMS OF SALE — A deposit of \$2,000.00 in cash or by certified or cashier's check will be required of the purchaser(s) at the time and place of the sale and the balance of said purchase price to be paid upon ratification of the sale by the Circuit Court for Frederick County, Maryland. Interest to be paid on said balance from the date of sale to date of settlement at the rate of 9%. Taxes and all other public charges will be adjusted to the date of settlement, all other expenses of conveying to be paid by the purchaser(s). Assignee reserves the right to withdraw the herein described property from sale at anytime.

**H. REESE SHOEMAKER JR.
Assignee**

SHOEMAKER AND SMITH
Attorneys for Assignee
124 North Court Street
Frederick, Maryland 21701
301-663-8100
WATSON AND ZIMMERMAN AUCTION SERVICE
Charles Watson, Auctioneer

ACKNOWLEDGMENT OF PURCHASE

We/I, the undersigned,
hereby agree(s) to have purchased
from H. Reese Shoemaker, Jr.,
Assignee in No. 30,469 Equity in
the Circuit Court for Frederick
County, the real estate described
in the attached advertisement of
public sale in accordance with
the terms and conditions thereof,
at and for the sum of
SEVENTEEN THOUSAND ONE HUNDRED

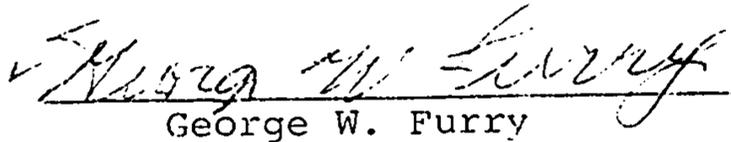
DOLLARS -----

(\$17,100.00) of which
the sum of TWO THOUSAND

DOLLARS -----

(\$2000.00) is paid simul-
taneously with the execution
hereof.

Dated: September 4, 1980


George W. Furry

Witness:


Charles D. Watson

Filed Sept 11, 1980